

EUPE CORPORATION BERHAD (377762-V)

PART A2 : SUMMARY OF KEY FINANCIAL INFORMATION

SUMMARY OF KEY FINANCIAL INFORMATION FOR THE FINANCIAL PERIOD ENDED 31 MAY 2008

		Individual Quarter		Cumulative Quarter	
		Current yr. Quarter	Preceding yr. Corresponding Quarter	Current yr. to date	Preceding yr. to date
		<u>31 MAY 2008</u> RM '000	<u>31 MAY 2007</u> RM '000	<u>31 MAY 2008</u> RM '000	<u>31 MAY 2007</u> RM '000
1.	Revenue	36,946	42,204	36,946	42,204
2.	Profit/(loss) before tax	2,763	4,641	2,763	4,641
3.	Profit/(loss) for the period	1,849	3,196	1,849	3,196
4.	Profit/(loss) attributable to ordinary equity holders of the parent	1,849	3,193	1,849	3,193
5.	Basic earnings/ (loss) per shares (sen)	1.44	2.49	1.44	2.49
6.	Proposed/declared dividend per share (sen)	0	0	0	0

		AS AT END OF CURRENT QUARTER	AS AT PRECEDING FINANCIAL YEAR END
		7.	Net assets per share attributable to ordinary equity holders of the parent (RM)

EUPE CORPORATION BERHAD (377762-V)

Interim report for the financial period ended 31 May 2008

(The figures have not been audited)

CONDENSED CONSOLIDATED INCOME STATEMENTS

	INDIVIDUAL QUARTER (1st Q)		CUMULATIVE QUARTER (3 months)	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR TO DATE
	31/5/2008 RM'000	31/5/2007 RM'000	31/5/2008 RM'000	31/5/2007 RM'000
REVENUE	36,946	42,204	36,946	42,204
COST OF SALES	-30,736	-34,746	-30,736	-34,746
GROSS PROFIT	6,210	7,458	6,210	7,458
OTHER OPERATING INCOME	168	290	168	290
AMORTISATION OF RESERVE ON CONSOLIDATION	0	0	0	0
MARKETING AND DISTRIBUTION COSTS	-448	-410	-448	-410
ADMINISTRATION EXPENSES	-1,961	-2,001	-1,961	-2,001
OTHER OPERATING EXPENSES	-731	-308	-731	-308
FINANCIAL COST	-475	-388	-475	-388
SHARE OF RESULT OF AN ASSOCIATED COMPANY	0	0	0	0
PROFIT BEFORE TAXATION	2,763	4,641	2,763	4,641
TAXATION	-914	-1,445	-914	-1,445
PROFIT FOR THE FINANCIAL PERIOD	1,849	3,196	1,849	3,196
ATTRIBUTABLE TO:				
EQUITY HOLDERS OF THE PARENTS	1,849	3,193	1,849	3,193
MINORITY INTEREST	0	3	0	3
	1,849	3,196	1,849	3,196
BASIC EARNINGS PER ORDINARY SHARE (SEN)	1.44	2.50	1.44	2.50
DILUTED EARNINGS PER ORDINARY SHARE (SEN)	1.44	2.50	1.44	2.50

(The Condensed Consolidated Income Statements should be read in conjunction with the Annual Financial Statements for the year ended 29 February 2008 and the accompanying explanatory notes attached to the financial statement)

EUPE CORPORATION BERHAD (377762-V)

Interim report for the financial period ended 31 May 2008

(The figures have not been audited)

