

HUA YANG BERHAD (Co. No. 44094-M)
(Incorporated in Malaysia)

Interim Financial Statements for the financial period ended 30 June 2009

The figures have not been audited.

CONDENSED CONSOLIDATED INCOME STATEMENT

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER 30/06/2009 RM' 000	PRECEDING YEAR CORRESPONDING QUARTER 30/06/2008 RM' 000	CURRENT YEAR TO DATE 30/06/2009 RM' 000	PRECEDING YEAR CORRESPONDING YEAR TO DATE 30/06/2008 RM' 000
Revenue	25,166	20,091	25,166	20,091
Cost of Sales	(18,533)	(14,658)	(18,533)	(14,658)
Gross Profit	6,633	5,433	6,633	5,433
Other Income	248	329	248	329
Selling and Marketing Expenses	(1,065)	(1,078)	(1,065)	(1,078)
Administrative and General Expenses	(2,063)	(1,973)	(2,063)	(1,973)
Operating Profit	3,753	2,711	3,753	2,711
Finance Costs	(49)	(237)	(49)	(237)
Profit Before Taxation	3,704	2,474	3,704	2,474
Income Tax Expenses	(910)	(727)	(910)	(727)
Profit For The Period	2,794	1,747	2,794	1,747
Attributable to:				
Equity holders of the parent	2,804	1,764	2,804	1,764
Minority interest	(10)	(17)	(10)	(17)
	2,794	1,747	2,794	1,747
Earnings Per Share Attributable To Equity Holders Of The Parent (sen)				
Basic, for profit for the period	3.12	1.96	3.12	1.96

The Condensed Consolidated Income Statements should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2009 and the accompanying explanatory notes attached to the interim financial statements.

Interim Financial Statements for the financial period ended 30 June 2009

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CONDENSED CONSOLIDATED BALANCE SHEET

	As at 30/06/2009 (Unaudited) RM' 000	As at 31.3.2009 (Audited) RM' 000
ASSETS		
Non-current assets		
Property, plant and equipment	8,745	6,568
Prepaid land lease payments	1,208	1,211
Land held for property development	130,992	131,161
Investment property	4,116	4,154
Amount due from joint development partner on contract	5,175	4,948
Bank balances	120	120
Goodwill on consolidation	8,813	8,813
Total non-current assets	159,169	156,975
Current assets		
Inventories	6,430	6,638
Property development costs	40,477	38,305
Trade and other receivables	33,958	36,783
Tax recoverable	66	831
Cash and bank balances	15,082	12,130
Total current assets	96,013	94,686
TOTAL ASSETS	255,182	251,662
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the parent		
Share capital	90,000	90,000
Reserves	98,748	95,944
	188,748	185,944
Minority interest	489	499
Total equity	189,237	186,443
Non-current liabilities		
Deferred tax	3,950	4,067
Hire purchase creditor	515	561
Long term loans	33,354	37,261
Total non-current liabilities	37,819	41,889
Current Liabilities		
Trade and other payables	22,179	19,749
Short term borrowings	4,731	2,696
Taxation	1,216	885
Total current liabilities	28,126	23,330
Total Liabilities	65,945	65,219
TOTAL EQUITY AND LIABILITIES	255,182	251,662
Net Assets Attributable to Equity Holders of the Parent	189,237	186,443
Net Assets Per Share Attributable to Equity Holders of the Parent (RM)	2.10	2.07

The Condensed Consolidated Balance Sheet should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2009 and the accompanying explanatory notes attached to the interim financial statements.

HUA YANG BERHAD (Co. No. 44094-M)
(Incorporated in Malaysia)

