



LBS BINA GROUP BERHAD
(518482-H)

CONDENSED FINANCIAL STATEMENTS
For The Period Ended
30 September 2010
(Unaudited)

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LBS BINA GROUP BERHAD (518482-H)

A1. CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (UNAUDITED) - For the period ended 30 September 2010

	Note	Current Quarter 30.09.2010 RM'000	Preceding Year Quarter 30.09.2009 RM'000	Current Year To Date 30.09.2010 RM'000	Preceding Year To Date 30.09.2009 RM'000
Revenue		79,713	41,709	190,429	125,688
Operating Profit		12,833	3,867	24,360	11,288
Interest Income		346	306	742	995
Depreciation and Amortisation		(3,434)	(3,525)	(10,192)	(10,408)
Finance Cost		(4,773)	(3,822)	(12,802)	(11,487)
Share of results of Associates		(41)	(39)	(41)	(16)
Profit/(Loss) before taxation		4,931	(3,213)	2,067	(9,628)
Taxation	C5	558	2,203	4,699	(711)
Profit/(Loss) for the period		5,489	(1,010)	6,766	(10,339)
Attributable to: -					
Equity holders of the parent		4,153	(1,744)	5,323	(14,483)
Minority interest		1,336	734	1,443	4,144
		5,489	(1,010)	6,766	(10,339)
Earnings / (Losses) per share attributable to equity holders of the parent	C13				
-Basic (Sen)		1.08	(0.50)	1.38	(3.80)
-Diluted (Sen)		1.08	(0.50)	1.38	(3.80)

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2009 and the accompanying explanatory notes attached to the condensed financial statements.

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A1. CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (UNAUDITED) (Cont'd) - For the period ended 30 September 2010

	Note	Current Quarter 30.09.2010 RM'000	Preceding Year Quarter 30.09.2009 RM'000	Current Year To Date 30.09.2010 RM'000	Preceding Year To Date 30.09.2009 RM'000
Profit/(Loss) for the period		5,489	(1,010)	6,766	(10,339)
Other comprehensive income after tax:					
Exchange differences on Translation		(9,140)	(2,796)	(20,307)	(3,658)
Total comprehensive income for the period		(3,651)	(3,806)	(13,541)	(13,997)
Total comprehensive income attributable to:					
Shareholders of the Company		(2,465)	(3,630)	(9,757)	(16,878)
Minority interest		(1,186)	(176)	(3,784)	2,881
		(3,651)	(3,806)	(13,541)	(13,997)

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2009 and the accompanying explanatory notes attached to the condensed financial statements.

LBS BINA GROUP BERHAD (518482-H)

A2. CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (UNAUDITED) - As at 30 September 2010

	Note	30.09.2010 (Unaudited) RM'000	31.12.2009 (Audited & not restated) RM'000
ASSETS			
Non-Current Assets			
Property, Plant and Equipment	B10	69,905	79,773
Capital Work-in progress		3,630	2,295
Prepaid Lease Payments		138,849	154,520
Investment Properties		5,349	4,997
Land and Property Development Costs		423,517	419,921
Investment in Associated Companies		22,532	2,438
Trade and other Receivables		35,665	24,111
Other Investments		1,254	1,254
Goodwill Arising from Consolidation		89,900	90,125
		790,601	779,434
Current Assets			
Inventories		21,606	26,079
Properties held for sale		1,092	1,092
Land and Property Development Costs		121,981	121,785
Trade and Other Receivables		224,230	265,121
Fixed Deposits with Licensed Banks		30,330	51,478
Cash held under Housing Development Accounts		20,220	11,285
Cash and Bank Balances		15,168	14,307
		434,627	491,147
Total Assets		1,225,228	1,270,581
EQUITY AND LIABILITIES			
Equity attributable to equity holders of the parent			
Share Capital		386,553	386,553
Reserves		18,422	37,581
		404,975	424,134
Minority Interest		100,263	102,286
Total Equity		505,238	526,420

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A2. CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (UNAUDITED) (Cont') - As at 30 September 2010

