

EUPE CORPORATION BERHAD (377762-V)

PART A2 : SUMMARY OF KEY FINANCIAL INFORMATION

SUMMARY OF KEY FINANCIAL INFORMATION FOR THE FINANCIAL PERIOD ENDED 30 NOVEMBER 2008

		Individual Quarter		Cumulative Quarter	
		Current yr. Quarter	Preceding yr. Corresponding Quarter	Current yr. to date	Preceding yr. to date
		<u>30 NOV 2008</u> RM '000	<u>30 NOV 2007</u> RM '000	<u>30 NOV 2008</u> RM '000	<u>30 NOV 2007</u> RM '000
1.	Revenue	26,310	32,209	95,219	109,100
2.	Profit/(loss) before tax	367	5,011	5,122	14,226
3.	Profit/(loss) for the period	118	3,197	2,861	9,187
4.	Profit/(loss) attributable to ordinary equity holders of the parent	118	3,197	2,861	9,191
5.	Basic earnings/ (loss) per shares (sen)	0.09	2.50	2.24	7.18
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 30 November 2008

(The figures have not been audited)

CONDENSED CONSOLIDATED INCOME STATEMENTS

	INDIVIDUAL QUARTER (2nd Q)		CUMULATIVE QUARTER (6 months)	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR TO DATE
	30/11/2008 RM'000	30/11/2007 RM'000	30/11/2008 RM'000	30/11/2007 RM'000
REVENUE	26,310	32,209	95,219	109,100
COST OF SALES	-22,983	-24,233	-79,462	-84,769
GROSS PROFIT	3,327	7,976	15,757	24,331
OTHER OPERATING INCOME	309	131	925	692
AMORTISATION OF RESERVE ON CONSOLIDATION	0	0	0	0
MARKETING AND DISTRIBUTION COSTS	-301	-435	-1,144	-1,176
ADMINISTRATION EXPENSES	-1,841	-1,922	-6,152	-6,368
OTHER OPERATING EXPENSES	-624	-344	-2,723	-2,103
FINANCIAL COST	-503	-395	-1,541	-1,150
SHARE OF RESULT OF AN ASSOCIATED COMPANY	0	0	0	0
PROFIT BEFORE TAXATION	367	5,011	5,122	14,226
TAXATION	-249	-1,814	-2,261	-5,039
PROFIT FOR THE FINANCIAL PERIOD	118	3,197	2,861	9,187
ATTRIBUTABLE TO:				
EQUITY HOLDERS OF THE PARENTS	118	3,197	2,861	9,191
MINORITY INTEREST	0	0	0	-4
	118	3,197	2,861	9,187
BASIC EARNINGS PER ORDINARY SHARE (SEN)	0.09	2.50	2.24	7.18
DILUTED EARNINGS PER ORDINARY SHARE (SEN)	0.09	2.50	2.24	7.18

(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 30 November 2008

(The figures have not been audited)

CONDENSED CONSOLIDATED BALANCE SHEETS

	AS AT END OF FIRST QUARTER 30/11/2008 RM'000	PRECEDING FINANCIAL YEAR 29/2/2008 RM'000
<u>ASSETS</u>		
PROPERTY, PLANT AND EQUIPMENT	55,354	57,096
PREPAID LAND LEASE PAYMENTS	30,596	31,152
OTHER INVESTMENTS	111	11
LAND HELD FOR PROPERTY DEVELOPMENT	110,084	136,060
INVESTMENT PROPERTIES	21,057	21,057
DEFERRED PLANTATION EXPENDITURES	1,061	1,154
DEFERRED TAX ASSETS	1,880	1,880
CURRENT ASSETS		
Property development costs	60,914	24,698
Inventories	11,160	11,475
Trade and other receivables	21,648	27,088
Sinking and redemption funds	768	886
Tax recoverable	2,291	836
Cash and bank balances	7,230	11,102
	104,011	76,085
TOTAL ASSETS	324,154	324,495
<u>EQUITY AND LIABILITIES</u>		
EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT		
Share capital	128,000	128,000
Reserves	101,977	98,279
	229,977	226,279
Minority interest	-	-
	229,977	226,279
LONG TERM AND DEFERRED LIABILITIES		
Borrowings	15,275	7,747
Deferred taxation	18,390	18,614
	33,665	26,361
CURRENT LIABILITIES		
Trade and other payables	44,062	51,535
Provision for infrastructure cost	2,400	4,100
Borrowings	13,767	15,143
Tax liabilities	283	1,077
	60,512	71,855
TOTAL EQUITY AND LIABILITIES	324,154	324,495
NET ASSETS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT (RM)		
	1.80	1.77

