



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

Interim Financial Report

30 September 2011

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LBS BINA GROUP BERHAD (518482-H)

CONDENSED CONSOLIDATED INCOME STATEMENT (UNAUDITED)

- For the period ended 30 September 2011

	Note	Individual Quarter		Cumulative Quarter	
		Current Year Quarter 30.09.2011 RM'000	Preceding Year Quarter 30.09.2010 RM'000	Current Year To date 30.09.2011 RM'000	Preceding Year To date 30.09.2010 RM'000
Revenue		125,014	79,713	302,060	190,429
Operating profit		23,073	12,833	65,857	24,360
Interest income		350	346	1,264	742
Depreciation and amortisation		(3,417)	(3,434)	(10,009)	(10,192)
Finance costs		(3,732)	(4,773)	(11,160)	(12,802)
Share of results of associates		(1)	(41)	(207)	(41)
Profit / (loss) before taxation		16,273	4,931	45,745	2,067
Taxation	B5	(8,344)	558	(15,740)	4,699
Profit for the period		7,929	5,489	30,005	6,766
Attributable to: -					
Equity holders of the Company		8,133	4,153	27,704	5,323
Non-controlling interest		(204)	1,336	2,301	1,443
		7,929	5,489	30,005	6,766
Earnings per share attributable to equity holders of the Company					
-Basic (sen)	B13	2.10	1.08	7.17	1.38
-Diluted (sen)	B13	2.10	1.08	7.17	1.38

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 report.

LBS BINA GROUP BERHAD (518482-H)**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (UNAUDITED)**
- For the period ended 30 September 2011

	Individual Quarter		Cumulative Quarter	
	Current	Preceding	Current	Preceding
	Year	Year	Year	Year
	Quarter	Quarter	Quarter	Quarter
	30.09.2011	30.09.2010	30.09.2011	30.09.2010
	RM'000	RM'000	RM'000	RM'000
Profit for the period	7,929	5,489	30,005	6,766
Other comprehensive income, net of tax:				
Foreign currency translation difference	17,215	(9,140)	18,281	(20,307)
Total comprehensive income for the period	25,144	(3,651)	48,286	(13,541)
Total comprehensive income attributable to:				
Equity holders of the Company	20,722	(2,465)	40,241	(9,757)
Non-controlling interest	4,422	(1,186)	8,045	(3,784)
	25,144	(3,651)	48,286	(13,541)

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 report.

LBS BINA GROUP BERHAD (518482-H)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (UNAUDITED)

- As at 30 September 2011

	Note	30.09.2011 (Unaudited) RM'000	31.12.2010 (Audited) RM'000
<u>ASSETS</u>			
Non-Current Assets			
Property, plant and equipment	A10	217,424	208,475
Capital work-in progress		5,518	4,269
Investment properties		4,955	5,200
Land and property development costs		481,369	483,325
Investment in associated companies		2,557	2,750
Trade and other receivables		48,979	48,264
Other investments		1,253	1,254
Goodwill arising from consolidation		122,071	126,634
		884,126	880,171
Current Assets			
Inventories		19,150	20,728
Properties held for sale		1,092	1,092
Land and property development costs		101,142	104,314
Trade and other receivables		308,385	212,010
Tax recoverable		6,186	3,163
Fixed deposits with licensed banks		21,799	4,049
Cash held under Housing Development Accounts		31,615	17,595
Cash and bank balances		39,665	41,307
		529,034	404,258
TOTAL ASSETS		1,413,160	1,284,429
<u>EQUITY AND LIABILITIES</u>			
Equity attributable to equity holders of the Company			
Share capital		386,553	386,553
Reserves		32,225	38,824
		418,778	425,377
Non-controlling Interest		83,511	106,935
Total Equity		502,289	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 report.

LBS BINA GROUP BERHAD (518482-H)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (UNAUDITED)
- As at 30 September 2011

	Note	30.09.2011 (Unaudited) RM'000	31.12.2010 (Audited) RM'000
Non-Current Liabilities			
Trade and other payables		99,737	48,572
Hire purchase payables	B9	2,364	2,220
Bank borrowings	B9	197,473	179,071
Other long term borrowings	B9	115,000	75,000
Deferred tax liabilities		79,853	78,566
		494,427	383,429
Current Liabilities			
Trade and other payables		299,908	249,294
Hire purchase payables	B9	876	888
Bank overdrafts	B9	45,078	50,827
Bank borrowings	B9	29,798	34,409
Tax payable		40,784	33,270
		416,444	368,688
Total Liabilities		910,871	752,117
TOTAL EQUITY AND LIABILITIES		1,413,160	1,284,429
Net Assets per share attributable to equity holders of the Company (RM)		1.08	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 2010 and the accompanying explanatory notes attached to the interim financial report.