	Note	30.09.2010 (Unaudited) RM'000	31.12.2009 (Audited & not restated) RM'000
Non-Current Liabilities			
Trade and Other payables		21,216	15,500
Hire Purchase Payables	C9	2,145	2,003
Bank Borrowings	C9	188,211	177,519
Other Long Term Borrowings	C9	75,000	20,000
Deferred Taxation		79,238	83,682
		365,810	298,704
Current Liabilities			
Trade and Other Payables		228,937	269,030
Hire Purchase Payables	C9	813	848
Bank Overdrafts	C9	53,485	77,935
Bank Borrowings	C9	32,482	37,914
Other Borrowings	C9	-	15,000
Provision for Taxation		38,463	44,730
		354,180	445,457
Total Liabilities		719,990	744,161
Total Equity and Liabilities		1,225,228	1,270,581
Net Assets per share (RM)		1.05	1.10

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2009 and the accompanying explanatory notes attached to the condensed financial statements.

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A3. CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (UNAUDITED)

~ For the period ended 30 September 2010

	←----- Attributable to Equity Holders of the Parent ----->										
	<----- Non-distributable ----->										
	Share Capital RM'000	Share Premium RM'000	ICULS RM'000	ESOS Reserve RM'000	Foreign Exchange Reserve RM'000	Revaluation Reserve RM'000	Warrant Reserve RM'000	Accumulated Losses RM'000	Sub-total RM'000	Minority Interest RM'000	Total Equity RM'000
At 1.1.2009	386,212	16,945	329	215	16,810	491	14,975	2,840	438,817	106,112	544,929
Total comprehensive (loss) / profit for the period	-	-	-	-	(2,003)	-	-	(14,875)	(16,878)	2,881	(13,997)
Realisation of subsidiary's reserve	-	-	-	-	-	766	-	(766)	-	-	-
Realisation of Warrant Reserve on Issue of Warrants	-	-	-	-	-	-	(17)	-	(17)	-	(17)
Share-based payment under ESOS	-	-	-	77	-	-	-	-	77	-	77
At 30.09.2009	386,212	16,945	329	292	14,807	1,257	14,958	(12,801)	421,999	108,993	530,992

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A3. CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (UNAUDITED) (CONT'D)

~ For the period ended 30 September 2010

	←----- Attributable to Equity Holders of the Parent -----→										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	Accumulated Losses RM'000	Sub-total RM'000	Minority Interest RM'000		< ----- Non-distributable ----- >
At 1.1.2010												
As previously stated	386,553	16,945	317	19,217	773	14,952	-	(14,623)	424,134	102,286	526,420	
Effect of adopting FRS 139	-	-	-	-	-	-	(9,506)	-	(9,506)	1,761	(7,745)	
As restated	386,553	16,945	317	19,217	773	14,952	(9,506)	(14,623)	414,628	104,047	518,675	
Total comprehensive (loss) / profit for the period	-	-	-	(15,080)	-	-	-	5,323	(9,757)	(3,784)	(13,541)	
Share-based payment under ESOS	-	-	104	-	-	-	-	-	104	-	104	
At 30.9.2010	386,553	16,945	421	4,137	773	14,952	(9,506)	(9,300)	404,975	100,263	505,238	

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2009 and the accompanying explanatory notes attached to the condensed financial statements.

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A4. CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW (UNAUDITED)
-For the period ended 30 September 2010

	30.09.2010	30.09.2009
	RM'000	RM'000
Net cash used in operating activities	(6,926)	(36,719)
Net cash used in investing activities	(24,201)	(2,026)
Net cash generated from/(used in) financing activities	64,278	(20,231)
Net increase/(decrease) in cash and cash equivalents	33,151	(58,976)
Cash and cash equivalents at beginning of financial period	(21,180)	31,508
Transfer (to)/from debt service reserve accounts	(1)	31
Effect of exchange rate changes	(3,060)	(605)
Cash and cash equivalents at end of financial period	8,910	(28,042)

Closing balance of cash and cash equivalents comprises: -

Fixed deposits with licensed banks	30,330	33,992
Cash held under Housing Development Accounts	20,220	11,213
Cash and bank balances	15,167	8,150
Bank overdrafts	(53,485)	(78,039)
	12,232	(24,684)
Less : Fixed deposits pledged	(3,322)	(2,767)
Sinking Fund / Cash Collateral pledged	(0)	(591)
	8,910	(28,042)

The condensed consolidated statement of cash flow should be read in conjunction with the audited financial statements for the period ended 31 December 2009 and the accompanying explanatory notes attached to the condensed financial statements.