(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 30 November 2008

(The figures have not been audited)

CONDENSED CONSOLIDATED CASH FLOW STATEMENT

	9 MONTHS ENDED 30/11/2008 RM'000	9 MONTHS ENDED 30/11/2007 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash receipts from customers	106,222	121,528
Cash payments to suppliers and creditors	(83,324)	(85,035)
Cash payments to employees and for expenses	(14,585)	(15,902)
	<hr/>	<hr/>
Cash generated from operations	8,313	20,591
Interest income received	-	62
Interest expenses - overdraft	(121)	(85)
Rental income received	199	140
Deposit received/(paid)	(53)	114
Insurance compensation received	165	-
Tax paid/(refund)	(4,734)	(5,263)
	<hr/>	<hr/>
Net cash from operating activities	3,769	15,559
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest income	163	198
Insurance compensation received	-	83
Purchase of property, plant and equipment	(934)	(1,645)
Acquisition of freehold land	(11,475)	-
Other investment	(100)	-
Fixed deposits released from pledge / (pledge to licensed bank)	385	41
	<hr/>	<hr/>
Net cash used in investing activities	(11,961)	(1,323)
CASH FLOWS FROM FINANCING ACTIVITIES		
Drawdown of term loan	8,776	720
Drawdown of revolving credit	2,000	2,000
Net creation of bankers' acceptance	350	558
Repayment of term loan	(4,938)	(4,088)
Repayment of revolving credit	-	(3,500)
Repayment of hire purchase loan	(184)	(183)
Term loan interest paid	(1,180)	(1,096)
Revolving credit interest paid	(90)	(32)
Bankers' acceptance - discount	(133)	(28)
Hire purchase interest paid	(12)	(18)
Repayment to director	(34)	(34)
	<hr/>	<hr/>
Net cash used in financing activities	4,555	(5,701)
	<hr/>	<hr/>
Net increase in cash and cash equivalents	(3,637)	8,535
Cash and cash equivalents at beginning of financial year	8,034	3,591
	<hr/>	<hr/>
Cash and cash equivalents at end of financial period	4,397	12,126
	<hr/> <hr/>	<hr/> <hr/>

(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 30 November 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
Share option granted under ESOS	-	-	837	-	837	-	837
Net profit for the financial period	-	-	-	2,861	2,861	-	2,861
Balance as at 30 November 2008	<u>128,000</u>	<u>5,982</u>	<u>2,214</u>	<u>93,781</u>	<u>229,977</u>	<u>-</u>	<u>229,977</u>
Balance as at 1 March 2007	128,000	5,982	-	76,471	210,453	92	210,545
Share option granted under ESOS	-	-	1,377	-	1,377	-	1,377
Net profit for the financial period	-	-	-	9,191	9,191	(4)	9,187
Balance as at 30 November 2007	<u>128,000</u>	<u>5,982</u>	<u>1,377</u>	<u>85,662</u>	<u>221,021</u>	<u>88</u>	<u>221,109</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 30 NOVEMBER 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 30 NOVEMBER 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	
	<----- 9 months ended ----->			
	30.11.08	30.11.07	30.11.08	30.11.07
	RM'000	RM'000	RM'000	RM'000
Chalet and Golf Management	11,991	12,824	(1,158)	(611)
Property Development	61,553	77,959	5,533	8,055
Property Construction	76,699	74,853	1,726	8,100
Others	1,471	15,236	(332)	13,505
	<u>151,714</u>	<u>180,872</u>	<u>5,769</u>	<u>29,049</u>
Inter-segment elimination	<u>(56,495)</u>	<u>(71,772)</u>	<u>(647)</u>	<u>(14,823)</u>
	<u>95,219</u>	<u>109,100</u>	<u>5,122</u>	<u>14,226</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 30 NOVEMBER 2008

