



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

INTERIM FINANCIAL STATEMENTS

31 December 2010

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LBS BINA GROUP BERHAD (518482-H)

CONDENSED CONSOLIDATED INCOME STATEMENT (UNAUDITED)
- For the year ended 31 December 2010

	Note	3 months ended		Year ended	
		31.12.2010 RM'000	31.12.2009 RM'000	31.12.2010 RM'000	31.12.2009 RM'000
Revenue		148,163	72,788	338,592	198,476
Operating Profit		32,608	10,356	56,968	21,644
Reserve on Consolidation		-	55	-	55
Interests Income		456	760	1,198	1,755
Depreciation and Amortisation		(2,938)	(3,288)	(13,130)	(13,696)
Finance Costs		(3,155)	(4,827)	(15,957)	(16,314)
Share of Results of Associates		(145)	14	(186)	(2)
Profit/(Loss) before taxation		26,826	3,070	28,893	(6,558)
Taxation	B5	(7,167)	(3,639)	(2,468)	(4,350)
Profit/(Loss) for the period/year		19,659	(569)	26,425	(10,908)
Attributable to: -					
Equity holders of the Company		11,728	(2,699)	17,051	(17,182)
Minority interest		7,931	2,130	9,374	6,274
		19,659	(569)	26,425	(10,908)

Earnings / (Losses) per share attributable to equity holders of the Company

-Basic (Sen)	B13	3.03	(0.70)	4.41	(4.45)
-Diluted (Sen)	B13	3.03	(0.70)	4.41	(4.45)

The Condensed Consolidated Income Statement 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 interim financial statements.

LBS BINA GROUP BERHAD (518482-H)**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (UNAUDITED)**
- For the year ended 31 December 2010

	3 months ended		Year ended	
	31.12.2010	31.12.2009	31.12.2010	31.12.2009
	RM'000	RM'000	RM'000	RM'000
Profit/(Loss) for the period/year	19,659	(569)	26,425	(10,908)
Other comprehensive income after tax:				
Foreign currency translation difference	1,452	(4,034)	(18,855)	(7,692)
Total comprehensive income for the period/year	<u>21,111</u>	<u>(4,603)</u>	<u>7,570</u>	<u>(18,600)</u>
Total comprehensive income attributable to:				
Equity holders of the Company	14,169	2,104	4,412	(14,774)
Minority interest	6,942	(6,707)	3,158	(3,826)
	<u>21,111</u>	<u>(4,603)</u>	<u>7,570</u>	<u>(18,600)</u>

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 interim financial statements.

LBS BINA GROUP BERHAD (518482-H)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (UNAUDITED)

- As at 31 December 2010

	Note	31.12.2010 (Unaudited) RM'000	31.12.2009 (Audited) RM'000
<u>ASSETS</u>			
Non-Current Assets			
Property, Plant and Equipment	A10	208,375	79,773
Capital Work-in progress		4,267	2,295
Prepaid Lease Payments		-	154,520
Investment Properties		5,200	4,997
Land and Property Development Costs		473,703	419,921
Investment in Associated Companies		2,753	2,438
Trade and other Receivables		48,252	24,111
Other Investments		1,254	1,254
Goodwill Arising from Consolidation		131,598	90,125
		875,402	779,434
Current Assets			
Inventories		20,807	26,079
Properties held for sale		1,092	1,092
Land and Property Development Costs		106,186	121,785
Trade and Other Receivables		216,217	265,121
Fixed Deposits with Licensed Banks		31,905	51,478
Cash held under Housing Development Accounts		17,510	11,285
Cash and Bank Balances		14,855	14,307
		408,572	491,147
TOTAL ASSETS		1,283,974	1,270,581
<u>EQUITY AND LIABILITIES</u>			
Equity attributable to equity holders of the Company			
Share Capital		386,553	386,553
Reserves		42,097	37,581
		428,650	424,134
Minority Interest		105,444	102,286
Total Equity		534,094	526,420

LBS BINA GROUP BERHAD (518482-H)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (UNAUDITED)
- As at 31 December 2010