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NOTES TO THE CONDENSED FINANCIAL STATEMENTS (UNAUDITED)

B1. Basis of Preparation

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

The condensed financial statements should be read in conjunction with the audited financial statements for the year ended 31 December 2009. These explanatory notes attached to the condensed 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 2009.

B2. Changes in Accounting Policies

The Group and the Company has adopted the following applicable Financial Reporting Standards (“FRSs”) issued by the Malaysian Accounting Standards Board that are mandatory for the current financial period:

		<u>Effective date for financial periods beginning on or after</u>
FRS 8	Operating Segments	1 July 2009
FRS 4	Insurance Contracts	1 January 2010
FRS 7	Financial Instruments: Disclosures	1 January 2010
FRS 101	Presentation of Financial Statements	1 January 2010
FRS 123	Borrowing Costs	1 January 2010
FRS 139	Financial Instruments: Recognition and Measurement	1 January 2010
Amendments to FRS 2	Share-based Payment-Vesting Conditions and Cancellations	1 January 2010
Amendments to FRS 132	Financial Instruments: Presentation	1 January 2010
IC Interpretation 10	Interim Financial Reporting and Impairment	1 January 2010
IC Interpretation 11	FRS 2 - Group and Treasury Share Transactions	1 January 2010
IC Interpretation 13	Customer Loyalty Programmes	1 January 2010
IC Interpretation 14	FRS 119 - The Limit on a defined Benefit Asset, Minimum Funding Requirements and their Interaction	1 January 2010

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NOTES TO THE CONDENSED FINANCIAL STATEMENTS (UNAUDITED)

	<u>Effective date for financial periods beginning on or after</u>
Amendments to FRS1, First-time Adoption Financial Reporting Standards and FRS 127, Consolidated and Separate Financial Statements - Cost of an investment in a subsidiary, Jointly Controlled Entity or Associate	1 January 2010
Amendments to FRS 139, Financial Instruments: Recognition and Measurement, FRS 7, Financial Instruments: Disclosures and IC Interpretation 9, Reassessment of Embedded Derivatives	1 January 2010
Amendments to FRSs contained in the document entitled "Improvements to FRSs (2009)"	1 January 2010

Other than the application of FRS 8, FRS101, Amendments to FRS 118 and FRS 139, the application of new FRSs, Amendments to FRSs and interpretations that are effective for the financial statements commencing on 1 January 2010 did not result in any significant changes in the accounting policies and presentation of financial results of the Group.

(i) FRS 8 Operating Segments

FRS 8 requires segment information to be presented on a similar basis to that used for internal reporting purposes. As a result, the Group's segment reporting had been presented based on the internal reporting to the chief operating decision maker who makes decision on the allocation of resources and assesses the performance of the reportable segments. This standard does not have any impact on the financial position of the Group.

(ii) FRS101 Presentation of Financial Statements

FRS 101 requires the separation of owner and non-owner changes in equity. Therefore, the current consolidated statement of changes in equity only includes details of transactions with owners. All non-owner changes in equity, if any, will presented as a single line labelled as total comprehensive income. Comparative information, with exception of the requirements under FRS139, has been re-presented in conformity with the relevant standard.

In addition, FRS 101 has introduced new title on the financial statements. Statement of Financial Position has replaced Balance Sheets, Statement of Comprehensive Income has replaced Income Statements and Statement of Cash Flows has replaced Cash Flow Statements. This Standard does not have any material impact on the financial position and results of the Group.

NOTES TO THE CONDENSED FINANCIAL STATEMENTS (UNAUDITED)

(iii) FRS 139 Financial Instruments: Recognition and Measurement

FRS 139 establishes the principles for the recognition and measurement of financial assets and financial liabilities including circumstances under which hedge accounting is permitted. The Group determines the classification at initial recognition and for the purpose of the first-time adoption of the standard, as at transitional date on 1 January 2010.