LBS BINA GROUP BERHAD (518482-H)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (UNAUDITED)

~ For the period ended 30 September 2011

	Attributable to equity holders of the Company									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	Other Reserve RM'000	Retained Profits RM'000	Sub-total RM'000		
Balance as at 1.1.2011	386,553	16,945	338	3,928	490	14,952	-	2,171	425,377	106,935	532,312
Total comprehensive income for the financial period	-	-	-	12,537	-	-	-	27,704	40,241	8,045	48,286
Dividend paid	-	-	-	-	-	-	-	-	-	(1,078)	(1,078)
Realisation of subsidiary's reserve	-	-	-	-	(490)	-	-	490	-	-	-
Acquisition of additional investment from non-controlling interest	-	-	-	-	-	-	-	-	-	(30,391)	(30,391)
Premium paid for acquisition of additional interest in subsidiaries	-	-	-	-	-	-	(46,955)	-	(46,955)	-	(46,955)
Share-based payment under ESOS	-	-	115	-	-	-	-	-	115	-	115
Balance as at 30.09.2011	386,553	16,945	453	16,465	-	14,952	(46,955)	30,365	418,778	83,511	502,289

	Attributable to equity holders of the Company									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	Accumulated Losses RM'000	Sub-total RM'000		
Balance as at 1.1.2010	386,553	16,945	317	19,217	773	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	19,217	773	14,952	(9,506)	(14,623)	414,628	104,047	518,675
Total comprehensive income for the financial period	-	-	-	(15,080)	-	-	-	5,323	(9,757)	(3,784)	(13,541)
Share-based payment under ESOS	-	-	104	-	-	-	-	-	104	-	104
Balance as at 30.09.2010	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 2010 and the accompanying explanatory notes attached to the interim financial report.

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CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS (UNAUDITED)

- For the period ended 30 September 2011

	Period Ended 30.09.2011 RM'000	Period Ended 30.09.2010 RM'000
Net cash used in operating activities	(11,385)	(6,926)
Net cash used in investing activities	(4,919)	(24,201)
Net cash generated from financing activities	64,787	64,278
Net increase in cash and cash equivalents	48,483	33,151
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	958	(3,060)
Cash and cash equivalents at the end of financial period	26,515	8,910

Cash and cash equivalents comprise: -

Deposits with licensed banks	21,799	30,330
Cash held under Housing Development Accounts	31,615	20,220
Cash and bank balances	39,665	15,167
Bank overdrafts	(45,078)	(53,485)
	48,001	12,232
Less : Fixed deposits pledged with licensed banks	(21,434)	(3,322)
Cash and bank balances pledged	(52)	-
	26,515	8,910

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 report.

NOTES TO THE INTERIM FINANCIAL REPORT (UNAUDITED)

A1. Basis of preparation

The interim financial report is unaudited and has 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 report 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 report 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 nine months ended 30 September 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 and 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
Amendments to FRS 1	Limited Exemption from Comparative FRS 7 Disclosure for First-time Adopters
Amendments to FRS 1	Additional Exemptions for First-time Adopters
Amendments to FRS 2	Group Cash-settled Share-based Payment Transactions
Amendments 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)”	
IC Interpretation 19	Extinguishing Financial Liabilities with Equity Instruments
Amendments to IC Interpretation 14	Prepayment of a Minimum Funding Requirement

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A2. Changes in accounting policies (cont'd)

The initial applications of the above applicable new FRSs, revised FRSs, 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 have not adopted earlier the following new FRSs, revised FRSs, 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 15	Agreements for Construction of Real Estate	1 January 2012
FRS 124	Related Party Disclosures	1 January 2012
FRS 9	Financial Instruments	1 January 2013
FRS 10	Consolidated Financial Statements	1 January 2013
FRS 11	Joint Arrangements	1 January 2013
FRS 12	Disclosures of Interest in Other Entities	1 January 2013
FRS 13	Fair Value Measurement	1 January 2013
Amendments to FRS 101	Presentation of Items of Other Comprehensive Income	1 July 2012
Amendments to FRS 112	Deferred Tax : Recovery of Underlying Assets	1 January 2012
FRS 119	Employee Benefits	1 January 2013
FRS 127	Separate Financial Statements	1 January 2013
FRS 128	Investment in Associates and Joint Ventures	1 January 2013

