



LBS BINA GROUP BERHAD
(518482-H)
(Incorporated in Malaysia)

INTERIM FINANCIAL STATEMENTS

31 March 2011

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	Page No.
Condensed Consolidated Income Statement	1
Condensed Consolidated Statement of Comprehensive Income	2
Condensed Consolidated Statement of Financial Position	3-4
Condensed Consolidated Statement of Changes in Equity	5
Condensed Consolidated Statement of Cash Flows	6
Notes To The Interim Financial Statements	7-16

LBS BINA GROUP BERHAD (518482-H)

CONDENSED CONSOLIDATED INCOME STATEMENT (UNAUDITED)

- For the period ended 31 March 2011

	Note	Individual Quarter		Cumulative Quarter	
		Current Year Quarter	Preceding Year Quarter	Current Year To date	Preceding Year To date
		31.03.2011 RM'000	31.03.2010 RM'000	31.03.2011 RM'000	31.03.2010 RM'000
Revenue		76,461	39,902	76,461	39,902
Operating Profit		21,297	8,709	21,297	8,709
Interests Income		524	93	524	93
Depreciation and Amortisation		(3,284)	(3,375)	(3,284)	(3,375)
Finance Costs		(3,592)	(3,933)	(3,592)	(3,933)
Share of Results of Associates		(128)	12	(128)	12
Profit before taxation		14,817	1,506	14,817	1,506
Taxation	B5	(3,765)	(908)	(3,765)	(908)
Profit for the period		11,052	598	11,052	598
Attributable to: -					
Equity holders of the Company		9,458	53	9,458	53
Non-controlling interest		1,594	545	1,594	545
		11,052	598	11,052	598
Earnings per share attributable to equity holders of the Company					
-Basic (Sen)	B13	2.45	0.01	2.45	0.01
-Diluted (Sen)	B13	2.45	0.01	2.45	0.01

The condensed consolidated income statement should be read in conjunction with the audited financial statements for the year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.

LBS BINA GROUP BERHAD (518482-H)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (UNAUDITED)
- For the period ended 31 March 2011

	Individual Quarter		Cumulative Quarter	
	Current	Preceding	Current	Preceding
	Year	Year	Year	Year
	Quarter	Quarter	Quarter	Quarter
	31.03.2011	31.03.2010	31.03.2011	31.03.2010
	RM'000	RM'000	RM'000	RM'000
Profit for the period	11,052	598	11,052	598
Other comprehensive income, net of tax:				
Foreign currency translation difference	(2,028)	(11,487)	(2,028)	(11,487)
Total comprehensive income for the period	<u>9,024</u>	<u>(10,889)</u>	<u>9,024</u>	<u>(10,889)</u>
Total comprehensive income attributable to:				
Equity holders of the Company	7,634	(8,612)	7,634	(8,612)
Non-controlling interest	1,390	(2,277)	1,390	(2,277)
	<u>9,024</u>	<u>(10,889)</u>	<u>9,024</u>	<u>(10,889)</u>

The condensed consolidated statement of comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.

LBS BINA GROUP BERHAD (518482-H)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (UNAUDITED)
- As at 31 March 2011

	Note	31.03.2011 (Unaudited) RM'000	31.12.2010 (Audited & Restated) RM'000
<u>ASSETS</u>			
Non-Current Assets			
Property, Plant and Equipment	A10	203,349	208,475
Capital Work-in progress		4,496	4,269
Investment Properties		5,012	5,200
Land and Property Development Costs		470,184	483,325
Investment in Associated Companies		2,622	2,750
Trade and other Receivables		47,843	48,264
Other Investments		1,253	1,254
Goodwill Arising from Consolidation		136,716	126,634
		871,475	880,171
Current Assets			
Inventories		20,152	20,728
Properties held for sale		1,092	1,092
Land and Property Development Costs		127,711	104,314
Trade and Other Receivables		233,083	212,010
Tax Recoverable		3,588	3,163
Fixed Deposits with Licensed Banks		18,230	4,049
Cash held under Housing Development Accounts		21,450	17,595
Cash and Bank Balances		37,007	41,307
		462,313	404,258
TOTAL ASSETS		1,333,788	1,284,429
<u>EQUITY AND LIABILITIES</u>			
Equity attributable to equity holders of the Company			
Share Capital		386,553	386,553
Reserves		58,624	50,952
		445,177	437,505
Non-controlling Interest		87,004	94,807
Total Equity		532,181	532,312

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.