Amended

Interim Financial Statements for the financial period ended 30 June 2009

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CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	<-----Attributable to Equity Holders of the Company----->						Minority Interest	Total Equity
	<-----Non-distributable----->			Distributable				
	Share Capital	Share Premium	Capital Redemption Reserve	Negative Goodwill	Retained Profits	Total		
	RM' 000	RM' 000	RM' 000	RM' 000	RM' 000	RM' 000	RM' 000	RM' 000
<u>3 months ended 30 June 2008</u>								
Balance as at 1 April 2008								
As previously stated	90,000	6,697	500		84,331	181,528	531	182,059
Prior year adjustment					(2,633)	(2,633)		(2,633)
As restated	90,000	6,697	500	-	81,698	178,895	531	179,426
Profit for the period					1,764	1,764	(17)	1,747
Effects of adopting FRS 3						-	-	-
Balance as at 30 June 2008	90,000	6,697	500	-	83,462	180,659	514	181,173
<u>3 months ended 30 June 2009</u>								
Balance as at 1 April 2009	90,000	6,697	500	-	88,747	185,944	499	186,443
Profit for the period					2,804	2,804	(10)	2,794
Effects of adopting FRS 3				-	-	-	-	-
Dividends					-	-	-	-
Balance as at 30 June 2009	90,000	6,697	500	-	91,551	188,748	489	189,237

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2009 and the explanatory notes attached to the interim financial statements.

Interim Financial Statements for the financial period ended 30 June 2009

The figures have not been audited.

CONDENSED CONSOLIDATED CASH FLOW STATEMENT

	3 months ended 30/06/2009 (Unaudited) RM' 000	3 months ended 30/06/2008 (Unaudited) RM' 000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation	3,704	2,474
Adjustments for :		
Non-cash items	141	43
Non-operating items	-	166
Operating profit before working capital changes	3,845	2,683
Net change in current assets	913	(3,157)
Net change in current liabilities	2,451	34,767
Net cash from operating activities	7,209	34,293
CASH FLOWS FROM INVESTING ACTIVITIES		
Acquisition of property, plant and equipment	(2,384)	(157)
Proceeds from disposal of property, plant and equipment	104	92
Land and development expenditure	(59)	(30,210)
Net cash used in investing activities	(2,339)	(30,275)
CASH FLOWS FROM FINANCING ACTIVITIES		
Bank borrowings (net)	(1,920)	(1,185)
Payment of hire purchase	(44)	(72)
Net cash used in financing activities	(1,964)	(1,257)
NET INCREASE IN CASH AND CASH EQUIVALENTS	2,906	2,761
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	12,130	682
CASH AND CASH EQUIVALENTS AT END OF PERIOD	15,036	3,443
Cash and cash equivalents comprise of :-		
Cash and bank balances	15,082	4,699
Bank overdrafts	(46)	(1,256)
	15,036	3,443

The Condensed Consolidated Cash Flow Statement should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2009 and the accompanying notes attached to the interim financial statements.

PART A - EXPLANATORY NOTES PURSUANT TO FRS 134

1 Basis of Preparation

The interim financial statements have been prepared in accordance with Financial Reporting Standards ("FRS") 134, Interim Financial Reporting and paragraph 9.22 of the Bursa Malaysia Securities Berhad Listing Requirements.

The interim financial statements should be read in conjunction with the audited financial statements for the year ended 31 March 2009. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the year ended 31 March 2009.

2 Auditors' Report on Preceding Annual Financial Statements

The auditors' report on the financial statements for the year ended 31 March 2009 was not qualified.

3 Seasonal or Cyclical Factors

The business operations of the Group were not affected by any seasonal or cyclical factors.

4 Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flows

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the financial period under review.

5 Changes in Estimates

There were no changes in estimates of amounts reported in prior financial years that have a material effect in the current quarter.

6 Debt and Equity Securities

There have been no issue and repayment of debts and equity, repurchases, share cancellation or new issuance during the quarter under review and financial year-to-date.

7 Dividends Paid

No dividend has been paid during the quarter under review.

8 Segment Revenue and Results

The Group's main operation is property development. Other operations of the Group mainly comprise of investment holdings and provision of management and secretarial services to the subsidiary companies, neither which are of sufficient size to be reported as a segment. The Group's operations are carried out in Malaysia.

9 Valuation of Property, Plant and Equipment

The valuation of property, plant and equipment have been brought forward, without any amendments from the previous annual audited financial statements for the year ended 31 March 2009.

10 Material Events Subsequent to the End of the Reporting Period

There were no material events subsequent to end of current quarter.

11 Changes in the Composition of the Group

There were no changes in the composition of the Group during the quarter under review.

12 Changes in Contingent Liabilities and Contingent Assets

There were no changes in contingent liabilities or contingent assets since the last annual balance sheet as at 31 March 2009.