	Note	31.12.2010 (Unaudited) RM'000	31.12.2009 (Audited) RM'000
Non-Current Liabilities			
Trade and Other payables		19,557	15,500
Hire Purchase Payables	B9	2,219	2,003
Bank Borrowings	B9	190,133	177,519
Other Long Term Borrowings	B9	75,000	20,000
Deferred Taxation		79,226	83,682
		366,135	298,704
Current Liabilities			
Trade and Other Payables		273,206	269,030
Hire Purchase Payables	B9	890	848
Bank Overdrafts	B9	50,827	77,935
Bank Borrowings	B9	24,563	37,914
Other Borrowings	B9	-	15,000
Tax Payable		34,259	44,730
		383,745	445,457
Total Liabilities		749,880	744,161
TOTAL EQUITY AND LIABILITIES		1,283,974	1,270,581
Net Assets per share attributable to equity holders of the Company (RM)		1.11	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 interim financial statements.

LBS BINA GROUP BERHAD (518482-H)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (UNAUDITED)

~ For the year ended 31 December 2010

	Attributable to equity holders of the Company							Sub-total RM'000	Minority Interest RM'000	Total Equity RM'000
	Non-distributable									
	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	Accumulated (Losses)/Profits RM'000			
Balance as 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 first adoption of FRS 139	-	-	-	-	-	-	-	-	-	-
Balance as at 1.1.2010 (restated)	386,553	16,945	317	19,217	773	14,952	(14,623)	424,134	102,286	526,420
Total comprehensive income for the year	-	-	-	(12,639)	-	-	17,051	4,412	3,158	7,570
Realisation of subsidiary's reserve	-	-	-	-	(283)	-	283	-	-	-
Share-based payment under ESOS	-	-	104	-	-	-	-	104	-	104
Balance as at 31.12.2010	386,553	16,945	421	6,578	490	14,952	2,711	428,650	105,444	534,094

	Attributable to equity holders of the Company							Sub-total RM'000	Minority Interest RM'000	Total Equity RM'000	
	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 Profits/ (Losses) RM'000			
Balance as 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 income for the year	-	-	-	-	2,407	-	-	(17,181)	(14,774)	(3,826)	(18,600)
Conversion of ICULS shares	341	-	(341)	-	-	-	-	-	-	-	-
Reclassification of ICULS	-	-	12	-	-	-	-	-	12	-	12
Realisation of subsidiary's reserve	-	-	-	-	-	282	-	(282)	-	-	-
Realisation of Warrant Reserve on Issue of Warrants	-	-	-	-	-	-	(23)	-	(23)	-	(23)
Share-based payment under ESOS	-	-	-	102	-	-	-	-	102	-	102
Balance as at 31.12.2009	386,553	16,945	-	317	19,217	773	14,952	(14,623)	424,134	102,286	526,420

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 interim financial statements.

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CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS (UNAUDITED)
- For the year ended 31 December 2010

	Year Ended 31.12.2010 RM'000	Year Ended 31.12.2009 RM'000
Net cash generated from /(used in) operating activities	25,554	(42,573)
Net cash used in investing activities	(46,257)	(4,219)
Net cash generated from/(used in) financing activities	54,796	(4,853)
Net increase/ (decrease) in cash and cash equivalents	34,093	(51,645)
Cash and cash equivalents at the beginning of financial period	(21,180)	31,508
Transfer from debt service reserve accounts	-	33
Effect of exchange rate changes	(3,179)	(1,076)
Cash and cash equivalents at the end of financial year	9,734	(21,180)

Cash and cash equivalents comprise: -

Deposits with licensed banks	31,905	51,478
Cash held under Housing Development Accounts	17,510	11,285
Cash and bank balances	14,855	14,307
Bank overdrafts	(50,827)	(77,936)
	13,443	(866)
Less : Deposits pledged	(3,709)	(19,277)
Deposits in Sinking Fund / Cash Collateral Accounts	-	(1,037)
	9,734	(21,180)

The Condensed Consolidated Statement of Cash Flows 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 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 2009. 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 2009.