LBS BINA GROUP BERHAD (518482-H)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (UNAUDITED)
- As at 31 March 2011

		31.03.2011	31.12.2010
	Note	(Unaudited) RM'000	(Audited & Restated) RM'000
Non-Current Liabilities			
Trade and Other payables		66,854	48,572
Hire Purchase Payables	B9	2,251	2,220
Bank Borrowings	B9	182,056	179,071
Other Long Term Borrowings	B9	95,000	75,000
Deferred Tax Liabilities		77,372	78,566
		423,533	383,429
Current Liabilities			
Trade and Other Payables		262,531	249,294
Hire Purchase Payables	B9	903	888
Bank Overdrafts	B9	50,552	50,827
Bank Borrowings	B9	31,336	34,409
Tax Payable		32,752	33,270
		378,074	368,688
Total Liabilities		801,607	752,117
TOTAL EQUITY AND LIABILITIES		1,333,788	1,284,429
Net Assets per share attributable to equity holders of the Company (RM)		1.15	1.13

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.

LBS BINA GROUP BERHAD (518482-H)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (UNAUDITED)

~ For the period ended 31 March 2011

	Attributable to equity holders of the Company							Sub-total RM'000	Non-controlling Interest RM'000	Total Equity RM'000
	Share Capital RM'000	Share Premium RM'000	ESOS Reserve RM'000	Foreign Exchange Reserve RM'000	Revaluation Reserve RM'000	Warrant Reserve RM'000	Retained Profits RM'000			
Balance as at 1.1.2011 As previously stated	386,553	16,945	338	3,928	490	14,952	2,171	425,377	106,935	532,312
Effect of adoption of FRS 127	-	-	-	(5,151)	-	-	17,279	12,128	(12,128)	-
Balance as at 1.1.2011 (restated)	386,553	16,945	338	(1,223)	490	14,952	19,450	437,505	94,807	532,312
Total comprehensive income for the financial period	-	-	-	(1,824)	-	-	9,458	7,634	1,390	9,024
Realisation of subsidiary's reserve	-	-	-	-	(101)	-	101	-	-	-
Acquisition of additional investment from non-controlling Interests	-	-	-	-	-	-	-	-	(9,193)	(9,193)
Share-based payment under ESOS	-	-	38	-	-	-	-	38	-	38
Balance as at 31.03.2011	386,553	16,945	376	(3,047)	389	14,952	29,009	445,177	87,004	532,181

	Attributable to equity holders of the Company							Sub-total RM'000	Non-controlling Interest RM'000	Total Equity RM'000	
	Share Capital RM'000	Share Premium RM'000	ESOS Reserve RM'000	Foreign Exchange Reserve RM'000	Revaluation Reserve RM'000	Warrant Reserve RM'000	Fair Value Reserve RM'000				
Balance as at 1.1.2010	386,553	16,945	317	19,218	772	14,952	-	(14,623)	424,134	102,286	526,420
Effect of first adoption of FRS 139	-	-	-	-	-	-	(9,506)	-	(9,506)	1,761	(7,745)
Balance as at 1.1.2010 (restated)	386,553	16,945	317	19,218	772	14,952	(9,506)	(14,623)	414,628	104,047	518,675
Total comprehensive income for the financial period	-	-	-	(8,665)	-	-	-	53	(8,612)	(2,277)	(10,889)
Share-based payment under ESOS	-	-	36	-	-	-	-	-	36	-	36
Balance as at 31.03.2010	386,553	16,945	353	10,553	772	14,952	(9,506)	(14,570)	406,052	101,770	507,822

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.