CONDENSED CONSOLIDATED BALANCE SHEETS

	AS AT END OF FIRST QUARTER 31/5/2008 RM'000	PRECEDING FINANCIAL YEAR 29/2/2008 RM'000
ASSETS		
PROPERTY, PLANT AND EQUIPMENT	56,448	57,096
PREPAID LAND LEASE PAYMENTS	30,966	31,152
OTHER INVESTMENTS	11	11
LAND HELD FOR PROPERTY DEVELOPMENT	109,041	136,060
INVESTMENT PROPERTIES	21,057	21,057
DEFERRED PLANTATION EXPENDITURES	1,123	1,154
DEFERRED TAX ASSETS	1,880	1,880
CURRENT ASSETS		
Property development costs	53,512	24,698
Inventories	11,468	11,475
Trade and other receivables	26,804	27,088
Sinking and redemption funds	816	886
Tax recoverable	1,273	836
Cash and bank balances	9,100	11,102
	<u>102,973</u>	<u>76,085</u>
TOTAL ASSETS	<u>323,499</u>	<u>324,495</u>
EQUITY AND LIABILITIES		
EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT		
Share capital	128,000	128,000
Reserves	100,128	98,279
	<u>228,128</u>	<u>226,279</u>
Minority interest	-	-
	<u>228,128</u>	<u>226,279</u>
LONG TERM AND DEFERRED LIABILITIES		
Borrowings	15,302	7,747
Deferred taxation	18,521	18,614
	<u>33,823</u>	<u>26,361</u>
CURRENT LIABILITIES		
Trade and other payables	41,608	51,535
Provision for infrastructure cost	4,100	4,100
Borrowings	14,838	15,143
Tax liabilities	1,002	1,077
	<u>61,548</u>	<u>71,855</u>
TOTAL EQUITY AND LIABILITIES	<u>323,499</u>	<u>324,495</u>
NET ASSETS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT (RM)		
	<u>1.78</u>	<u>1.77</u>

(The Condensed Consolidated Balance Sheets should be read in conjunction with the Annual Financial Statements for the year ended 29 February 2008 and the accompanying explanatory notes attached to the financial statement)

EUPE CORPORATION BERHAD (377762-V)

Interim report for the financial period ended 31 May 2008

(The figures have not been audited)

CONDENSED CONSOLIDATED CASH FLOW STATEMENT

	3 MONTHS ENDED 31/5/2008 RM'000	3 MONTHS ENDED 31/5/2007 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash receipts from customers	39,037	50,534
Cash payments to suppliers and creditors	(29,649)	(30,636)
Cash payments to employees and for expenses	(5,089)	(5,617)
	<hr/>	<hr/>
Cash generated from operations	4,299	14,281
Interest income received	-	10
Interest expenses - overdraft	(39)	(26)
Rental income received	67	42
Deposit received/(paid)	(46)	(8)
Tax paid/(refund)	(1,521)	(897)
	<hr/>	<hr/>
Net cash from operating activities	2,760	13,402
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest income	67	66
Purchase of property, plant and equipment	(174)	(788)
Acquisition of freehold land	(11,475)	-
Fixed deposits released from pledge / (pledge to licensed bank)	-	(45)
	<hr/>	<hr/>
Net cash used in investing activities	(11,582)	(767)
CASH FLOWS FROM FINANCING ACTIVITIES		
Drawdown of term loan	8,776	293
Net creation of bankers' acceptance	(51)	-
Repayment of term loan	(1,485)	(1,403)
Repayment of revolving credit	-	(2,700)
Repayment of hire purchase loan	(60)	(64)
Term loan interest paid	(357)	(387)
Revolving credit interest paid	(28)	(9)
Bankers' acceptance - discount	(41)	-
Hire purchase interest paid	(5)	(6)
	<hr/>	<hr/>
Net cash used in financing activities	6,749	(4,276)
	<hr/>	<hr/>
Net increase in cash and cash equivalents	(2,073)	8,359
Cash and cash equivalents at beginning of financial year	8,034	3,591
	<hr/>	<hr/>
Cash and cash equivalents at end of financial period	5,961	11,950
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(The Condensed Consolidated Cash Flow Statements should be read in conjunction with the Annual Financial Statements for the year ended 29 February 2008 and the accompanying explanatory notes attached to the financial statement)

