

**EUPE CORPORATION BERHAD (377762-V)****PART A2 : SUMMARY OF KEY FINANCIAL INFORMATION****SUMMARY OF KEY FINANCIAL INFORMATION
FOR THE FINANCIAL PERIOD ENDED 31 MAY 2009**

		Individual Quarter		Cumulative Quarter	
		Current yr. Quarter	Preceding yr. Corresponding Quarter	Current yr. to date	Preceding yr. to date
		<u>31 MAY 2009</u> RM '000	<u>31 MAY 2008</u> RM '000	<u>31 MAY 2009</u> RM '000	<u>31 MAY 2008</u> RM '000
1.	Revenue	24,346	36,946	24,346	36,946
2.	Profit/(loss) before tax	859	2,763	859	2,763
3.	Profit/(loss) for the period	232	1,849	232	1,849
4.	Profit/(loss) attributable to ordinary equity holders of the parent	63	1,849	63	1,849
5.	Basic earnings/ (loss) per shares (sen)	0.05	1.44	0.05	1.44
6.	Proposed/declared dividend per share (sen)	0	0	0	0

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

Interim report for the financial period ended 31 May 2009

(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
	31/5/2009 RM'000	31/5/2008 RM'000	31/5/2009 RM'000	31/5/2008 RM'000
REVENUE	24,346	36,946	24,346	36,946
COST OF SALES	-20,330	-30,736	-20,330	-30,736
GROSS PROFIT	4,016	6,210	4,016	6,210
OTHER OPERATING INCOME	158	168	158	168
AMORTISATION OF RESERVE ON CONSOLIDATION	0	0	0	0
MARKETING AND DISTRIBUTION COSTS	-325	-448	-325	-448
ADMINISTRATION EXPENSES	-2,152	-1,961	-2,152	-1,961
OTHER OPERATING EXPENSES	-487	-731	-487	-731
FINANCIAL COST	-351	-475	-351	-475
SHARE OF RESULT OF AN ASSOCIATED COMPANY	0	0	0	0
PROFIT BEFORE TAXATION	859	2,763	859	2,763
TAXATION	-627	-914	-627	-914
PROFIT FOR THE FINANCIAL PERIOD	232	1,849	232	1,849
ATTRIBUTABLE TO:				
EQUITY HOLDERS OF THE PARENTS	63	1,849	63	1,849
MINORITY INTEREST	169	0	169	0
	232	1,849	232	1,849
BASIC EARNINGS PER ORDINARY SHARE (SEN)	0.05	1.44	0.05	1.44
DILUTED EARNINGS PER ORDINARY SHARE (SEN)	0.05	1.44	0.05	1.44

(The Condensed Consolidated Income Statements should be read in conjunction with the Annual Financial Statements for the year ended 28 February 2009 and the accompanying explanatory notes attached to the financial statement)

Interim report for the financial period ended 31 May 2009

(The figures have not been audited)

CONDENSED CONSOLIDATED BALANCE SHEETS

	AS AT END OF FIRST QUARTER 31/05/2009 RM'000	PRECEDING FINANCIAL YEAR 28/2/2009 RM'000
<u>ASSETS</u>		
PROPERTY, PLANT AND EQUIPMENT	54,067	54,794
PREPAID LAND LEASE PAYMENTS	30,226	30,411
OTHER INVESTMENTS	153	153
LAND HELD FOR PROPERTY DEVELOPMENT	113,877	111,198
INVESTMENT PROPERTIES	21,057	21,057
DEFERRED PLANTATION EXPENDITURES	998	1,029
DEFERRED TAX ASSETS	1,750	1,750
CURRENT ASSETS		
Property development costs	64,642	63,987
Inventories	10,130	10,325
Trade and other receivables	15,359	17,890
Sinking and redemption funds	817	803
Tax recoverable	3,074	2,879
Cash and bank balances	6,610	9,693
	<u>100,632</u>	<u>105,577</u>
TOTAL ASSETS	<u><u>322,760</u></u>	<u><u>325,969</u></u>
<u>EQUITY AND LIABILITIES</u>		
EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT		
Share capital	128,000	128,000
Reserves	103,770	103,707
	<u>231,770</u>	<u>231,707</u>
Minority interest	282	113
	<u>232,052</u>	<u>231,820</u>
LONG TERM AND DEFERRED LIABILITIES		
Borrowings	8,875	8,875
Deferred taxation	18,182	18,258
	<u>27,057</u>	<u>27,133</u>
CURRENT LIABILITIES		
Trade and other payables	41,253	43,940
Provision for infrastructure cost	1,975	2,175
Borrowings	20,338	20,842
Tax liabilities	85	59
	<u>63,651</u>	<u>67,016</u>
TOTAL EQUITY AND LIABILITIES	<u><u>322,760</u></u>	<u><u>325,969</u></u>
NET ASSETS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT (RM)		
	<u><u>1.81</u></u>	<u><u>1.81</u></u>