On 19 November 2011, the Malaysian Accounting Standard Board (MASB) gives notices of issuance new MASB approved accounting standards, herein-refer as **Malaysian Financial Reporting Standards (MFRSs or framework MFRS)**. Entities Other Than Private Entities shall apply the MFRS framework for annual periods beginning on or after 1 January 2012, with the exception of entities subject to the application of MFRS 141 Agriculture and/or IC Interpretation 15 Agreements for the Construction of Real Estate. Early application of MFRS framework is permitted.

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.

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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.

A9. Segmental reporting

The segmental information of the Group was as follows: -

9 months ended 30 September 2011

	Property Development RM'000	Construction RM'000	Golf Course & Club House RM'000	Management, Investment & Others RM'000	Elimination RM'000	Consolidated RM'000
REVENUE						
External revenue	277,221	7,879	16,760	200	-	302,060
Inter-segment	-	83,672	-	41,938	(125,610)	-
Total Revenue	277,221	91,551	16,760	42,138	(125,610)	302,060
RESULTS						
Segment result	76,095	(8,169)	(2,317)	(9,761)	-	55,848
Interest income	893	-	-	371	-	1,264
Finance cost	(3,921)	(633)	-	(6,606)	-	(11,160)
Share of results of associates	-	-	-	(207)	-	(207)
Profit before taxation	73,067	(8,802)	(2,317)	(16,203)	-	45,745
Taxation	(15,393)	(833)	754	(268)	-	(15,740)
Profit for the period	57,674	(9,635)	(1,563)	(16,471)	-	30,005
Assets						
Additional to non-current assets	31,721	4,622	902	623	-	37,868
Segment assets	1,096,845	29,509	232,065	54,741	-	1,413,160
Other non-cash expenses						
Depreciation / amortisation	1,199	693	8,115	2	-	10,009
Loss on unrealised foreign exchange	-	-	-	743	-	743
Impairment of other receivables	15	-	-	4	-	19
Loss on disposal of property, plant and equipment	20	-	-	-	-	20
Property, plant and equipment written off	-	-	-	1	-	1

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A9. Segmental reporting (cont'd)

9 months ended 30 September 2011 (cont'd)

	Property Development RM'000	Construction RM'000	Golf Course & Club House RM'000	Management, Investment & Others RM'000	Elimination RM'000	Consolidated RM'000
Other non-cash expenses (cont'd)						
Impairment on goodwill in subsidiary companies	4,631	-	-	-	-	4,631
Share based payment	-	-	-	115	-	115
Other non-cash income						
Gain on unrealised foreign exchange	-	-	-	(778)	-	(778)
Gain on disposal of investment property	-	-	-	(5)	-	(5)
Gain on disposal of property, plant and equipment	(94)	-	-	-	-	(94)
Impairment of other receivables written back	(5)	-	-	-	-	(5)
Gain on disposal of associate	-	-	-	(150)	-	(150)
Gain on disposal of subsidiaries	-	-	-	(11)	-	(11)
Waiver of advances from a related company	-	-	-	(24)	-	(24)

9 months ended 30 September 2010

	Property Development RM'000	Construction RM'000	Golf Course & Club House RM'000	Management, Investment & Others RM'000	Elimination RM'000	Consolidated RM'000
REVENUE						
External revenue	169,026	4,679	16,555	169	-	190,429
Inter-segment	-	83,058	-	21,190	(104,248)	-
Total Revenue	169,026	87,737	16,555	21,359	(104,248)	190,429
RESULTS						
Segment result	85,191	(56,591)	(927)	(13,505)	-	14,168
Interest income	650	10	-	82	-	742
Finance cost	(4,629)	(907)	-	(7,266)	-	(12,802)
Share of results of associates	-	-	-	(41)	-	(41)
Profit before taxation	81,212	(57,488)	(927)	(20,730)	-	2,067
Taxation	6,352	(2,263)	612	(2)	-	4,699
Profit for the period	87,564	(59,751)	(315)	(20,732)	-	6,766
Assets						
Additional to non-current assets	29,791	1,630	2,250	-	-	33,671
Segment assets	952,496	14,322	121,146	137,264	-	1,225,228
Other non-cash expenses						
Depreciation / Amortisation	1,250	475	8,456	10	-	10,191
Loss on disposal of property, plant and equipment	17	127	-	-	-	144
Loss on disposal of other investment	-	-	-	1,418	-	1,418
Property, plant and equipment written off	-	-	191	-	-	191
Share based payment	-	-	-	103	-	103
Other non-cash income						
Impairment of receivables written back	(108)	-	-	-	-	(108)
Impairment of provision loss written back	(862)	-	-	-	-	(862)