EUPE CORPORATION BERHAD (377762-V)

Interim report for the financial period ended 31 May 2008
(The figures have not been audited)

Condensed Consolidated Statement of Changes in Equity

	ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENTS					MINORITY INTEREST	TOTAL EQUITY
	Share capital	Share premium	Share option reserve	Retained profits	Sub-total		
	RM'000	RM'000	RM'000	RM'000	RM'000		
Balance as at 1 March 2008	128,000	5,982	1,377	90,920	226,279	-	226,279
Net profit for the financial period	-	-	-	1,849	1,849	-	1,849
Balance as at 31 May 2008	<u>128,000</u>	<u>5,982</u>	<u>1,377</u>	<u>92,769</u>	<u>228,128</u>	<u>-</u>	<u>228,128</u>
Balance as at 1 March 2007	128,000	5,982	-	76,471	210,453	92	210,545
Net profit for the financial period	-	-	-	3,193	3,193	3	3,196
Balance as at 31 May 2007	<u>128,000</u>	<u>5,982</u>	<u>-</u>	<u>79,664</u>	<u>213,646</u>	<u>95</u>	<u>213,741</u>

(The Condensed Statement of Changes in Equity should be read in conjunction with the Annual Financial Statements for the year ended 29 February 2008 and the accompanying explanatory notes attached to the financial statement)

EUPE CORPORATION BERHAD (377762-V)
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL PERIOD ENDED 31 MAY 2008

1 Basis of preparation

The financial statements are unaudited and have been prepared in accordance with FRS 134₂₀₀₄, Interim Financial Reporting and Appendix 9B of the Bursa Malaysia Securities Berhad Listing Requirements.

The financial statements should be read in conjunction with the audited financial statements of the Group for the financial year ended 29 February 2008.

The accounting policies and methods of computation adopted by the Group in these financial statements are consistent with those in the financial statements for the year ended 29 February 2008 except for the adoption of the following new/revised Financial Reporting Standards ("FRS") effective for financial period beginning 1 March 2008.

FRS 107	Cash Flow Statements
FRS 112	Income Taxes
FRS 118	Revenue
FRS 134	Interim Financial Reporting
FRS 137	Provision, Contingent Liabilities and Contingent Assets

The Group has not adopted FRS 139, Financial Instruments: Recognition and Measurement which the effective date has yet to be announced.

The adoption of the above FRSs does not have significant financial impact on the accounting policies of the Group.

2 Qualification of financial statement

There was no qualification in the audited financial statements for the year ended 29 February 2008.

3. Seasonal or cyclical factors

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

4 Items affecting assets, liabilities, equity, net income or cash flows

There were no items affecting assets, liabilities, equity, net income or cash flows that are unusual because of their nature, size or incidence for the current quarter and/or financial year to-date.

EUPE CORPORATION BERHAD (377762-V)
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL PERIOD ENDED 31 MAY 2008

5 Change in estimates

There were no changes in estimates reported in prior interim periods of the current financial year or prior financial year that have a material effect on the current financial year to-date.

6 Debt and equity securities

There were no issuance and repayment of debt and equity securities, share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares for the current financial period.

7 Dividend paid

No dividend has been paid or declared during the current financial period-to-date.

8 Segmental information

	Revenue		Profit before taxation	
	<----- 3 months ended ----->			
	31.5.08	31.5.07	31.5.08	31.5.07
	RM'000	RM'000	RM'000	RM'000
Chalet and Golf Management	4,131	4,600	(664)	105
Property Development	24,842	30,402	3,064	3,247
Property Construction	27,827	27,615	584	1,736
Others	462	462	(34)	(72)
	<u>57,262</u>	<u>63,079</u>	<u>2,950</u>	<u>5,016</u>
Inter-segment elimination	<u>(20,316)</u>	<u>(20,875)</u>	<u>(187)</u>	<u>(375)</u>
	<u><u>36,946</u></u>	<u><u>42,204</u></u>	<u><u>2,763</u></u>	<u><u>4,641</u></u>

9 Revaluation of property, plant and machinery

The Group did not carry out any valuations on its property, plant and equipment.