(The Condensed Consolidated Balance Sheets should be read in conjunction with the Annual Financial Statements for the year ended 28 February 2009 and the accompanying explanatory notes attached to the financial statement)



EUPE CORPORATION BERHAD (377762-V)

Interim report for the financial period ended 31 May 2009

(The figures have not been audited)

CONDENSED CONSOLIDATED CASH FLOW STATEMENT

	3 MONTHS ENDED 31/05/2009 RM'000	3 MONTHS ENDED 31/05/2008 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash receipts from customers	25,835	39,037
Cash payments to suppliers and creditors	(22,807)	(29,649)
Cash payments to employees and for expenses	(4,303)	(5,089)
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Cash generated from operations	(1,275)	4,299
Interest expenses - overdraft	(35)	(39)
Rental income received	72	67
Deposit received/(paid)	30	(46)
Insurance compensation received	4	-
Tax paid	(872)	(1,521)
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Net cash from operating activities	(2,076)	2,760
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest income	20	67
Purchase of property, plant and equipment	(139)	(174)
Acquisition of freehold land	-	(11,475)
Fixed deposits released from pledge / (pledge to licensed bank)	(76)	-
Net cash used in investing activities	(195)	(11,582)
CASH FLOWS FROM FINANCING ACTIVITIES		
Drawdown of term loan	-	8,776
Drawdown of revolving credit	800	-
Net creation of bankers' acceptance	586	(51)
Repayment of term loan	(1,866)	(1,485)
Repayment of hire purchase loan	(30)	(60)
Term loan interest paid	(278)	(357)
Revolving credit interest paid	(65)	(28)
Discount paid on bankers' acceptance	(35)	(41)
Hire purchase interest paid	(1)	(5)
Repayment to director	(4)	-
Net cash used in financing activities	(893)	6,749
	<hr/>	<hr/>
Net increase in cash and cash equivalents	(3,164)	(2,073)
Cash and cash equivalents at beginning of financial year	6,711	8,034
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Cash and cash equivalents at end of financial period	3,547	5,961
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(The Condensed Consolidated Cash Flow Statements should be read in conjunction with the Annual Financial Statements for the year ended 28 February 2009 and the accompanying explanatory notes attached to the financial statement)

Interim report for the financial period ended 31 May 2009
(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 2009	128,000	5,982	1,914	95,811	231,707	113	231,820
Net profit/(loss) for the financial period	-	-	-	63	63	169	232
Balance as at 31 May 2009	<u>128,000</u>	<u>5,982</u>	<u>1,914</u>	<u>95,874</u>	<u>231,770</u>	<u>282</u>	<u>232,052</u>
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>

(The Condensed Statement of Changes in Equity should be read in conjunction with the Annual Financial Statements for the year ended 28 February 2009 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 2009

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 28 February 2009.

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 28 February 2009.

At the date of authorisation of these interim financial statements, the following new/revised Financial Reporting Standards (“FRS”) and Interpretations were issued but not yet effective and have not been applied by the Group.