The Group categories financial instruments as follows:

Financial assets

(i) Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss category comprise equity investments that are initially measured at fair value. Any subsequent gain or loss arising from changes in fair value of the financial assets are recognised through profit or loss. The fair values of investments that are actively traded in organised financial markets are determined by reference to the relevant Exchange's quoted market bid prices at the close of business on the reporting date. For investments that do not have quoted market prices in an active market, the fair values are measured based on the net tangible assets of the latest available financial statements.

(ii) Loans and receivables

Loans and receivables are initially measured at fair value and subsequently measured at amortised cost using the effective interest rate ("EIR") method. Gains and losses arising from the derecognition of the loans and receivables, EIR amortisation and impairment loss are recognised in profit or loss.

Financial liabilities

All financial liabilities are initially measured at fair value and are subsequently measured at amortised cost, using the effective interest method.

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NOTES TO THE CONDENSED FINANCIAL STATEMENTS (UNAUDITED)

Impact on opening balance

In accordance with the transitional provisions of FRS139, the above changes have been applied prospectively and the comparatives as at 31 December 2009 have not been restated. The changes have been accounted for by the Group by restating the following opening balances in the statement of financial position as at 1 January 2010.

	As previously stated RM'000	Reclassification RM'000	Effect on adoption of FRS139 RM'000	As restated RM'000
Non-Current Assets				
Trade receivables	-	26,620	(10,091)	16,529
Other receivables	24,111	-	(1,610)	22,501
Non-Current Liabilities				
Trade payables	15,500	43,883	(5,719)	53,664
Current Assets				
Trade receivables	167,184	(26,620)	(12,299)	128,265
Other receivables	93,427	-	(10,120)	83,307
Current Liabilities				
Trade payables	149,512	(43,883)	(3,208)	102,421
Other payables	119,519	-	(17,448)	102,071
Equity				
Reserves	(14,623)	-	(9,506)	(24,129)
Minority Interest	102,286	-	1,761	104,047

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NOTES TO THE CONDENSED FINANCIAL STATEMENTS (UNAUDITED)

The Group and the Company have not adopted earlier the following amendments to FRSs 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
Amendments to FRS 132, Financial Instruments : Presentation	1 March 2010
FRS 1 First-time Adoption of Financial Reporting Standards	1 July 2010
FRS 3 Business Combinations	1 July 2010
FRS 127 Consolidated & Separate Financial Statements	1 July 2010
Amendments to FRS 2 Share-based Payment	1 July 2010
Amendments to FRS 5 Non-current Assets Held for Sale and Discontinued Operations	1 July 2010
Amendments to FRS 138 Intangible Assets	1 July 2010
IC Interpretation 12 Service Concession Arrangements	1 July 2010
IC Interpretation 16 Hedges of a Net Investment in a Foreign Operation	1 July 2010
IC Interpretation 17 Distributions of Non-cash Assets to Owners	1 July 2010
Amendments to IC Interpretation 9 Reassessment of Embedded Derivatives	1 July 2010
Amendment to FRS 1 Limited Exemption from Comparative FRS 7 Disclosures for First-time Adopters	1 January 2011
Amendment to FRS 1 Additional Exemptions for First- time Adopters	1 January 2011
Amendment to FRS 2 Group Cash-settled Share-based Payment Transactions	1 January 2011
Amendment to FRS 7 Improving Disclosures about Financial Instruments	1 January 2011
IC Interpretation 4 Determining whether an Arrangement contains a Lease	1 January 2011
IC Interpretation 18 Transfers of Assets from Customers	1 January 2011
IC Interpretation 15 Agreements for Construction of Real Estate	1 January 2012

NOTES TO THE CONDENSED FINANCIAL STATEMENTS (UNAUDITED)

B3. Auditors' Report on Preceding Annual Financial Statements.

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

B4. Seasonal or Cyclical Factors

The operations of the Group during the quarter have not been affected by any material seasonal or cyclical factors.

B5. Unusual Items due to their Nature, Size or Incidence

There were no unusual items affecting assets, liabilities, equity, net income, or cash flows because of their nature, size and incidence during the current quarter under review.

B6. Changes in Estimates

There were no changes in estimates that have had a material effect in the current quarter results.