The interim financial information for the three months ended 31 December 2010 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 year, the Group has adopted the following applicable new Financial Reporting Standards (“FRSs”) , revised FRSs, Issues Committee (“IC”) Interpretations, amendments to FRSs and IC Interpretations, issued by the Malaysian Accounting Standards Board that are mandatory for the current financial year:-

FRS 8	Operating Segments
FRS 4	Insurance Contracts
FRS 7	Financial Instruments: Disclosures
FRS 101	Presentation of Financial Statements
FRS 123	Borrowing Costs
FRS 139	Financial Instruments: Recognition and Measurement
Amendments to FRS 2	Share-based Payment-Vesting Conditions and Cancellations
Amendments to FRS 132	Financial Instruments: Presentation
IC Interpretation 9	Reassessment of Embedded Derivatives
IC Interpretation 10	Interim Financial Reporting and Impairment
IC Interpretation 11	FRS 2 - Group and Treasury Share Transactions
IC Interpretation 13	Customer Loyalty Programmes
IC Interpretation 14	FRS 119 - The Limit on a defined Benefit Asset, Minimum Funding Requirements and their Interaction

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

Amendments to FRS 139, Financial Instruments: Recognition and Measurement, FRS 7, Financial Instruments: Disclosures and IC Interpretation 9, Reassessment of Embedded Derivatives

Amendments to FRSs contained in the document entitled “Improvements to FRSs (2009)”

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A2. Changes in Accounting Policies (cont'd)

The revised FRS 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 has 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:-

		<u>Effective date for financial periods beginning on or after</u>
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 Disclosure for First-time Adopters	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
Amendments to FRSs contained in the documents entitled "Improvements to FRSs (2010)"		1 January 2011
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

A2. Changes in Accounting Policies (cont'd)

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 7 Financial Instruments: Disclosures

This new standard requires disclosures in financial statements that enable users to evaluate the significance of financial instruments for the entity's financial position and performance, and the nature and extent of risks arising from financial instruments to which an entity is exposed and how these risks are managed. This standard requires both qualitative disclosures describing management's objectives, policies and processes for managing those risks, and quantitative disclosures providing information about the extent to which an entity is exposed to risk, based on information provided internally to the entity's key management personnel.

ii. FRS 123 Borrowing Costs

This new standard removes the option of immediately recognising as an expense borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset. However, capitalisation of borrowing costs is not required for assets measured at fair value, and inventories that are manufactured or produced in large quantities on a repetitive basis, even if they take a substantial period of time to get ready for use or sale.

iii. FRS 8: Operating Segments (FRS 8)

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 segmental reporting had been presented based on the internal reporting to the chief operating decision maker who makes decisions on the allocation of resources and assesses the performance of the reportable segments. This standard does not have any impact on the financial position and results of the Group.

iv. FRS 101: Presentation of Financial Statement (FRS 101)

FRS 101 separates 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 are presented as a single line labeled as total comprehensive income.

v. Amendments to FRS 117: Leases (FRS 117)

Amendments to FRS 117 sets out the new requirement where leasehold land which is in substance a finance lease will be reclassified to property, plant and equipment. The Group has reassessed and determined that all leasehold land of the Group are in substance finance leases and accordingly, has reclassified the leasehold land to property, plant and equipment. The change in accounting policy has been made retrospectively in accordance with the transitional provisions of the amendment.

The reclassification does not affect the basic and diluted earnings per ordinary share for the current and prior periods.

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A2. Changes in Accounting Policies (cont'd)

The following comparative figures have been restated following the adoption of the amendments to FRS 117:-

Cost	As at 31 December 2009	
	As restated RM'000	As previously stated RM'000
Property, plant and equipment	234,293,031	79,773,424
Prepaid land lease payments	-	154,519,607

vi. FRS 139 Financial Instruments: Recognition and Measurement

FRS 139 sets out the new requirements for the recognition and measurement of the Group's financial instruments. Financial instruments are recorded initially at fair value. Subsequent measurement of the financial instruments at the balance sheet date reflects the designation of the financial instruments. The Group determines the classification at initial recognition and for the purpose of the first adoption of the standard, as at transitional date on 1 January 2010.

Financial assets

Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss are financial assets held for trading. A financial asset is classified in this category if acquired principally for the purpose of selling in the short term. Assets in this category are classified as current assets.

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They arise when the Group provides money, goods or services directly to a debtor with no intention of trading the receivable. They are included in current assets, except for maturities greater than 12 months after the balance sheet date. Loans and receivables are included in trade and other receivables in the balance sheet.