FRS 4	Insurance Contracts
FRS 7	Financial Instruments: Disclosures
FRS 8	Operating Segments
FRS 123	Borrowing Costs
FRS 127	Consolidated and Separate Financial Statements: Cost of an Investment in a Subsidiary, Jointly Controlled Entity or Associate
FRS 139	Financial Instruments: Recognition and Measurements
Amendments to FRS 1	First-time Adoption of Financial Reporting Standards
Amendments to FRS 2	Share-based Payment: Vesting Conditions and Cancellations
IC Interpretation 9	Reassessment of Embedded Derivatives
IC Interpretation 10	Interim Financial Reporting and Impairment
IC Interpretation 11	Group and Treasury Share Transactions
IC Interpretation 13	Customer Loyalty Programmes
IC Interpretation 14	The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction

The Group does not expect any significant financial impact on the consolidated financial statements arising from the adoption of the above FRSs and Interpretation upon their effective dates.

2 Qualification of financial statement

There was no qualification in the audited financial statements for the year ended 28 February 2009.



EUPE CORPORATION BERHAD (377762-V)
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL PERIOD ENDED 31 MAY 2009

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.

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 ----->			
	31.5.09	31.5.08	31.5.09	31.5.08
	RM'000	RM'000	RM'000	RM'000
Chalet and Golf Management	3,466	4,131	(659)	(664)
Property Development	15,225	24,842	500	3,064
Property Construction	19,296	27,827	1,165	584
Others	517	462	41	(34)
	<u>38,504</u>	<u>57,262</u>	<u>1,247</u>	<u>2,950</u>
Inter-segment elimination	<u>(14,158)</u>	<u>(20,316)</u>	<u>(188)</u>	<u>(187)</u>
	<u>24,346</u>	<u>36,946</u>	<u>859</u>	<u>2,763</u>

9 Revaluation of property, plant and machinery

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



EUPE CORPORATION BERHAD (377762-V)
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL PERIOD ENDED 31 MAY 2009

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

On 2 March 2009, Eupe Golf Recreation & Tour Sdn. Bhd., a wholly-owned subsidiary of the Company, acquired 2 ordinary shares of RM1.00 each, being the entire issued share capital of Spring Ritz Sdn. Bhd. ("SRSB"), a company incorporated in Malaysia for a cash consideration of RM2. SRSB was incorporated on 17 November 2008. The change of name from Spring Ritz Sdn. Bhd. to Cinta Sayang Management Sdn. Bhd. ("CSM") was on 13 March 2009.

On 2 March 2009, Eupe Golf Recreation & Tour Sdn. Bhd., a wholly-owned subsidiary of the Company, acquired 2 ordinary shares of RM1.00 each, being the entire issued share capital of Posh Vista Sdn. Bhd. ("PVSB"), a company incorporated in Malaysia for a cash consideration of RM2. PVSB was incorporated on 13 November 2008. The change of name from Posh Vista Sdn. Bhd. to The Carnivall Management Sdn. Bhd. ("TCM") was on 13 March 2009.

CSM and TCM have not commenced operations since its incorporation. The acquisition of CSM and TCM will not have any material effect on the net tangible assets or earnings of the Company and its subsidiaries for the financial period ended 31 May 2009.

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 2009 are as follows: -

	As at 1.3.2009 RM'000	Addition / (Deletion) RM'000	As at 31.5.2009 RM'000
Guarantees given to licensed banks for credit facilities utilised by the subsidiary companies	<u>30,076</u>	<u>(472)</u>	<u>29,604</u>
Guarantees given to suppliers for credit facilities utilised by the subsidiary companies	<u>788</u>	<u>232</u>	<u>1,020</u>
Total guarantees given for credit facilities available to the subsidiary companies	<u>73,690</u>	<u>(250)</u>	<u>73,440</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.