B7. Debt and Equity Securities

There were no changes in the debts and equity securities during the quarter under review.

B8. Dividends Paid

No interim dividend has been paid during the quarter.

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NOTES TO THE CONDENSED FINANCIAL STATEMENTS (UNAUDITED)

B9. Segmental Information

The segmental information of the Group for the current quarter and year-to-date was summarised as below: -

(i) Analysis by activities

	Revenue RM ('000)		Result RM('000)	
	Current Quarter	Year To Date	Current Quarter	Year To Date
Property Development	75,167	169,026	37,931	85,190
Trading	4,814	16,299	(4,821)	(16,330)
Construction (Note 1)	36,204	87,737	(26,386)	(56,591)
Management & Investment	1,541	4,901	3,814	2,851
Golf Course & Club House (Note 2)	4,674	16,556	(1,154)	(927)
Others	70	158	15	(25)
Inter-segment elimination	(42,757)	(104,248)	-	-
	79,713	190,429	9,399	14,168
<u>Unallocated Items</u>				
Interest Income				742
Finance Cost				(12,802)
Share of results of Associates				(41)
Loss before taxation				2,067
Taxation				4,699
Profit after taxation				6,766
Minority Interest				(1,443)
Profit attributable to shareholders				5,323

(ii) Analysis by geographical

	Revenue RM ('000)		Result RM('000)	
	Current Quarter	Year To Date	Current Quarter	Year To Date
Malaysia	117,796	278,121	13,133	16,982
Hong Kong & China	4,674	16,556	(3,734)	(2,814)
Inter-segment elimination	(42,757)	(104,248)	-	-
	79,713	190,429	9,399	14,168

Note : (1) The loss in construction segment was due to elimination of inter-segment transactions.

(2) The year-to-date results is derived after charging depreciation and amortization of RM8.456 million.

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NOTES TO THE CONDENSED FINANCIAL STATEMENTS (UNAUDITED)

B10. Property, Plant and Equipment

There was no fair value adjustment of property plant and equipment during the quarter.

B11. Changes in Composition of the Group

- (i) On 29 July 2010, LBS Bina Holdings Sdn Bhd (“LBS”) has disposed of its Eleven (11) ordinary shares of RM1.00 each representing 11% equity interest of Bayu Cergas Sdn Bhd (“BCSB”), a company incorporated in Malaysia for a total cash consideration of Ringgit Malaysia Eleven (RM11.00) only. Consequently, LBS’s shareholding in BCSB has reduced from 51% to 40% and BCSB ceased as subsidiary of LBS.
- (ii) On 31 July 2010, LBS has increased its paid up capital from 3,000,000 to 198,336,000 ordinary shares of RM1.00 each. The Company has subscribed all its shareholdings in LBS.
- (iii) On 12 August 2010, LBS has disposed of all its shareholding of Four Million Fifty Thousand (4,050,000) ordinary shares of RM1.00 each representing 9% equity interest in Jasa Vista Sdn Bhd (“JVSB”), a company incorporated in Malaysia for a total cash consideration of Ringgit Malaysia One (RM1.00) only.
- (iv) On 28 September 2010, LBS has acquired 35,000 ordinary shares of RM1.00 each representing 35% equity interest in Astana Modal (M) Sdn Bhd (“AMSB”), a company incorporated in Malaysia for a total cash consideration of Ringgit Malaysia Nineteen Million Six Hundred Thirty Five Thousand (RM19,635,000.00) only.

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

B12. Events subsequent to the Balance Sheet Date

On 22 October 2010, LBGB has through its wholly-owned subsidiaries, Lamdeal Consolidated Development Limited (“LCDL”) and Lamdeal Golf & Country Club Limited (“LGCCCL”) signed a Letter of Intent with Zhuhai Special Economic Zone Long Yi Enterprises Company (“Long Yi”) regarding Long Yi’s intention to buy and LCDL’s and LGCCCL’s intentions to dispose of their respective 10% interest in the joint venture companies, namely Zhuhai International Circuit Consolidated Development Limited (“ZIC Property”) and Zhuhai International Circuit Golf & Country Club Limited (“ZIC Golf”) for an aggregate cash consideration of RMB200 million only (“Proposed Disposal”).