12 Changes in contingent liabilities and contingent assets

The changes in contingent liabilities since the last annual balance sheet date made up to 30 November 2008 are as follows: -

	As at 1.3.2008 RM'000	Addition / (Deletion) RM'000	As at 30.11.2008 RM'000
Guarantees given to licensed banks for credit facilities utilised by the subsidiary companies	<u>23,134</u>	<u>6,239</u>	<u>29,373</u>
Guarantees given to suppliers for credit facilities utilised by the subsidiary companies	<u>861</u>	<u>(262)</u>	<u>599</u>
Total guarantees given for credit facilities available to the subsidiary companies	<u>68,190</u>	<u>(500)</u>	<u>67,690</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 30 November 2008, the Group made the following payments to purchase property, plant and equipment: -

Cash payment on purchase of property, plant and equipment	RM 934,391
Financed by hire purchase arrangement	<u>-</u>
Purchase of property, plant and equipment	<u>934,391</u>

EUPE CORPORATION BERHAD (377762-V)
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL PERIOD ENDED 30 NOVEMBER 2008

Additional information required by the BMSB's Listing Requirements

1 Review of performance

The revenue recorded in Q3 2009 decreased by 18% to RM26,310 million as compared to Q3 2008. Correspondingly, the profit before tax dropped by 93% to RM0.367 million. This was mainly due to the slow down in the sales of properties during the financial period under review as a consequence of the US credit crunch.

2 Variance of results against preceding quarter

The Group's turnover for the current quarter decreased by 18% to RM26,310 million as compared with RM31.963 million recorded in the preceding quarter. Profit before tax dipped 82% to RM0.367 million.

3 Current year / future prospects

The coming year is expected to be uncertain for the industry. Although governments in most countries have intervened to restore confidence in the financial institutions, the results remain to be seen. Currently, due to the uncertainty in the financial and job markets, consumers are holding back. However, low interest rates and the relative stability of property as an investment option bode well for the industry and continue to offer opportunities. As such, will monitor the situation before embarking on major launches.

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 30 NOVEMBER 2008

5 Taxation

	CURRENT QUARTER Q3 30 NOV 2008 RM'000	PRECEDING QUARTER Q2 30 NOV 2007 RM'000	CURRENT YEAR TO DATE 30 NOV 2008 RM'000	PRECEDING YEAR TO DATE 30 NOV 2007 RM'000
Current year taxation	459	1,566	2,641	4,996
Real property gain tax	-	-	-	-
	459	1,566	2,641	4,996
Deferred taxation	(54)	(69)	(224)	(274)
	405	1,497	2,417	4,722
Under/(Over) provision in previous years	(156)	317	(156)	317
	249	1,814	2,261	5,039

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

The shareholders at the Company's Annual General Meeting on 25 August 2008 approved the Proposed Share Buy-Back.

EUPE CORPORATION BERHAD (377762-V)
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL PERIOD ENDED 30 NOVEMBER 2008

9 Borrowings and debt securities

	CURRENT FINANCIAL YEAR END 30.11.2008 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	1,813	2,244
Bank overdraft	198	197
	<hr/> 7,246	<hr/> 7,685
<u>Repayable after the next 12 months</u>		
Term loans	<hr/> 1,255	<hr/> 1,080
<u>Borrowings – secured</u>		
<u>Repayable within the next 12 months</u>		
Term loans	1,737	5,430
Revolving credit	2,000	-
Bankers' acceptance	781	-
Bank overdraft	1,962	1,814
Hire purchase creditors	41	213
	<hr/> 6,521	<hr/> 7,457
<u>Repayable after the next 12 months</u>		
Term loans	13,908	6,555
Hire purchase creditors	112	112
	<hr/> 14,020	<hr/> 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 30 NOVEMBER 2008

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	117,652	2,861,089
Weighted average number of ordinary shares	128,000,000	128,000,000
Basic earnings per share (sen)	0.09	2.24

Diluted earnings per share

	<u>Current quarter</u>	<u>Year to-date</u>
	RM	RM
Net profit attributable to ordinary shareholders	117,652	2,861,089
Weighted average number of ordinary shares	128,000,000	128,000,000
Diluted earnings per share (sen)	0.09	2.14