LBS BINA GROUP BERHAD (518482-H)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS (UNAUDITED)

- For the period ended 31 March 2011

	Period Ended 31.03.2011 RM'000	Period Ended 31.03.2010 RM'000
Net cash generated from /(used in) operating activities	15,588	(798)
Net cash used in investing activities	(21,141)	(1,680)
Net cash generated from/(used in) financing activities	9,901	(4,512)
Net increase/ (decrease) in cash and cash equivalents	4,348	(6,990)
Cash and cash equivalents at the beginning of financial period	(22,926)	(21,180)
Transfer to debt service reserve accounts	-	(1)
Effect of exchange rate changes	(563)	(1,499)
Cash and cash equivalents at the end of financial period	(19,141)	(29,670)
Cash and cash equivalents comprise: -		
Deposits with licensed banks	18,230	35,679
Cash held under Housing Development Accounts	21,450	7,195
Cash and bank balances	37,007	8,358
Bank overdrafts	(50,552)	(74,525)
	26,135	(23,293)
Less : Deposits pledged	(17,893)	(5,933)
Deposits in Sinking Fund / Cash Collateral Accounts	(27,383)	(444)
	(19,141)	(29,670)

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2010 and the accompanying explanatory notes attached to the interim financial statements.

NOTES TO THE INTERIM FINANCIAL STATEMENTS (UNAUDITED)

A1. Basis of Preparation

The interim financial statements are unaudited and have been prepared in accordance with FRS 134: Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad (“Bursa Malaysia”).

The interim financial statements should be read in conjunction with the audited financial statements for the year ended 31 December 2010. The 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 December 2010.

The interim financial information for the three months ended 31 March 2011 has been reviewed by the Company’s auditors in accordance with International Standards on Review Engagements 2410 – Review of Interim Financial Information performed by the Independent Auditor of the Company.

A2. Changes in Accounting Policies

Basis of accounting

The financial statements of the Group have been prepared on the historical cost convention except as disclosed in the notes to the financial statements and in compliance with Financial Reporting Standards and the Companies Act, 1965 in Malaysia.

During the financial period, the Group have adopted the following applicable new Financial Reporting Standards (“FRSs”) , revised FRSS, Issues Committee (“IC”) Interpretations and amendments to FRSs, issued by the Malaysian Accounting Standards Board that are mandatory for the current financial period:-

Amendments to FRS 132	Financial Instruments: Presentation
FRS 1	First-time Adoption of Financial Reporting Standards
FRS 3	Business Combinations
FRS 127	Consolidated & Separate Financial Statements
Amendments to FRS 2	Share-based Payment
Amendments to FRS 5	Non-current Assets Held for Sale and Discontinued Operations
Amendments to FRS 138	Intangible Assets
IC Interpretation 12	Service Concession Arrangements
IC Interpretation 16	Hedges of a Net Investment in a Foreign Operation
IC Interpretation 17	Distributions of Non-cash Assets to Owners
Amendments to IC Interpretation 9	Reassessment of Embedded Derivatives
Amendment to FRS 1	Limited Exemption from Comparative FRS 7 Disclosure for First-time Adopters
Amendment to FRS 7	Improving Disclosures about Financial Instruments
IC Interpretation 4	Determining whether an Arrangement contains a Lease
IC Interpretation 18	Transfers of Assets from Customers
Amendments to FRSs contained in the documents entitled “Improvements to FRSs (2010)”	

LBS BINA GROUP BERHAD (518482-H)

A2. Changes in Accounting Policies (cont'd)

The revised FRSs are either not applicable to the Group or the adoption did not result in significant changes in accounting policies of the Group and did not have significant impact on the financial position and performance of the Group.

The Group have not adopted earlier the following new FRSs, revised FRSs, Issues Committee ("IC") Interpretations, amendments to FRSs and IC Interpretations, which have been issued as at the date of authorisation of these financial statements and will be effective for the financial periods as stated below:-

		Effective date for financial periods beginning on or after
IC Interpretation 19	Extinguishing Financial Liabilities with Equity Instruments	1 July 2011
Amendments to IC Interpretation 14	Prepayment of a Minimum Funding Requirement	1 July 2011
IC Interpretation 15	Agreements for Construction of Real Estate	1 January 2012
FRS 124	Related Party Disclosures	1 January 2012

The initial applications of the above applicable new FRSs, revised FRSs, IC Interpretations, amendments to FRSs and IC Interpretations is not expected to have any material impact on the financial statements of the Group, except as discussed below:-

(i) FRS 127: Consolidated and Separate Financial Statements

This Standard supersedes the existing FRS 127 and replaces the current term 'minority interest' with a new term 'non-controlling interest' which is defined as the equity in a subsidiary that is not attributable, directly or indirectly, to a parent. Accordingly, total comprehensive income shall be attributed to the owners of the parent and to the non-controlling interest, even if this results in the non-controlling interest having a deficit balance.

