

**EUPE CORPORATION BERHAD (377762-V)****PART A2 : SUMMARY OF KEY FINANCIAL INFORMATION****SUMMARY OF KEY FINANCIAL INFORMATION
FOR THE FINANCIAL PERIOD ENDED 30 NOVEMBER 2009**

		Individual Quarter		Cumulative Quarter	
		Current yr. Quarter	Preceding yr. Corresponding Quarter	Current yr. to date	Preceding yr. to date
		<u>30 NOV 2009</u> RM '000	<u>30 NOV 2008</u> RM '000	<u>30 NOV 2009</u> RM '000	<u>30 NOV 2008</u> RM '000
1.	Revenue	24,117	26,310	73,188	95,219
2.	Profit/(loss) before tax	2,148	367	4,762	5,122
3.	Profit/(loss) for the period	1,380	118	2,617	2,861
4.	Profit/(loss) attributable to ordinary equity holders of the parent	1,038	118	1,438	2,861
5.	Basic earnings/ (loss) per shares (sen)	0.81	0.09	1.12	2.24
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)

Interim report for the financial period ended 30 November 2009

(The figures have not been audited)

CONDENSED CONSOLIDATED INCOME STATEMENTS

	INDIVIDUAL QUARTER (3rd Q)		CUMULATIVE QUARTER (9 months)	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR TO DATE
	30/11/2009 RM'000	30/11/2008 RM'000	30/11/2009 RM'000	30/11/2008 RM'000
REVENUE	24,117	26,310	73,188	95,219
COST OF SALES	-18,949	-22,983	-59,472	-79,462
GROSS PROFIT	5,168	3,327	13,716	15,757
OTHER OPERATING INCOME	267	309	688	925
AMORTISATION OF RESERVE ON CONSOLIDATION	0	0	0	0
MARKETING AND DISTRIBUTION COSTS	-322	-301	-957	-1,144
ADMINISTRATION EXPENSES	-1,976	-1,841	-6,017	-6,152
OTHER OPERATING EXPENSES	-696	-624	-1,712	-2,723
FINANCIAL COST	-293	-503	-956	-1,541
SHARE OF RESULT OF AN ASSOCIATED COMPANY	0	0	0	0
PROFIT BEFORE TAXATION	2,148	367	4,762	5,122
TAXATION	-768	-249	-2,145	-2,261
PROFIT FOR THE FINANCIAL PERIOD	1,380	118	2,617	2,861
ATTRIBUTABLE TO:				
EQUITY HOLDERS OF THE PARENTS	1,038	118	1,438	2,861
MINORITY INTEREST	342	0	1,179	0
	1,380	118	2,617	2,861
BASIC EARNINGS PER ORDINARY SHARE (SEN)	0.81	0.09	1.12	2.24
DILUTED EARNINGS PER ORDINARY SHARE (SEN)	0.81	0.09	1.12	2.24

(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 30 November 2009

(The figures have not been audited)

CONDENSED CONSOLIDATED BALANCE SHEETS

	AS AT END OF THIRD QUARTER 30/11/2009 RM'000	PRECEEDING FINANCIAL YEAR 28/2/2009 RM'000
<u>ASSETS</u>		
PROPERTY, PLANT AND EQUIPMENT	52,839	54,794
PREPAID LAND LEASE PAYMENTS	29,855	30,411
OTHER INVESTMENTS	154	153
LAND HELD FOR PROPERTY DEVELOPMENT	92,519	111,198
INVESTMENT PROPERTIES	20,924	21,057
DEFERRED PLANTATION EXPENDITURES	936	1,029
DEFERRED TAX ASSETS	1,750	1,750
CURRENT ASSETS		
Property development costs	86,456	63,987
Inventories	9,574	10,325
Trade and other receivables	18,319	17,890
Sinking and redemption funds	736	803
Tax recoverable	3,606	2,879
Cash and bank balances	8,683	9,693
	<u>127,374</u>	<u>105,577</u>
TOTAL ASSETS	<u><u>326,351</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	105,240	103,707
	<u>233,240</u>	<u>231,707</u>
Minority interest	1,292	113
	<u>234,532</u>	<u>231,820</u>
LONG TERM AND DEFERRED LIABILITIES		
Borrowings	7,842	8,875
Deferred taxation	18,043	18,258
	<u>25,885</u>	<u>27,133</u>
CURRENT LIABILITIES		
Trade and other payables	45,051	43,940
Provision for infrastructure cost	1,975	2,175
Borrowings	17,882	20,842
Tax liabilities	1,026	59
	<u>65,934</u>	<u>67,016</u>
TOTAL EQUITY AND LIABILITIES	<u><u>326,351</u></u>	<u><u>325,969</u></u>
NET ASSETS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE PARENT (RM)		
	<u><u>1.82</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 30 November 2009**

(The figures have not been audited)