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A9. Segmental reporting (cont'd)

9 months ended 30 September 2010 (cont'd)

	Property Development RM'000	Construction RM'000	Golf Course & Club House RM'000	Management, Investment & Others RM'000	Elimination RM'000	Consolidated RM'000
<u>Other non-cash income (cont'd)</u>						
Impairment on other investment	-	-	-	(1,418)	-	(1,418)
Gain on disposal of property, plant and equipment	(94)	-	-	-	-	(94)

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 15 July 2011, LBS has acquired Two Hundred Forty Five Thousand (245,000) ordinary shares of RM1.00 each representing 49% equity interest in Azam Perspektif Sdn Bhd ("APSB"), a company incorporated in Malaysia for a total cash consideration of Ringgit Malaysia Five Million One Hundred Thousand (RM5,100,000) only. Consequently, LBS's shareholding in APSB has increased from 51% to 100%. APSB became a wholly-owned subsidiary of LBS.

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 10 October 2011, Cergas Asal (M) Sdn Bhd ("CASB"), a wholly owned subsidiary of LBS has increased its paid up share capital from 2,500,000 to 2,500,100 ordinary shares of RM1.00 each. LBS has subscribed all its shareholding in CASB by way of cash.
- (ii) On 10 October 2011, Pelangi Homes Sdn Bhd ("PHSB"), a wholly owned subsidiary of LBS has increased its paid up share capital from 2,500,000 to 2,500,100 ordinary shares of RM1.00 each. LBS has subscribed all its shareholding in PHSB by way of cash.
- (iii) 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 wherein the completion of the disposal is conditional upon receiving of full purchase price. On 19 October 2011, LBS has received the full purchase price of Ringgit Malaysia Six Hundred Twenty Thousand (RM620,000) only. Consequently, TSSB ceased as subsidiary of LBS.
- (iv) on 17 March 2011, Sinaran Restu Sdn Bhd ("SRSB"), a wholly owned subsidiary of LBS 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 wherein the completion of the disposal is conditional upon receiving of full purchase price. On 19 October 2011, SRSB has received the full purchase price of Ringgit Malaysia Three Hundred Eighty Thousand (RM380,000) only. Consequently, DSSSB ceased as subsidiary of SRSB.

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

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A13. Capital commitments

	30.09.2011 RM'000	30.09.2010 RM'000
Contractual commitments for property development	-	53,206

A14. Changes in contingent assets or contingent liabilities

	30.09.2011 RM'000	30.09.2010 RM'000
Bank guarantee issued for property development	8,811	8,818

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

A15. Significant related party transactions

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

Related Parties	Amount RM'000
Contractor fees paid/ payable	16,595
Sales of properties	39,166
Provision of services as advocates and solicitors	568
Rental paid/payable	69
Rendering of services	76
Rental income received/receivable	7

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

The nature and relationship between the Group and the related parties are as follows:

- (i) Companies in which the brothers of a Director of the Company have financial interest;
- (ii) Persons connected to certain Directors of the Company;
- (iii) Firms and/or companies in which a son of a Director of the Company and its subsidiaries is one of the partners of the firm and/or the companies;
- (iv) Director of a subsidiary companies are the partner of the firms and/or the companies;
- (v) A Company in which one of the Director of the Company and its subsidiaries have financial interest; and
- (vi) Director and key management personnel having authority for planning, directing and controlling the activities of the Company and their close family members.

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

B1. Review of group performance

For the 9 months ended 30 September 2011, the Group achieved strong revenue and profit before tax (PBT) of approximately RM302 million and RM46 million respectively. This represents 59% improvement for revenue and 2113% improvement for PBT over the corresponding period in the previous year.