10 Material events subsequent to balance sheet date

There is no material event that has not been reflected in the financial statements for the said period, made up to a date not earlier than 7 days from the date of the issuance of this quarterly report.

11 Changes in composition of the Group

There was no change in the composition of the Group for the current quarter.

EUPE CORPORATION BERHAD (377762-V)
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL PERIOD ENDED 31 MAY 2008

12 Changes in contingent liabilities and contingent assets

The changes in contingent liabilities since the last annual balance sheet date made up to 31 May 2008 are as follows: -

	As at 1.3.2008 RM'000	Addition / (Deletion) RM'000	As at 31.5.2008 RM'000
Guarantees given to licensed banks for credit facilities utilised by the subsidiary companies	<u>23,134</u>	<u>7,279</u>	<u>30,413</u>
Guarantees given to suppliers for credit facilities utilised by the subsidiary companies	<u>861</u>	<u>274</u>	<u>1,135</u>
Total guarantees given for credit facilities available to the subsidiary companies	<u>68,190</u>	<u>(4,000)</u>	<u>64,190</u>

The provision of financial assistance to third parties will not have any financial impact on the Company unless its subsidiary companies default on payments.

13 Capital commitments

There is no capital commitment as at the date of this report.

14 Acquisition and disposal of items of property, plant and equipment

During the financial period ended 31 May 2008, the Group made the following payments to purchase property, plant and equipment: -

Cash payment on purchase of property, plant and equipment	RM 174,055
Financed by hire purchase arrangement	<u>-</u>
Purchase of property, plant and equipment	<u>174,055</u>

EUPE CORPORATION BERHAD (377762-V)
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL PERIOD ENDED 31 MAY 2008

Additional information required by the BMSB's Listing Requirements

1 Review of performance

The revenue recorded in Q1 2009 decreased by 12% to RM36.946 million as compared to Q1 2008. Correspondingly, the profit before tax dropped by 40% to RM2.763 million.

2 Variance of results against preceding quarter

The Group's turnover for the current quarter decreased by 17% to RM36.946 million as compared with RM44.525 million recorded in the preceding quarter. Profit before tax dipped by 43% to RM2.763 million.

3 Current year / future prospects

The coming year is expected to be another challenging one for the property industry. Rising fuel and material costs have led to high inflation –thus eroding disposable income and hampering affordability. The resultant increase in construction cost has squeezed profit margins significantly, especially for units that were pre-sold prior to the cost hike as not all material prices can be hedged. The effect is less evident for recent sales, as prices of all properties have been increased to reflect the rising costs. What is anticipated is that sales volume will drop as property prices soar beyond affordability. However, at the current moment it is too early to predict the outcome of the current scenario.

Against this backdrop of economic and political uncertainty, we are looking to increasing our efficiency and reaching out to different potential markets. It is a good time to consolidate. With a healthy gearing ratio, it is also a good time to look for buying opportunities for expansion.

4 Profit forecast

This is not applicable as no profit forecast was published.

EUPE CORPORATION BERHAD (377762-V)
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL PERIOD ENDED 31 MAY 2008

5 Taxation

	CURRENT QUARTER Q1 31 MAY 2008 RM'000	PRECEDING QUARTER Q1 31 MAY 2007 RM'000	CURRENT YEAR TO DATE 31 MAY 2008 RM'000	PRECEDING YEAR TO DATE 31 MAY 2007 RM'000
Current year taxation	1,008	1,543	1,008	1,543
Real property gain tax	-	-	-	-
	<hr/> 1,008	<hr/> 1,543	<hr/> 1,008	<hr/> 1,543
Deferred taxation	(94)	(98)	(94)	(98)
	<hr/> 914	<hr/> 1,445	<hr/> 914	<hr/> 1,543
Under/(Over) provision in previous years	-	-	-	-
	<hr/> 914	<hr/> 1,445	<hr/> 914	<hr/> 1,543

The higher effective tax rate as compared to the statutory tax rate of 25% for the current year to date and preceding year to date is mainly due to the unavailability of group relief losses incurred by certain subsidiaries and disallowing of certain expenses for taxation purposes.

