

YTL LAND & DEVELOPMENT BERHAD

Company No. 1116-M
Incorporated in Malaysia

Interim Financial Report
30 June 2009

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Interim financial report on consolidated result for the financial year ended 30 June 2009.

The figures have not been audited.

CONDENSED CONSOLIDATED INCOME STATEMENTS

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT PERIOD	PRECEDING PERIOD	CURRENT	PRECEDING
	QUARTER	CORRESPONDING QUARTER	YEAR TO DATE	YEAR TO DATE
	30.06.2009	30.06.2008	30.06.2009	30.06.2008
	RM'000	RM'000	RM'000	RM'000
REVENUE	81,432	85,193	279,420	336,084
COST OF SALES	(72,776)	(76,731)	(254,899)	(298,926)
GROSS PROFIT	8,656	8,462	24,521	37,158
OTHER OPERATING INCOME	1,837	2,163	7,872	7,943
OTHER OPERATING EXPENSES	(7,148)	(8,581)	(23,429)	(26,416)
PROFIT FROM OPERATIONS	3,345	2,044	8,964	18,685
FINANCE COSTS	(207)	(512)	(1,118)	(1,343)
PROFIT BEFORE TAXATION	3,138	1,532	7,846	17,342
TAXATION	(2,371)	381	(5,138)	(4,178)
PROFIT FOR THE PERIOD/YEAR	767	1,913	2,708	13,164
ATTRIBUTABLE TO:				
SHAREHOLDERS	1,285	2,291	3,326	10,322
MINORITY INTEREST	(518)	(379)	(618)	2,842
PROFIT FOR THE PERIOD/YEAR	767	1,913	2,708	13,164
EARNINGS PER 50 SEN SHARE				
Basic (per 50 sen share)(sen):-				
• Before mandatory conversion of ICPSs	0.16	0.29	0.43	2.05
• After mandatory conversion of ICPSs	0.16	0.28	0.40	1.88
Diluted (per 50 sen share) (sen)	0.16	0.28	0.40	1.88

The Condensed Consolidated Income Statements should be read in conjunction with the Annual Financial Report for the year ended 30th June 2008 and the accompanying explanatory notes attached to the interim financial statements

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CONDENSED CONSOLIDATED BALANCE SHEETS

	UNAUDITED AS AT 30.06.2009 RM'000	AUDITED AS AT 30.06.2008 RM'000
ASSETS		
NON-CURRENT ASSETS		
Property, plant & equipment	35,033	35,467
Investment properties	28,623	28,623
Land held for property development	586,340	483,821
Prepaid land lease payment	43	47
Goodwill on consolidation	12,183	12,183
Deferred tax assets	114	114
	<u>662,336</u>	<u>560,255</u>
CURRENT ASSETS		
Inventories	59,138	55,695
Property development expenditure	35,915	130,684
Trade receivables	58,021	52,483
Other receivables	10,704	13,914
Amount due from related companies	6,217	3,130
Fixed deposits with licensed banks	111,435	112,522
Cash and bank balances	3,701	3,456
	<u>285,131</u>	<u>371,884</u>
TOTAL ASSETS	<u><u>947,467</u></u>	<u><u>932,139</u></u>
EQUITY		
EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY		
SHARE CAPITAL		
Ordinary shares	398,779	398,279
Irredeemable Convertible Preference Shares	90,796	92,747
RESERVES		
Share premium	203,397	201,946
Treasury share, at cost	(22,200)	(22,200)
Accumulated losses	(141,858)	(145,184)
TOTAL EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY	<u>528,914</u>	<u>525,588</u>
MINORITY INTEREST	6,781	7,399
TOTAL EQUITY	<u><u>535,695</u></u>	<u><u>532,987</u></u>

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CONDENSED CONSOLIDATED BALANCE SHEETS - continued