EUPE CORPORATION BERHAD (377762-V)
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL PERIOD ENDED 31 MAY 2009

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 2009, the Group made the following payments to purchase property, plant and equipment: -

	RM
Cash payment on purchase of property, plant and equipment	138,676
Financed by hire purchase arrangement	-
Purchase of property, plant and equipment	<u>138,676</u>

Additional information required by the BMSB's Listing Requirements

1 Review of performance

The revenue recorded in Q1 2010 decreased by 34% to RM24.346 million as compared to Q1 2009. Correspondingly, the profit before tax dropped by 69% to RM0.859 million.

This was mainly due to the Group holding back on launches of new projects due to the uncertainties in the market in the last twelve months. The focus was instead on completing the existing projects. On a positive note, the gross profit margin for this quarter was higher than the corresponding quarter last year due to falling and stabilizing material prices.

2 Variance of results against preceding quarter

The Group's turnover for the current quarter decreased by 22% to RM24.346 million as compared to RM31.051 million recorded in the preceding quarter. Profit before tax dropped by 51% to RM0.859 million.

The drop was a result in a delay in the launch of new projects as noted above.

3 Current year / future prospects

The economic downturn seems to have bottomed out currently, as indicated by increased demand and more buoyant levels of confidence. The low interest regime and the government's removal of the foreign buying restrictions also bode well for the property market. The predictability and stability of material prices is another positive point. As the Group has a number of diverse projects – ranging from mass market townships to higher end properties, it is well positioned to take advantage of the opportunities in the market.



EUPE CORPORATION BERHAD (377762-V)
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL PERIOD ENDED 31 MAY 2009

4 Profit forecast

This is not applicable as no profit forecast was published.

5 Taxation

	CURRENT QUARTER Q1 31 MAY 2009 RM'000	PRECEDING QUARTER Q1 31 MAY 2008 RM'000	CURRENT YEAR TO DATE 31 MAY 2009 RM'000	PRECEDING YEAR TO DATE 31 MAY 2008 RM'000
Current year taxation	703	1,008	703	1,008
Real property gain tax	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
Deferred taxation	(76)	(94)	(76)	(94)
	<hr/>	<hr/>	<hr/>	<hr/>
	627	914	627	914
Under/(Over) provision in previous years	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
	627	914	627	914
	<hr/>	<hr/>	<hr/>	<hr/>

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

There is no corporate proposal announced but not completed as at the date of this quarterly report.



EUPE CORPORATION BERHAD (377762-V)
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL PERIOD ENDED 31 MAY 2009

9 Borrowings and debt securities

	CURRENT FINANCIAL YEAR END 31.5.2009 RM' 000	PRECEDING FINANCIAL YEAR END 28.2.2009 RM' 000
<u>Borrowings – unsecured</u>		
<u>Repayable within the next 12 months</u>		
Term loans	894	894
Revolving credit	3,000	3,000
Bankers' acceptance	1,983	2,249
Bank overdraft	390	554
	<hr/>	<hr/>
	6,267	6,697
 <u>Repayable after the next 12 months</u>		
Term loans	2,093	2,093
	<hr/>	<hr/>
<u>Borrowings – secured</u>		
<u>Repayable within the next 12 months</u>		
Term loans	5,233	7,099
Revolving credit	4,900	4,100
Bankers' acceptance	1,904	1,052
Bank overdraft	1,951	1,782
Hire purchase creditors	82	112
	<hr/>	<hr/>
	14,070	14,145
 <u>Repayable after the next 12 months</u>		
Term loans	6,782	6,782
Hire purchase creditors	-	-
	<hr/>	<hr/>
	6,782	6,782

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 2009

13 Earnings per share

Basic earnings per share

	<u>Current quarter</u>	<u>Year to-date</u>
	RM	RM
Net profit attributable to ordinary shareholders	63,625	63,625
Weighted average number of ordinary shares	128,000,000	128,000,000
Basic earnings per share (sen)	0.05	0.05

Diluted earnings per share

	<u>Current quarter</u>	<u>Year to-date</u>
	RM	RM
Net profit attributable to ordinary shareholders	63,625	63,625
Weighted average number of ordinary shares	128,000,000	128,000,000
Diluted earnings per share (sen)	0.05	0.05