Changes in the Group's ownership interest in a subsidiary that do not result in a loss of control are accounted for as equity transactions. If the Group loses control of a subsidiary, any gains or losses are recognised in profit or loss and any investment retained in the former subsidiary shall be measured at its fair value at the date when control is lost.

The Group re-phrased its minority interest as non-controlling interest and remeasured the non-controlling interest prospectively in accordance with the transitional provisions of the revised FRS 127.

The following comparative figures have been restated following the adoption of FRS 127:-

	As at 31 December 2010	
	As restated RM'000	As previously stated RM'000
Foreign Exchange Reserve	(1,223)	3,928
Retained Profits	19,450	2,171
Non-controlling Interest	94,807	106,935

A3. Auditors' Report on Preceding Annual Financial Statements

The auditors' report on the financial statements for the financial year ended 31 December 2010 was not subject to any qualification.

A4. Seasonal or Cyclical Factors

The operations of the Group during the quarter were not materially affected by any significant seasonal or cyclical factors.

A5. Unusual Items due to their Nature, Size or Incidence

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

A6. Changes in Estimates

There were no significant changes in estimates of amounts reported in prior interim periods or prior year that have had a material effect in the current quarter's results.

A7. Debt and Equity Securities

There were no issuance, repurchases and repayments of debts and equity securities during the quarter under review.

A8. Dividend Paid

There was no dividend paid during the quarter under review.

LBS BINA GROUP BERHAD (518482-H)

A9. Segmental Reporting

The segmental information of the Group was as follows: -

3 months ended 31 March 2011

	Property Development	Construction	Golf Course & Club House (Note 1)	Management, Investment & Others	Elimination	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
REVENUE						
External revenue	66,413	3,750	6,218	80	-	76,461
Inter-segment	-	23,516	-	7,628	(31,144)	-
Total Revenue	66,413	27,266	6,218	7,708	(31,144)	76,461
RESULTS						
Segment result	20,120	(1,544)	(800)	237	-	18,013
Interest income	367	-	-	157	-	524
Finance cost	(1,391)	(299)	-	(1,902)	-	(3,592)
Share of results of associates	-	-	-	(128)	-	(128)
Profit before taxation	19,096	(1,843)	(800)	(1,636)	-	14,817
Taxation	(3,696)	(320)	253	(2)	-	(3,765)
Profit for the period	15,400	(2,163)	(547)	(1,638)	-	11,052
Assets						
Additional to non-current assets	(13,655)	162	(4,903)	9,700	-	(8,696)
Segment assets	1,046,134	22,681	216,698	48,275	-	1,333,788
Other non-cash expenses						
Loss on unrealised foreign exchange	-	-	-	358	-	358
Impairment of other receivables	-	-	-	4	-	4
Loss on disposal of property, plant and equipment	-	-	-	7	-	7
Impairment on goodwill in subsidiary companies	1,385	-	-	-	-	1,385
Share based payment	-	-	-	38	-	38
Other non-cash income						
Gain on disposal of investment property	-	-	-	(5)	-	(5)
Impairment of other receivables written back	(5)	-	-	-	-	(5)
Gain on unrealised foreign exchange	-	-	-	(185)	-	(185)
Waiver of advances from a related company	-	-	-	(10)	-	(10)

Note:

- 1) The loss in golf course and club house segment was derived after charging depreciation and amortisation of RM2.70 million.