Available for sale financial assets

Available for sale financial assets are non-derivatives that are either designated in this category or not classified in any of the other categories. They are included in non-current assets unless management intends to dispose of the investment within 12 months of the balance sheet date.

Held to maturity financial assets

Held to maturity financial assets are non-derivative financial assets with fixed or determinable payments and fixed maturities that the Group's management has the positive intention and ability to hold to maturity. If the Group were to sell other than an insignificant amount of held to maturity financial asset, the whole category would be tainted and reclassified as available for sale. Held to maturity financial assets are included in non-current assets, except for those with maturities less than 12 months from the reporting date, which are classified as current assets.

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A2. Changes in Accounting Policies (cont'd)

Financial liabilities

Financial liabilities are classified as financial at fair value through profit or loss, loans and borrowings, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

Financial guarantee contracts

The Group has provided various financial guarantees to banks for the guarantee of credit facilities granted to its various subsidiaries. The Group monitors the performance of its subsidiaries closely to ensure they meet all their financial obligations. In view that there is minimal risk of default, the Group has not carried the value of the financial guarantee in its books.

Impact on opening balance

FRS 139 did not have any significant impact on the financial position and results of the Group.

vii. FRS 140: Investment Property (FRS 140)

Before 1 January 2010, an investment property under construction was classified as property, plant and equipment and measured at cost. Such property is stated at cost until construction or development was completed, at which time it would be remeasured to fair value and reclassified as investment property. Any gain or loss arising on remeasurement was recognised in profit or loss.

With the amendments made to FRS 140 with effect from 1 January 2010, investment property under construction is classified as investment property. Where the fair value of the investment property under construction is not reliably determinable, the investment property under construction is measured at cost until either its fair value becomes reliably determinable or construction is complete, whichever is earlier.

The change in accounting policy has been made prospectively in accordance with the transitional provisions of FRS 140. Hence, the adoption of FRS 140 does not affect the basic and diluted earnings per ordinary share for prior periods and has no material impact to current year's basic and diluted earnings per ordinary share.

A3. Auditors' Report on Preceding Annual Financial Statements

The auditors' report on the financial statements for the year ended 31 December 2009 was not subject to any qualification.

A4. Seasonal or Cyclical Factors

The operations of the Group during the quarter were not affected by any material 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 changes in estimates that have a material effect in the current quarter's results.

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A7. Debt and Equity Securities

- (i)* On 10 December 2010, Astana Modal (M) Sdn Bhd (“AMSB”), an associated company of LBS, has increased its paid up capital from 100,000 to 250,000 ordinary shares of RM1.00 each. LBS has subscribed additional 52,500 ordinary share of RM1.00 in AMSB.
- (ii)* On 30 December 2010, Cergas Asal (M) Sdn Bhd (“CASB”), a wholly-owned subsidiary of LBS, has increased its paid up capital from 2,000,000 to 2,500,000 ordinary shares of RM1.00 each. LBS has subscribed all its shareholdings in CASB.
- (iii)* On 30 December 2010, Pelangi Homes Sdn Bhd (“PHSB”), a wholly-owned subsidiary of LBS, has increased its paid up capital from 1,000,000 to 2,500,000 ordinary shares of RM1.00 each. LBS has subscribed all its shareholdings in PHSB.

Other than the above, there were no changes in the debts and equity securities during the quarter under review.

A8. Dividend Paid

There was no dividend paid during the quarter.

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A9. Segmental Reporting

The segmental information of the Group was as follows: -

Year ended 31 December 2010

	Property Development	Construction (Note 1)	Golf Course & Club House (Note 2)	Management, Investment & Others	Elimination	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
REVENUE						
External revenue	307,315	8,645	22,404	228	-	338,592
Inter-segment	-	114,599	-	44,855	(159,454)	-
Total Revenue	307,315	123,244	22,404	45,083	(159,454)	338,592
RESULTS						
Segment result	146,943	(74,998)	(1,802)	(26,305)	-	43,838
Interest income						1,198
Finance cost						(15,957)
Share of results of associates						(186)
Profit before taxation						28,893
Taxation						(2,468)
Profit for the year						26,425

Note:

- 1) *The loss in construction segment was due to elimination of inter-segment transactions.*
- 2) *The loss in golf course and club house segment was derived after charging depreciation and amortization of RM10.8 million*

Year ended 31 December 2009

	Property Development	Construction (Note 1)	Golf Course & Club House (Note 2)	Management, Investment & Others	Elimination	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
REVENUE						
External revenue	164,811	13,762	19,675	228	-	198,476
Inter-segment	-	22,128	-	16,960	(39,088)	-
Total Revenue	164,811	35,890	19,675	17,188	(39,088)	198,476
RESULTS						
Segment result	30,975	(10,645)	(5,444)	(5,973)	-	8,913
Interest income						790
Reserve on consolidation						55
Finance cost						(16,314)
Share of results of associates						(2)
Loss before taxation						(6,558)
Taxation						(4,350)
Loss for the year						(10,908)

Note:

- 1) *The loss in construction segment was due to elimination of inter-segment transactions.*
- 2) *The loss in golf course and club house segment was derived after charging depreciation and amortization of RM11.8 million.*

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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 20 December 2010, LBS has acquired 75,000 ordinary shares of RM1.00 each representing 30% equity interest in Astana Modal (M) Sdn Bhd ("AMSB"), a company incorporated in Malaysia for a total cash consideration of Ringgit Malaysia Twenty Two Million One Hundred Thirty Six Thousand Five Hundred Thirty Eight (RM22,136,538.00) only. Consequently, LBS's shareholding in AMSB has increased from 35% to 65% and AMSB became a subsidiary of LBS.

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

A12. Material Events Subsequent to the Balance Sheet Date

There were no material events subsequent to the balance sheet date until 20 February 2011, being the latest practicable date which is not earlier than 7 days from the date of issuance of this interim financial statements.

A13. Capital Commitments

	31.12.2010 (RM'000)	31.12.2009 (RM'000)
Contractual commitments for property development	<u>-</u>	<u>59,239</u>

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A14. Changes in Contingent Liabilities or Contingent Assets

	31.12.2010 (RM'000)	31.12.2009 (RM'000)
Bank Guarantee issued for property development	<u>8,840</u>	<u>7,741</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 year were summarised as below:-

Related Parties	Amount RM'000
<u>Contractor fee paid/ payable to</u>	
Syarikat Jati Pemborong Am Sdn Bhd	3,596
Sun Engineering & Construction Sdn Bhd	1,239
<u>Sales of development properties to</u>	
Stephen Wong Yee Onn	1,822
Dato Lim Hock Sing	1,581
Hasnorliza Binti Abu Hassan	1,340
Lim Mooi Pang	740
Datin Cheok Kim Lam	534
Legal Research Centre (Selangor) Sdn Bhd	429
Mohd Fazil bin Shafie	210
Syarikat Jati Pemborong Am Sdn Bhd	200
<u>Sales of development land to</u>	
Goldmount Resources Sdn Bhd	10,716
<u>Provision of services as advocates and solicitors by</u>	
Messrs. Steven Tai, Wong & Partners	725
Messrs. Rashid Asari & Co.	58
<u>Rental paid/payable to</u>	
Datin Seri Liew Boon	30
Wong Poh Lean	24
Jitumesra Sdn Bhd	22
<u>Provision of services as insurance consultant to</u>	
Syarikat Jati Pemborong Am Sdn Bhd	19
Duta Omega Sdn Bhd	2
<u>Rental income received/receivable from</u>	
Messrs. Steven Tai, Wong & Partners	7

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 RM148 million and RM27 million respectively for the quarter ended 31 December 2010. This represents 104% improvement for revenue and 774% improvement for PBT over the corresponding quarter in the preceding year.

The group's revenue for the year ended 31 December 2010 of RM339 million reflected an increase of RM140 million or 71% compared to the preceding year's revenue of RM198 million. The current year's PBT of RM29 million represents an increase of RM35 million or 541% as compared to loss before tax of RM6 million in the preceding year.

The improved revenue and profit for the financial year is attributable to progressive recognition of development revenue and profit contribution from its property development activities and cost efficiency achieved for completed projects.

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

For the current quarter under review, the Group recorded profit before tax of approximately RM27 million, which is RM22 million higher than the preceding quarter ended 30 September 2010. This was due to improvement in sales and construction activities from its property development projects and cost efficiency achieved for completed projects.