13 Capital Commitments

There were no material capital commitments not provided for in the interim financial statements as at 30 June 2009.

PART B - EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

14 Income Tax Expenses

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter	Preceding Year Corresponding Quarter	Current Year to Date	Preceding Year Corresponding Year to Date
	30/06/2009 RM' 000	30/06/2008 RM' 000	30/06/2009 RM' 000	30/06/2008 RM' 000
Malaysian income tax	(1,027)	(850)	(1,027)	(850)
Deferred tax	117	123	117	123
	<u>(910)</u>	<u>(727)</u>	<u>(910)</u>	<u>(727)</u>
Overprovision of Malaysian income tax in prior years	-	-	-	-
	<u>(910)</u>	<u>(727)</u>	<u>(910)</u>	<u>(727)</u>

15 Quoted Securities

There were no investments in quoted securities during the quarter under review and financial year-to-date.

16 Sale of Unquoted Investments and/or Properties

There were no sale of unquoted investments and/or properties outside the ordinary course of the Group's business during the quarter ended 30 June 2009.

17 Corporate Proposals

There were no corporate proposals announced from the date of the last quarterly report to the date of this report.

18 Borrowings - Secured

	As at 30/06/2009 RM' 000	As at 31.3.2009 RM' 000
<u>Short Term Borrowings</u>		
- Hire Purchase	181	179
- Bank Overdraft	46	-
- Term Loan	4,504	2,517
	<u>4,731</u>	<u>2,696</u>
 Long Term Borrowings		
- Hire Purchase	515	561
- Term Loan	33,354	37,261
	<u>33,869</u>	<u>37,822</u>

19 Off Balance Sheet Financial Instruments

There were no off balance sheet arrangements entered into nor were there any off balance sheet financial instruments issued as at the date of this report.

20 Changes in Material Litigation

There were no changes in material litigation from the date of the last quarterly report to the date of this report.

21 Dividends Payable

No interim dividend has been declared for the financial period ended 30 June 2009.

22 Earnings Per Share

Basic earnings per share is calculated by dividing profit for the period attributable to ordinary equity holders of the parent by the weighted average number of ordinary shares in issue during the period.

		3 months ended 30/06/2009	3 months ended 30/06/2008
(a) Basic earnings per share			
Profit for the period	(RM' 000)	2,804	1,764
Weighted average number of ordinary shares in issue	(' 000)	90,000	90,000
Basic earnings per share	(sen)	3.12	1.96
(b) Diluted earnings per share	(sen)	N/A	N/A

23 Review of Group Performance

For the first quarter ended 30 June 2009, the Group achieved a revenue of RM25.166 million and profit before tax of RM3.704 million. Net profit for the first quarter under review was RM2.794 million, showing an increase of RM1.047 (60%) in net profit as compared to the preceding year corresponding period.

The Group's revenue for the period ended 30 June 2009 showing an increase of RM5.075 million (25%) as compared to revenue of RM20.091 million of the preceding corresponding period.

Better financial performance for the current period as compared to the preceding year corresponding period was due to better sales achieved for the current period.

The Group's earnings per share for the period ended 30 June 2009 was 3.12 sen.

The Group's Net Assets per share stood at RM2.10 as at 30 June 2009 compared to RM2.07 as at 31 March 2009.

24 Material Changes in the Quarterly Results compared to the Results of the Immediate Preceding Quarter

The Group's profit before tax for the quarter under review of RM2.704 million was RM0.677 million or 20% lower than the immediate preceding quarter ended 31 March 2009 of RM3.381 million.

25 Current Year Prospects

The Group will continue to focus on building affordable and quality homes for the public and shall further strengthen our presence in the market. The Group remains positive on the outlook for the affordable and mass housing market segment in which we operate. We believe this segment of housing market will remain reasonably strong as it is mainly driven by owner-occupiers.

The Board of Directors is confident of maintaining the profitability of the Group.

26 Explanatory Notes for Variance of Actual Profit form Forecast Profit / Profit Guarantee

Not applicable

27 Authorisation For Issue

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the Directors passed at the Board of Directors' meeting held on 22 July 2009.