LBS BINA GROUP BERHAD (518482-H)

A9. Segmental Reporting (cont'd)

3 months ended 31 March 2010

	Property Development	Construction	Golf Course & Club House (Note 1)	Management, Investment & Others	Elimination	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
REVENUE						
External revenue	34,062	1,010	6,900	(2,070)	-	39,902
Inter-segment	-	16,734	-	7,330	(24,064)	-
Total Revenue	34,062	17,744	6,900	5,260	(24,064)	39,902
RESULTS						
Segment result	5,521	3,531	757	(4,455)	-	5,354
Interest income	36	-	-	37	-	73
Finance cost	(1,458)	(279)	-	(2,196)	-	(3,933)
Share of results of associates	-	-	-	12	-	12
Profit before taxation	4,099	3,252	757	(6,602)	-	1,506
Taxation	(1,077)	-	189	(20)	-	(908)
Profit for the period	3,022	3,252	946	(6,622)	-	598
Assets						
Additional to non-current assets	22,192	405	(10,405)	(2,448)	-	9,744
Segment assets	873,063	11,033	230,199	79,230	-	1,193,525
Other non-cash expenses						
Loss on disposal of property, plant and equipment	5	-	-	-	-	5
Share based payment	-	-	-	36	-	36
Other non-cash income						
Impairment of receivables written back	(108)	-	-	-	-	(108)
Impairment of provision loss written back	(278)	-	-	-	-	(278)

Note:

- 1) The loss in golf course and club house segment was derived after charging depreciation and amortisation of RM2.822 million.

LBS BINA GROUP BERHAD (518482-H)

A10. Valuation of Property, Plant and Equipment

There was no fair value adjustment to the property, plant and equipment since the last annual financial statements.

A11. Changes in the Composition of the Group

- (i) On 1 March 2011, LBS Bina Holdings Sdn Bhd ("LBS") has acquired One Hundred and Fifty Thousand (150,000) ordinary shares of RM1.00 each representing 30% equity interest in Jatidiri Gigih Sdn Bhd ("JGSB"), a company incorporated in Malaysia for a total cash consideration of Ringgit Malaysia Twenty Million Seven Hundred Thousand (RM20,700,000) only. Consequently, LBS's shareholding in JGSB has increased from 51% to 81%.
- (ii) On 17 March 2011, LBS has disposed of all its shareholding of One Hundred Thousand (100,000) ordinary shares of RM1.00 each representing 100% equity interest in Tepukan Senja Sdn Bhd ("TSSB"), a company incorporated in Malaysia for a total cash consideration of Ringgit Malaysia Six Hundred Twenty Thousand (RM620,000). TSSB would cease to be subsidiary upon full settlement of purchase price.
- (iii) On 17 March 2011, Sinaran Restu Sdn Bhd has disposed of all its shareholding of Four (4) ordinary shares of RM1.00 each representing 100% equity interest in Dolomite Sungai Siput Sdn Bhd ("DSSSB"), a company incorporated in Malaysia for a total cash consideration of Ringgit Malaysia Three Hundred Eighty Thousand (RM380,000). DSSSB would cease to be subsidiary upon full settlement of purchase price.

Other than the above, there were no changes in the composition of the Group during the quarter under review.

A12. Material Subsequent Events

- (i) On 19 April 2011, LBS has acquired Ninety Five Thousand (95,000) ordinary shares of RM1.00 each representing 19% equity interest in JGSB, a company incorporated in Malaysia for a total cash consideration of Ringgit Malaysia Thirteen Million One Hundred and Ten Thousand (RM13,110,000) only. Consequently, JGSB became wholly-owned subsidiary of LBS.
- (ii) On 19 April 2011, LBS has disposed of its shareholding of Twenty Thousand (20,000) ordinary shares of RM1.00 each representing 40% equity interest in Pristine Sunrise (M) Sdn Bhd ("PSSB"), a company incorporated in Malaysia for a total cash consideration of Ringgit Malaysia Twenty Thousand (RM20,000) only. Consequently, LBS's shareholding in PSSB has reduced from 70% to 30% and PSSB ceased as subsidiary of LBS.
- (iii) On 19 April 2011, Kalimah Jaya Sdn Bhd ("KJSB"), a wholly-owned subsidiary of LBS has acquired One Hundred and Fifty Thousand (150,000) ordinary shares of RM1.00 each representing 30% equity interest in Utuh Sejahtera Sdn Bhd ("USSB"), a company incorporated in Malaysia for a total cash consideration of Ringgit Malaysia Twelve Million Six Hundred Thousand (RM12,600,000) only. Consequently, KJSB's shareholding in USSB has increased from 51% to 81%.