Other than above, there were no events subsequent to the Balance Sheet Date during the quarter under review.

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NOTES TO THE CONDENSED FINANCIAL STATEMENTS (UNAUDITED)

B13. Commitments

	30.09.2010	30.09.2009
	(RM'000)	(RM'000)
<u>Approved and contracted for</u> Joint Venture agreement	53,206	61,092

B14. Contingent Liabilities and Contingent Assets

	30.09.2010	30.09.2009
	(RM'000)	(RM'000)
Bank Guarantee issued for the purpose of property development	8,818	17,928
Corporate guarantees given to suppliers of goods for credit terms granted to subsidiary companies	7,900	6,900
	<u>16,718</u>	<u>24,828</u>

There were no contingent assets as at the date of these condensed financial statements.

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NOTES TO THE CONDENSED FINANCIAL STATEMENTS (UNAUDITED)

B15. Significant Related Party Transactions

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

Related Parties	Amount RM'000
<u>Contractor Fee Paid/ Payable to</u>	
Sun Engineering & Construction Sdn Bhd	1,212
Syarikat Jati Pemborong Am Sdn Bhd	2,061
<u>Sales of development properties to</u>	
Mohd Fazil bin Shafie	210
Hasnorliza Binti Abu Hassan	1,340
<u>Provision of services as advocates and solicitors by</u>	
Messrs. Steven Tai, Wong & Partners	455
Messrs. Rashid Asari & Co.	39
<u>Rental paid/payable to</u>	
Datin Seri Liew Boon	25
Wong Poh Lean	18
Jitumesra Sdn Bhd	16
<u>Provision of services as insurance consultant to</u>	
Syarikat Jati Pemborong Am Sdn Bhd	2
Duta Omega Sdn Bhd	2
<u>Rental income received/receivable from</u>	
Messrs. Steven Tai, Wong & Partners	5

These transactions have been entered into in the normal course of business and established on commercial terms.

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C. ADDITIONAL INFORMATION REQUIRED BY - BURSA MALAYSIA'S LISTING REQUIREMENTS

C1. Review of Performance

The Group has registered a revenue of RM 190.4 million and profit after tax of RM 6.7 million for the period ended 30 September 2010. The revenue has increased by 52% and profit after tax has increased by 165% as compared to previous year corresponding period.

C2. Variation of Results Against Preceding Quarter

For the current quarter, the Group has recorded revenue of RM 79.7 million and profit after tax of RM 5.5 million. The revenue has increased by 13% and profit after tax has increased by 708% as compared to the preceding quarter ended 30 June 2010.

C3. Prospects Commentary

In view of the positive trend in the property market, the Group is developing more medium and also high end projects to cater for the demand.

C4. Profit Forecast and Profit Guarantee

The Company has not issued any profit forecast to the public and has not given any profit guarantee for the year.

C5. Taxation

	Current Quarter 30.09.2010 RM'000	Preceding Year Quarter 30.09.2009 RM'000	Current Year To Date 30.09.2010 RM'000	Preceding Year To Date 30.09.2009 RM'000
Current year taxation	(527)	(1,994)	(3,390)	2,005
Deferred tax	(31)	(209)	(1,309)	(1,294)
Total income tax expense	<u>(558)</u>	<u>(2,203)</u>	<u>(4,699)</u>	<u>711</u>

The current quarter taxation credit was due to adjustment of over provision of tax in previous year.

C6. Unquoted Investments and Properties

There were no material profits/loss on any sale of unquoted investments and/or properties respectively for the current quarter and financial year-to-date.

**C. ADDITIONAL INFORMATION REQUIRED BY
- BURSA MALAYSIA'S LISTING REQUIREMENTS**

C7. Quoted Investments

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

C8. Status of Corporate Proposal Announced

The following is the corporate proposal that has been announced by the Company but not completed as at 23 November 2010, the latest practicable date which shall not be earlier than 7 days from the date of this announcement:-

- (i) On 14 August 2007, the Company has entered into a Memorandum of Undertaking ("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.

The MOU would enable the Company to pursue opportunities in the growing property market in India.