6 Purchase or disposal of unquoted investments and properties

There was no sale of unquoted investments and properties of the Group for the current quarter under review and financial year to date.

7 Purchase or disposal of quoted investments and properties

There was no sale of quoted investments and properties of the Group for the current quarter under review and financial year to date.

8 Status of corporate proposal announced

On 11 July 2008, the Board of Directors of Eupe Corporation Berhad ("EUPE") proposed to seek the approval of the shareholders of the Company for the purchase of its own ordinary shares of RM1.00 each of up to ten percent (10%) of its issued and paid-up share capital ("Proposed Share Buy-Back" or "the Proposal").

The Proposed Share Buy-Back, if implemented, will enable the EUPE Group to utilise any of its surplus financial resources, which is not immediately required for other uses, to purchase its own Shares from the market. The Proposed Share Buy-Back is expected to stabilise the supply and demand, as well as the price of the EUPE Shares.

Other things being equal, the Proposed Share Buy-Back, regardless of whether the Purchased Shares are maintained as treasury shares or cancelled, will result in a lower number of EUPE Shares being used for the purposes of computing the earnings per share ("EPS"). Therefore, the Proposed Share Buy-Back will improve the EPS of EUPE, which in turn is expected to have a positive impact on the market price of EUPE.

EUPE CORPORATION BERHAD (377762-V)
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL PERIOD ENDED 31 MAY 2008

9 Borrowings and debt securities

	CURRENT FINANCIAL YEAR END 31.5.2008 RM' 000	PRECEDING FINANCIAL YEAR END 29.2.2008 RM' 000
<u>Borrowings – unsecured</u>		
<u>Repayable within the next 12 months</u>		
Term loans	1,735	1,744
Revolving credit	3,500	3,500
Bankers' acceptance	2,193	2,244
Bank overdraft	-	197
	7,428	7,685
<u>Repayable after the next 12 months</u>		
Term loans	1,255	1,080
	1,255	1,080
<u>Borrowings – secured</u>		
<u>Repayable within the next 12 months</u>		
Term loans	5,163	5,430
Bank overdraft	2,082	1,814
Hire purchase creditors	165	213
	7,410	7,457
<u>Repayable after the next 12 months</u>		
Term loans	13,935	6,555
Hire purchase creditors	112	112
	14,047	6,667

The Group has no borrowing and debt securities denominated in foreign currency.

10 Off balance sheet financial instruments

The Group and Company have not issued any such instrument as at the date of this report.

11 Changes in material litigation

There is no material litigation which is not in the ordinary course of business as at the date of this report.

12 Dividend

The Directors do not propose the payment of any interim dividend for the current quarter and financial period.

EUPE CORPORATION BERHAD (377762-V)
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL PERIOD ENDED 31 MAY 2008

13 Earnings per share

Basic earnings per share

	<u>Current quarter</u>	<u>Year to-date</u>
	<u>RM</u>	<u>RM</u>
Net profit attributable to ordinary shareholders	1,848,822	1,848,822
Weighted average number of ordinary shares	128,000,000	128,000,000
Basic earnings per share (sen)	<u>1.44</u>	<u>1.44</u>

Diluted earnings per share

	<u>Current quarter</u>	<u>Year to-date</u>
	<u>RM</u>	<u>RM</u>
Net profit attributable to ordinary shareholders	1,848,822	1,848,822
Weighted average number of ordinary shares	128,000,000	128,000,000
Diluted earnings per share (sen)	<u>1.44</u>	<u>1.44</u>