B3. Prospects for the Next Financial Year

The Board is pleased to report that the group has achieved a sales in financial year 2010 of RM422 million, which represents 33% increase from the previous sales of RM317 million in financial year 2009.

In view of the current encouraging property market sentiment, the Group is planning to launch more than RM1 billion worth of projects in year 2011. The Board is confident that the Group can achieve better sales than year 2010.

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

	3 months ended		Year ended	
	31.12.2010 RM'000	31.12.2009 RM'000	31.12.2010 RM'000	31.12.2009 RM'000
Current year's provision	7,644	6,107	11,734	8,112
Over provision in prior year	(46)	(2,211)	(7,526)	(2,211)
Deferred taxation	(431)	(257)	(1,740)	(1,551)
Total	<u>7,167</u>	<u>3,639</u>	<u>2,468</u>	<u>4,350</u>

The Group's effective tax rate for the financial year-to-date is lower than the statutory tax rate of 25% mainly due to overprovision of tax in previous year.

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B6. 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

The following corporate proposals announced by the Company but have not been completed as at 20 February 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 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 ("LGCCCL") signed a Letter of Intent ("LOI") 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").

The LOI has lapsed and the joint venture parties are in the midst of discussing the next course of action.

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B9. Borrowings and Debts Securities

Total group borrowings as at 31 December 2010 were as follows: -

	Secured RM'000	Unsecured RM'000	Total RM'000
Bank Overdrafts	50,827	-	50,827
Short term borrowings	25,453	-	25,453
Long term borrowings	192,352	-	192,352
Islamic Commercial Papers / Islamic Medium Term Notes	75,000	-	75,000
	<u>343,632</u>	<u>-</u>	<u>343,632</u>

Currency exposure profile of borrowings were as follows: -

	Secured RM'000	Unsecured RM'000	Total RM'000
Ringgit Malaysia	320,451	-	320,451
U.S Dollar	23,181	-	23,181
	<u>343,632</u>	<u>-</u>	<u>343,632</u>

B10. Off Balance Sheet Financial Instruments

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

B11. Material Litigation

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

B12. Dividend Proposed

No dividend has been proposed in the current quarter.

B13. Earnings Per Share (“EPS”)

(i) Basic 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:-

	Year ended	
	31.12.2010	31.12.2009
	RM'000	RM'000
Profit / (loss) attributable to equity holders of the Company	17,051	(17,182)
Weighted average number of ordinary shares in issue	386,553	386,212
Basic earnings / (losses) per share (sen)	<u>4.41</u>	<u>(4.45)</u>

(ii) Diluted EPS

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

	Year ended	
	31.12.2010	31.12.2009
	RM'000	RM'000
Profit / (Loss) attributable to equity holders of the Company	17,051	(17,182)
Add: -		
- Coupon Interest of ICULS	-	8
Adjusted profit / (loss) attributable to equity holders of the Company	<u>17,051</u>	<u>(17,174)</u>
Weighted average number of ordinary shares	386,553	386,212
Effect on incremental shares on conversion of ICULS	-	-
Adjusted weighted average number of ordinary shares in issue	<u>386,553</u>	<u>386,212</u>
Diluted earnings / (losses) per share (sen)	<u>4.41</u>	<u>(4.45)</u>

LBS BINA GROUP BERHAD (518482-H)**B14. Realised and Unrealised Profits/(Losses)**

	31.12.2010 RM '000	30.09.2010 RM'000
Total retained profits/(accumulated losses) of the Company and its subsidiaries:-		
- Realised profits	89,605	58,768
- Unrealised profits	10,009	24,749
	<hr/> 99,614	<hr/> 83,517
Total share of retained profits/(accumulated losses) from associated companies		
- Realised losses	(376)	(165)
- Unrealised profits	-	-
	<hr/> 99,238	<hr/> 83,352
Less : Consolidation adjustments	(96,527)	(92,653)
Total Group retained profits/(accumulated losses) as per consolidated accounts	<hr/> 2,711	<hr/> (9,301)

By Order of the Board,

Cynthia Lim Mooi Pang
Executive Director

Petaling Jaya, Selangor Darul Ehsan
25 February 2011