On 14 January 2008, we were notified by Lodha that we have been short listed by the Slum Rehabilitation Authority of the Dharavi Project for submission of tender to bid for the Dharavi Project.

The financial bidding for all the 5 sectors which was in July 2009 has been postponed until further notice by the Slum Rehabilitation Authority.

- (ii) On 22 October 2010, LBGB has through its wholly-owned subsidiaries, Lamdeal Consolidated Development Limited ("LCDL") and Lamdeal Golf & Country Club Limited ("LGCCL") signed a Letter of Intent with Zhuhai Special Economic Zone Long Yi Enterprises Company ("Long Yi") regarding Long Yi's intention to buy and LCDL's and LGCCL's intentions to dispose of their respective 10% interest in the joint venture companies, namely Zhuhai International Circuit Consolidated Development Limited ("ZIC Property") and Zhuhai International Circuit Golf & Country Club Limited ("ZIC Golf") for an aggregate cash consideration of RMB200 million only ("Proposed Disposal").

The parties involved are in the midst of drafting the final agreement with regards to the Proposed Disposal.

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C. ADDITIONAL INFORMATION REQUIRED BY - BURSA MALAYSIA'S LISTING REQUIREMENTS

C9. Borrowings and Debts Securities

Total Group borrowings as at year-to-date were as follows: -

(a)	<u>Secured Bank Borrowings</u>		RM'000
	Bridging loans		84,820
	Term loans		105,358
	Bank overdrafts		53,485
	Revolving credits		30,515
	Hire Purchase		2,958
			277,136
	Short term		86,780
	Long term		190,356
			277,136
(b)	<u>Other Borrowings</u>		
	ICP/IMTN		75,000
			75,000
	Short term		-
	Long term		75,000
			75,000
(c)	Total Borrowings		352,136
(d)	<u>Total Group borrowings and debts</u>		
		Secured	Unsecured
		RM'000	RM'000
	Short term	86,780	-
	Long term	265,356	-
		352,136	-
			352,136
(e)	<u>Foreign borrowings in Ringgit Malaysia equivalent</u>		
	U.S. Dollar	RM23.9 million	

C10. Off Balance Sheet Financial Instruments

There were no Off Balance Sheet Financial Instruments as at the date of the condensed financial statements.

**C. ADDITIONAL INFORMATION REQUIRED BY
- BURSA MALAYSIA'S LISTING REQUIREMENTS**

C11. Material Litigation

There were no material litigation during the quarter, which has a material effect on the financial position of the Group.

C12. Dividends

No interim dividend has been paid or declared by the Company for the current quarter.

C13. Earnings Per Share ("EPS")

(i) Basic Earnings Per Share

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

	Cumulative Period 30.09.2010 RM'000	Cumulative Period 30.09.2009 RM'000
Profit / (Loss) attributable to equity holders of the parent	5,323	(14,483)
Weighted average number of ordinary shares in issue	386,553	385,195
Basic earnings / (losses) per share (sen)	<u>1.38</u>	<u>(3.80)</u>

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C. ADDITIONAL INFORMATION REQUIRED BY - BURSA MALAYSIA'S LISTING REQUIREMENTS

C13. Earnings Per Share ("EPS") (cont'd)

(ii) Diluted Earnings Per Share

The calculation of the diluted earnings per share is based on the adjusted net profit / (loss) attributable to the equity holders of the parent and adjusted weighted average number of ordinary shares in issue during the period have been adjusted for the dilutive potential ordinary shares:-

	Cumulative Period 30.09.2010 RM'000	Cumulative Period 30.09.2009 RM'000
Profit / (Loss) attributable to equity holders of the parent	5,323	(14,483)
Add: -		
- Coupon Interest of ICULS	-	8
Adjusted Profit / (Loss) attributable to equity holders of the parent	<hr/> 5,323	<hr/> (14,475)
Weighted average number of ordinary shares	386,553	385,195
Effect on incremental shares on conversion of ICULS	-	341
Adjusted weighted average number of ordinary shares in issue	<hr/> 386,553	<hr/> 385,536
Diluted earnings / (losses) per share (sen)	<hr/> 1.38	<hr/> (3.80)

By Order of the Board,

Cynthia Lim Mooi Pang
Executive Director
30 November 2010