	UNAUDITED	AUDITED
	AS AT	AS AT
	30.06.2009	30.06.2008
	RM'000	RM'000
LIABILITIES		
NON-CURRENT LIABILITIES		
Bank borrowing	194,000	194,000
Long term liabilities	67,696	67,696
Hire purchase creditors	225	298
Deferred tax liabilities	54,926	56,556
	-----	-----
	316,759	318,550
	-----	-----
CURRENT LIABILITIES		
Provisions	10,082	10,526
Trade payables	522	15,430
Other payables	13,081	12,824
Hire purchase creditors	191	224
Amount due to holding companies	538	657
Amount due to related companies	67,849	38,933
Current tax payables	2,662	2,008
	-----	-----
	94,925	80,602
	-----	-----
TOTAL LIABILITIES	411,772	399,152
	-----	-----
TOTAL EQUITY AND LIABILITIES	947,467	932,139
	=====	=====
 Net assets per 50 sen share (RM)	 0.68	 0.67
	=====	=====

The Condensed Consolidated Balance Sheets should be read in conjunction with the Annual Financial Report for the year ended 30th June 2008 and the accompanying explanatory notes attached to the interim financial statements

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**CONDENSED CONSOLIDATED CASH FLOW STATEMENTS
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2009**

	12 MONTHS ENDED	
	30.06.2009	30.06.2008
	RM'000	RM'000
Net cash generated from operating activities	99,805	30,134
	=====	=====
Net cash used in investing activities	(100,614)	(19,358)
	=====	=====
Net cash used in financing activities	(33)	(16,735)
	=====	=====
Net increase in cash and cash equivalents	(842)	(5,959)
Cash and cash equivalents at beginning of the year	115,978	121,937
	-----	-----
Cash and cash equivalent at end of the year (note a)	115,136	115,978
	=====	=====

Note (a)

Cash and cash equivalent

	30.06.2009	30.06.2008
	RM'000	RM'000
Fixed deposits with licensed banks	111,435	112,522
Cash and bank balances	3,701	3,456
	-----	-----
Cash and cash equivalent at end of the year	115,136	115,978
	=====	=====

The Condensed Consolidated Cash Flow Statements should be read in conjunction with the Annual Financial Report for the year ended 30th June 2008 and the accompanying explanatory notes attached to the interim financial statements

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**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2009**

	<----- Attributable to equity holders of the company ----->							
	<----Share Capital---->		Distributable	Distributable	Non-	Accumulated	Minority	Grand
	Ordinary	ICPS	Share	Treasury	Shares	Losses	Total	Total
	Shares	RM'000	Premium	Shares	RM'000	RM'000	RM'000	RM'000
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
12 months ended 30 June 2009								
As at 01 July 2008	398,279	92,747	201,946	(22,200)	(145,184)	525,588	7,399	532,987
Profit for the year	-	-	-	-	3,326	3,326	(618)	2,708
Total recognised income and expenses for the year	-	-	-	-	3,326	3,326	(618)	2,708
Conversion of ICPS to Ordinary shares	500	(1,951)	1,451	-	-	-	-	-
As at 30 June 2009	398,779	90,796	203,397	(22,200)	(141,858)	528,914	6,781	535,695
12 months ended 30 June 2008								
As at 01 July 2007	195,471	374,287	123,214	(16,797)	(155,506)	520,669	4,557	525,226
Profit for the year	-	-	-	-	10,322	10,322	2,842	13,164
Total recognised income and expenses for the year	-	-	-	-	10,322	10,322	2,842	13,164
Conversion of ICPS to Ordinary shares	202,808	(281,540)	78,732	-	-	-	-	-
Share repurchased	-	-	-	(5,403)	-	(5,403)	-	(5,403)
As at 30 June 2008	398,279	92,747	201,946	(22,200)	(145,184)	525,588	7,399	532,987

The Condensed Consolidated Statement Of Changes In Equity should be read in conjunction with the Annual Financial Report for the year ended 30th June 2008 and the accompanying explanatory notes attached to the interim financial statements

INTERIM FINANCIAL REPORT

Notes :

Disclosure requirement per FRS 134 – paragraph 16

A1. Accounting Policies

The interim financial report is unaudited and has been prepared in accordance with FRS134 “Interim Financial Reporting” and Chapter 9, part K of the Listing Requirements of Bursa Malaysia Securities Berhad.

The Condensed Financial Statements should be read in conjunction with the audited annual financial statements of the Group for the year ended 30 June 2008.

The accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those adopted in the latest audited annual financial statements.