Other than above, there were no material events subsequent to the end of the current quarter.

A13. Capital Commitments

	31.03.2011 RM'000	31.03.2010 RM'000
Contractual commitments for property development	-	58,683

LBS BINA GROUP BERHAD (518482-H)

A14. Changes in Contingent Assets or Contingent Liabilities

	31.03.2011 RM'000	31.03.2010 RM'000
Bank Guarantee issued for property development	<u>8,675</u>	<u>7,599</u>

There were no contingent assets as at the date of this interim financial statements.

A15. Significant Related Party Transactions

The significant related party transactions for the current period were summarised as below:-

Related Parties	Amount RM'000
<u>Contractor fee paid/ payable to</u>	
Syarikat Jati Pemborong Am Sdn Bhd	3,746
Sun Engineering & Construction Sdn Bhd	236
<u>Sales of development properties to</u>	
Three Series Sdn Bhd	3,458
Syarikat Jati Pemborong Am Sdn Bhd	2,141
Lim Mooi Pang	3,036
Chia Lok Yuen	2,094
Dato' Lim Hock San	2,062
Dato' Lim Hock Sing	1,057
Lim Lit Chek	1,038
Wong Poh Lean	993
Kok Chee Khung	921
<u>Provision of services as advocates and solicitors by</u>	
Messrs. Steven Tai, Wong & Partners	54
Messrs. Rashid Asari & Co.	6
<u>Rental paid/payable to</u>	
Datin Seri Liew Boon	14
Jitumesra Sdn Bhd	4
Wong Poh Lean	6
<u>Provision of services as insurance consultant to</u>	
Syarikat Jati Pemborong Am Sdn Bhd	22
<u>Rental income received/receivable from</u>	
Messrs. Steven Tai, Wong & Partners	4

These transactions have been entered into in the ordinary course of business based on normal commercial terms and arms length basis.

B. ADDITIONAL INFORMATION REQUIRED BY BURSA MALAYSIA'S LISTING REQUIREMENTS

B1. Review of Performance

The Group recorded strong revenue and profit before tax ("PBT") of approximately RM76 million and RM15 million respectively for the quarter ended 31 March 2011. This represents 91% improvement for revenue and 884% improvement for PBT over the corresponding quarter in the preceding year.

The improved revenue and profit for the financial year is attributable to improved sales and higher construction activities from its property development.

B2. Material Change in Quarterly Results Compared with the Immediate Preceding Quarter

For the current quarter under review, the Group recorded PBT of approximately RM15 million, which is RM10 million lower than the preceding quarter ended 31 December 2010. The higher PBT achieved for the preceding quarter was mainly due to cost savings from completed projects.

B3. Prospects for the Remaining Financial Year

The Group will continue to leverage on the success of its projects in Bandar Saujana Putra and newly launched D'Island project in Puchong.

Basing on the current favourable economic conditions, the Board is confident to achieve better performance for the financial year ending 31 December 2011.

B4. Profit Forecast or Profit Guarantee

Not applicable as the Group has not issued any profit forecast or profit guarantee to the public.

B5. Taxation

	Individual Quarter		Cumulative Quarter	
	Current year Quarter 31.03.2011 RM'000	Preceding year Quarter 31.03.2010 RM'000	Current year To date 31.03.2011 RM'000	Preceding year To date 31.03.2010 RM'000
Current year's provision	4,052	911	4,052	911
Deferred taxation	(287)	(3)	(287)	(3)
Total	3,765	908	3,765	908

The effective tax rate of the Group for the current quarter and financial period to date is slightly higher compared to the statutory taxation rate mainly due to certain non-tax deductible expenses.

B6. Sale of Unquoted Investments and Properties

There were no material profits/ (losses) on sale of unquoted investments and/or properties in the current quarter and financial year-to-date.