For the current quarter under review, the Group recorded revenue and PBT of approximately RM125 million and RM16 million respectively. This represents an improvement of 57% and 230% in revenue and PBT respectively over the same quarter last year.

The improved revenue and PBT are attributable to progressive recognition of revenue and profit contribution from its ongoing projects with good take up rates such as, *D'Island Residence* in Puchong, *Topaz III*, *Ivory Residences I & II*, *Indigo Homes and Lavender II* in Bandar Saujana Putra (BSP) as well as other commercial and industrial projects such as *Taman Perindustrian Tasik Perdana* in Puchong and *Saujana Business Park* in BSP.

B2. Material change in quarterly results compared with the immediate preceding quarter

The Group's current quarter PBT is approximately RM16 million as compared to RM15 million in the immediate preceding quarter.

B3. Prospects for the current financial year

The Board is pleased to report that as at November 29, 2011, the Group has already achieved sales of approximately RM623 million, which is approximately 48% more than the total sales for the year 2010 of RM422 million.

With the Group's 20 ongoing projects and unbilled sales of approximately RM638 million as at 15 November 2011, the Group is confident of achieving further improvement in its 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.

LBS BINA GROUP BERHAD (518482-H)

B5. Taxation

	Individual Quarter		Cumulative Quarter	
	Current year Quarter 30.09.2011 RM'000	Preceding year Quarter 30.09.2010 RM'000	Current year To date 30.09.2011 RM'000	Preceding year To date 30.09.2010 RM'000
Current year's provision	8,264	(180)	16,820	3,444
Under / (over) provision	263	(347)	37	(6,834)
Deferred taxation	(183)	(31)	(1,117)	(1,309)
Total	8,344	(558)	15,740	(4,699)

The effective tax rate of the Group for the current quarter and financial period to date is higher than the statutory tax rate of 25% mainly due to the losses of certain subsidiaries which cannot set off against taxable profits made by other subsidiaries, non-tax deductible expenses and non-recognition of deferred tax assets for certain temporary differences.

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.

B8. Status of corporate proposals announced but not completed

There was no corporate proposal announced by the Company but has not been completed as at 23 November 2011, being the latest practicable date which shall not be earlier than 7 days from the date of issuance of this interim financial report.

B9. Borrowings and debts securities

Total group borrowings as at 30 September 2011 were as follows: -

	Secured RM'000	Unsecured RM'000	Total RM'000
Bank overdrafts	45,078	-	45,078
Short term borrowings	30,674	-	30,674
Long term borrowings	199,837	-	199,837
Islamic commercial papers / Islamic medium term notes	115,000	-	115,000
	390,589	-	390,589

Currency exposure profile of borrowings were as follows: -

	Secured RM'000	Unsecured RM'000	Total RM'000
Ringgit Malaysia	371,409	-	371,409
United States Dollar	19,180	-	19,180
	390,589	-	390,589

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B10. Off balance sheet financial instruments

There were no off balance sheet financial instruments as at 23 November 2011, being the latest practicable date which shall not be earlier than 7 days from the date of issuance of this interim financial report.

B11. Changes in material litigation

There was no material litigation as at 23 November 2011, being the latest practicable date which shall not be earlier than 7 days from the date of issuance of this interim financial report,

B12. Dividend proposed

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

B13. Earnings per share (“EPS”)

Basic EPS

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

	Cumulative Period 30.09.2011 RM'000	Cumulative Period 30.09.2010 RM'000
Profit attributable to equity holders of the Company	27,704	5,323
Weighted average number of ordinary shares in issue	386,553	386,553
Basic EPS (sen)	7.17	1.38

Note: Computation of diluted EPS is not applicable as there are no outstanding shares to be issued.

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B14. Realised and unrealised profits/(losses)

	Unaudited 30.09.2011 RM '000	Audited 31.12.2010 RM '000
Total retained profits / (losses) of the Company and its subsidiaries:-		
- Realised	153,207	114,539
- Unrealised	(10,333)	(11,313)
	<hr/> 142,874	<hr/> 103,226
Total share of accumulated losses from associated companies		
- Realised	(582)	(379)
- Unrealised	-	-
	<hr/> 142,292	<hr/> 102,847
Less : Consolidation adjustments	(111,927)	(100,676)
Total Group retained profits as per consolidated accounts	<hr/> <u>30,365</u>	<hr/> <u>2,171</u>

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
30 November 2011