The following notes explain the events and transactions that are significant to the understanding of the changes in the financial position and performance of the Group since the financial year ended 30 June 2008.

A2. Seasonality or Cyclicity of Operations

The business operations of the Group are not materially affected by any seasonal or cyclical factor.

A3. Exceptional or Unusual Items

During the current financial quarter, there was no item of an exceptional or unusual nature that affects the assets, liabilities, equity, net income or cash flows of the Group.

A4. Changes in estimates of amounts reported

There was no change in estimates of amounts reported in prior interim period or financial year that have had material effects in the current quarter and financial year to date results.

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INTERIM FINANCIAL REPORT

Notes : - continued

A5. Changes in Debt and Equity Securities

Save as disclosed below, there was no issuance, cancellation, repurchase, resale and repayment of debts and equity securities during the current financial quarter:

During the financial quarter, the share capital of the Company increased from RM398,687,263 to RM398,779,863 as a result of the conversion of 722,280 Irredeemable Convertible Preference Shares (“ICPS”) of RM0.50 each into 185,200 new ordinary shares of RM0.50 each based on a conversion ratio of one (1) new ordinary share of RM0.50 each for every 3.90 of ICPS of RM0.50 each.

During the current financial year to date, a total of 1,000,551 new ordinary shares of RM0.50 each were issued as a result of the conversion of 3,902,158 ICPS. The total number of ICPS outstanding as at 30 June 2009 was 181,589,952 of RM0.50 each.

The outstanding debts are disclosed in Note B9.

A6. Dividend Paid

There was no dividend paid during the current financial quarter ended 30 June 2009.

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INTERIM FINANCIAL REPORT

Notes : - continued

A7. Segment Reporting

The Group's segmental report for the year ended 30 June 2009 is as follows:-

	Construction* RM'000	Property Development RM'000	Total RM'000
Revenue	184,737	94,683	279,420
	-----	-----	-----
Results			
Profit from Operations	3,392	5,572	8,964
	-----	-----	
Finance cost			(1,118)

Profit before taxation			7,846

Taxation			(5,138)

Profit for the year			2,708
			=====

* The duration of the construction project is for a period of 30 months.

The Group's segmental report for the year ended 30 June 2008 is as follows:-

	Construction* RM'000	Property Development RM'000	Total RM'000
Revenue	193,174	142,910	336,084
	-----	-----	-----
Results			
Profit from Operations	3,547	15,138	18,685
	-----	-----	
Finance cost			(1,343)

Profit before taxation			17,342

Taxation			(4,178)

Profit for the year			13,164
			=====

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Notes:- continued

A8. Material Events Subsequent to the end of the interim period

There was no item, transaction or event of a material or unusual in nature subsequent to the end of the interim period.

A9. Changes in the Composition of the Group

There were no changes in the composition of the Group for the current financial year ended 30 June 2009.

A10. Changes in Contingent Liabilities

There was no change in the contingent liabilities of the Group since the last annual balance sheet as at 30 June 2008. The corporate guarantees given to banks for credit facilities granted at the end of current financial quarter are as follows:-

	Total Amount Guaranteed RM'000	Amount Utilised RM'000
Term Loan	204,000	194,000
Guarantee Facility	55,182	45,666
	-----	-----
	259,182	239,666
	=====	=====

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Disclosure requirement per Bursa Malaysia Securities Berhad's Listing Requirements Part A of Appendix 9B

B1. Review of Performance

The Group revenue for the current financial quarter ended 30 June 2009 decreased to RM81.432 million from RM85.193 million reported in the corresponding financial quarter ended 30 June 2008 representing a decrease of 4.41% whilst, profit before taxation for the current financial quarter ended 30 June 2009 increased to RM3.138 million, an increase of 104.83% over RM1.532 million reported in the corresponding financial quarter ended 30 June 2008. The decrease in revenue was mainly due to the lower revenue recognition from the Sentul Raya project whilst the increase in profit before taxation was contributed mainly by The Waterville and The Parkville projects undertaken by Pakatan Perakbina Sdn Bhd.