B7. Quoted Investments

There were no purchases or disposals of quoted investments during the current quarter and financial year-to-date.

LBS BINA GROUP BERHAD (518482-H)

B8. Status of Corporate Proposals Announced But Not Completed

The following corporate proposal announced by the Company but has not been completed as at 19 May 2011, being the latest practicable date which shall not be earlier than 7 days from the date of issuance of this interim financial statements:-

- (i) On 14 August 2007, the Company has signed a Memorandum of Understanding (MOU) with Lodha Developers Private Limited ("Lodha") for the strategic collaboration to submit an Expression of Interest ("EOI") for the development of one of the five sectors of the Dharavi Slum Rehabilitation Project in Mumbai, India ("Project"). On 14 January 2008, we were notified by Lodha that we have been shortlisted by the Slum Rehabilitation Authority ("SRA") of the Project to qualify for submission of tender to bid for the Project.

The SRA for the Project has rejected all the bids including those submitted by Lodha following the termination of the bidding process for the Project by the SRA on 20 May 2011. In view of the termination, the MOU signed between LBGB and Lodha has also been terminated accordingly.

B9. Borrowings and Debts Securities

Total group borrowings as at 31 March 2011 were as follows: -

	Secured RM'000	Unsecured RM'000	Total RM'000
Bank Overdrafts	50,552	-	50,552
Short term borrowings	32,239	-	32,239
Long term borrowings	184,307	-	184,307
Islamic Commercial Papers / Islamic Medium Term Notes	95,000	-	95,000
	<u>362,098</u>	<u>-</u>	<u>362,098</u>

Currency exposure profile of borrowings were as follows: -

	Secured RM'000	Unsecured RM'000	Total RM'000
Ringgit Malaysia	339,356	-	339,356
U.S Dollar	22,742	-	22,742
	<u>362,098</u>	<u>-</u>	<u>362,098</u>

B10. Off Balance Sheet Financial Instruments

There were no off balance sheet financial instruments as at the date of this interim financial statements.

B11. Changes in Material Litigation

There was no new material litigation or significant changes to the status of the existing material litigation. The material litigation brought forward is detailed below:-

- (i) The Claim was filed by Hamzah bin Abdul Majid ("Plaintiff") on 9 December 1998 against a few parties and Equal Alliance Sdn Bhd, LBS and one of the Directors being the Third Defendant, Fourth Defendant and Fifth Defendant respectively, in relation to a cause of action in fraud and conspiracy.

The Court has fixed the case for full trial from 20 June 2011 to 24 June 2011.

LBS BINA GROUP BERHAD (518482-H)

B12. Dividend Proposed

No dividend has been proposed in the current quarter under review.

B13. Earnings Per Share (“EPS”)

Basic / Diluted EPS

The calculation of the basic earnings per share is based on the net profit / (loss) attributable to the equity holders of the Company and divided by the weighted average number of ordinary shares in issue:-

	Cumulative Period 31.03.2011 RM'000	Cumulative Period 31.03.2010 RM'000
Profit attributable to equity holders of the Company	9,458	53
Weighted average number of ordinary shares in issue	386,553	386,553
Basic / Diluted earnings per share (sen)	2.45	0.01

B14. Realised and Unrealised Profits/(Losses)

	Unaudited 31.03.2011 RM '000	Audited & Restated 31.12.2010 RM '000
Total retained profits of the Company and its subsidiaries:-		
- Realised	141,891	130,382
- Unrealised	(10,940)	(11,313)
	<hr/> 130,951	<hr/> 119,069
Total share of accumulated losses from associated companies		
- Realised	(527)	(379)
- Unrealised	-	-
	<hr/> 130,424	<hr/> 118,690
Less : Consolidation adjustments	(101,415)	(99,240)
Total Group retained profits as per consolidated accounts	<hr/> 29,009	<hr/> 19,450

The disclosure of realised and unrealised profits/losses above is solely for compliance with the directive issue by the Bursa Malaysia Securities Berhad and should not be used for any other purpose.

By Order of the Board,

Cynthia Lim Mooi Pang
Executive Director

Petaling Jaya, Selangor Darul Ehsan
26 May 2011