The Group revenue and profit before taxation for the current financial year ended 30 June 2009 decreased to RM279.420 million and RM7.846 million from RM336.084 million and RM17.342 million respectively reported in the corresponding financial year ended 30 June 2008, representing a decrease of 16.86% and 54.76% in revenue and profit before taxation respectively. The decrease in revenue and profit before taxation was mainly due to the lower revenue and profit contribution from both the property development and construction segments of the Group.

B2. Comparison with Preceding Quarter

	Current Quarter 30.06.2009 RM'000	Preceding Quarter 30.03.2009 RM'000
Revenue	81,432	74,742
Profit before taxation	3,138	1,905
Profit after taxation and minority interest	767	427

The Group revenue and profit before taxation for the current financial quarter ended 30 June 2009 increased to RM81.432 million and RM3.138 million from RM74.742 million and RM1.905 million respectively reported in the preceding financial quarter ended 31 March 2009, representing an increase of 8.95% and 64.72% in revenue and profit before taxation respectively. The increase in Group revenue and profit before taxation was contributed mainly by The Waterville and The Parkville projects undertaken by Pakatan Perakbina Sdn Bhd.

B3. Audit Report of preceding financial year ended 30 June 2008

The Auditors' Report on the financial statements of the preceding financial year was not subject to any qualification.

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Notes : continued

B4. Prospects

In view of the current uncertain and challenging business environment, the Group will continue to address these challenges to maintain a satisfactory performance for the financial year ending 2010.

B5. Profit Forecast

The Group did not issue any profit forecast or profit guarantee during the current financial quarter.

B6. Taxation

Tax comprises the following:-

	Current Period Quarter 30.06.2009 RM'000	Current Year To Date 30.06.2009 RM'000
Tax charged for the period/year (Over)/under provision of taxation	3,367	6,502
In prior year	(337)	170
Deferred tax	(659)	(1,534)
	-----	-----
	2,371	5,138
	=====	=====

The Group's provision for taxation for the financial period ended 30 June 2009 reflected a higher effective tax rate compared to the statutory tax rate, mainly due to non tax deductibility of certain expenses and losses incurred by the Company and certain subsidiaries.

B7. Sales of Unquoted Investment and /or Properties

There was no sale of unquoted investment or properties during the current financial quarter.

B8. Quoted Investment

During the current financial quarter, there was no purchase or disposal of quoted investment.

B9. Corporate Development

There was no corporate proposal announced and pending completion at the date of this report.

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Notes : continued

B10. Group Borrowings and Debt Securities

The Group's bank borrowing of RM194 million as at end of the current financial year, bears interest at 0.75% per annum above the bank's cost of fund:

	Long term RM'000	Total RM'000
Term loan – Unsecured	194,000	194,000

B11. Off Balance Sheet Financial Instruments

No off balance sheet financial instruments were utilised for the current financial quarter.

B12. Material litigation

There are claims made by third parties against Sentul Raya Sdn Bhd but the Directors of the Company are of the opinion that the claims will not materially affect the future position or business of the Group.

B13. Dividend

No dividend has been declared for the current financial quarter.

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Notes : continued

B14. Earnings Per Share

- **Basic/diluted earnings per share**

The basic/diluted earnings per share of the Group has been computed by dividing the net profit for the financial quarter by the weighted average number of ordinary shares in issue during the financial quarter, excluding treasury shares held by the Company, assuming full conversion of 181,589,952 ICPS at a conversion of one (1) new ordinary share of RM0.50 each for every RM3.90 nominal value of ICPS of 50 sen nominal value.

	Current Quarter 30.06.2009	Preceding Year Corresponding Quarter 30.06.2008
Net profit for the quarter (RM'000)	1,285 =====	2,292 =====
Weighted average number of ordinary shares of RM0.50 each ('000)	782,037	781,135
Assumed full conversion of ICPSs ('000)	46,561 -----	47,562 -----
Adjusted weighted average of ordinary shares ('000)	828,598 =====	828,697 =====
Basic (per 50 sen share)(sen):-		
• Before mandatory conversion of ICPSs	0.16 =====	0.29 =====
• After mandatory conversion of ICPSs	0.16 =====	0.28 =====
Diluted (per 50 sen share) (sen)	0.16 =====	0.28 =====

By Order of the Board
HO SAY KENG
Secretary

Kuala Lumpur
Dated : 20 August 2009