CONDENSED CONSOLIDATED CASH FLOW STATEMENT

	9 MONTHS ENDED 30/09/2009 RM'000	9 MONTHS ENDED 30/09/2008 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash receipts from customers	78,490	106,222
Cash payments to suppliers and creditors	(59,149)	(83,324)
Cash payments to employees and for expenses	(12,924)	(14,585)
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Cash generated from operations	6,417	8,313
Interest expenses - overdraft	(124)	(121)
Rental income received	177	199
Deposit received/(paid)	136	(53)
Insurance compensation received	24	165
Tax paid	(2,120)	(4,734)
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Net cash from operating activities	4,510	3,769
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest income	126	163
Dividend received	1	-
Purchase of property, plant and equipment	(601)	(934)
Proceed from disposal of property, plant and equipment	1	-
Acquisition of freehold land	-	(11,475)
Other investment	(1)	(100)
Fixed deposits released from pledge / (pledge to licensed bank)	(50)	385
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Net cash used in investing activities	(524)	(11,961)
CASH FLOWS FROM FINANCING ACTIVITIES		
Drawdown of term loan	-	8,776
Drawdown of revolving credit	1,900	2,000
Net creation of bankers' acceptance	180	350
Repayment of term loan	(6,293)	(4,938)
Repayment of hire purchase loan	(91)	(184)
Term loan interest paid	(731)	(1,180)
Revolving credit interest paid	(212)	(90)
Discount paid on bankers' acceptance	(96)	(133)
Hire purchase interest paid	(3)	(12)
Repayment to director	(13)	(34)
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Net cash used in financing activities	(5,359)	4,555
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Net increase in cash and cash equivalents	(1,373)	(3,637)
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	5,338	4,397
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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 30 November 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
Share option granted under ESOS	-	-	95	-	95	-	95
Net profit/(loss) for the financial period	-	-	-	1,438	1,438	1,179	2,617
Balance as at 30 November 2009	<u>128,000</u>	<u>5,982</u>	<u>2,009</u>	<u>97,249</u>	<u>233,240</u>	<u>1,292</u>	<u>234,532</u>
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>

(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 30 NOVEMBER 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 30 NOVEMBER 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	
	<----- 9 months ended ----->			
	30.11.09	30.11.08	30.11.09	30.11.08
	RM'000	RM'000	RM'000	RM'000
Chalet and Golf Management	10,278	11,991	(1,321)	(1,158)
Property Development	48,222	61,553	5,514	5,533
Property Construction	54,395	76,669	1,368	1,726
Others	4,249	1,471	2,396	(332)
	<u>117,144</u>	<u>151,714</u>	<u>7,957</u>	<u>5,769</u>
Inter-segment elimination	<u>(43,956)</u>	<u>(56,495)</u>	<u>(3,195)</u>	<u>(647)</u>
	<u>73,188</u>	<u>95,219</u>	<u>4,762</u>	<u>5,122</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 30 NOVEMBER 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 August 2009.

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 2009 are as follows: -

	As at 1.3.2009 RM'000	Addition / (Deletion) RM'000	As at 30.11.2009 RM'000
Guarantees given to licensed banks for credit facilities utilised by the subsidiary companies	<u>30,076</u>	<u>(3,899)</u>	<u>26,177</u>
Guarantees given to suppliers for credit facilities utilised by the subsidiary companies	<u>788</u>	<u>(290)</u>	<u>498</u>
Total guarantees given for credit facilities available to the subsidiary companies	<u>73,690</u>	<u>250</u>	<u>73,940</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 30 NOVEMBER 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 30 November 2009, the Group made the following payments to purchase property, plant and equipment: -

	RM
Cash payment on purchase of property, plant and equipment	601,381
Financed by hire purchase arrangement	-
Purchase of property, plant and equipment	<u>601,381</u>

Additional information required by the BMSB's Listing Requirements

1 Review of performance

The revenue recorded in Q3 2010 decreased by 8% to RM24.117 million as compared to Q3 2009. This was mainly due to the general drop in the business of Hotel and Golf Division and sales of building materials.

However, the profit before tax increased by 485% to RM2.148 million due to higher profit margin reaped from Cinta Sayang Resort Homes. The disposal of housing stock also contributes to the increase.

2 Variance of results against preceding quarter

The Group's turnover for the current quarter decreased by 2% to RM24.117 million as compared to RM24.725 million recorded in the preceding quarter. This was mainly due to the general drop in the business of Hotel and Golf Division.

However, profit before tax increased by 22% to RM2.148 million. This is due to the above-mentioned reason.

3 Current year / future prospects

The economy seems to have stabilized, with increased demand and confidence levels, as indicated by the strong take up rates of properties, especially the higher end units. Going forward, the Group will continue to launch mass housing projects as well as select luxury developments. This diversity positions the Group well to have a comprehensive smorgasbord of properties targeting different segments. The Group is thus well poised to further take advantage of its synergies as well as market opportunities and is flexible enough to weather changes due to its comprehensive product portfolio.



EUPE CORPORATION BERHAD (377762-V)
NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL PERIOD ENDED 30 NOVEMBER 2009

4 Profit forecast

This is not applicable as no profit forecast was published.

5 Taxation

	CURRENT QUARTER Q3 30 NOV 2009 RM'000	PRECEDING QUARTER Q3 30 NOV 2008 RM'000	CURRENT YEAR TO DATE 30 NOV 2009 RM'000	PRECEDING YEAR TO DATE 30 NOV 2008 RM'000
Current year taxation	894	459	2,421	2,641
Real property gain tax	-	-	-	-
Deferred taxation	(65)	(54)	(215)	(224)
Under/(Over) provision in previous years	(61)	(156)	(61)	(156)
	<u>768</u>	<u>249</u>	<u>2,145</u>	<u>2,261</u>

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 30 NOVEMBER 2009

9 Borrowings and debt securities

	CURRENT FINANCIAL PERIOD END 30.11.2009 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	2,083	2,249
Bank overdraft	1,204	554
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	7,181	6,697
 <u>Repayable after the next 12 months</u>		
Term loans	2,093	2,093
	<hr/>	<hr/>
	2,093	2,093
 <u>Borrowings – secured</u>		
<u>Repayable within the next 12 months</u>		
Term loans	1,838	7,099
Revolving credit	6,000	4,100
Bankers' acceptance	1,398	1,052
Bank overdraft	1,444	1,782
Hire purchase creditors	21	112
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	10,701	14,145
 <u>Repayable after the next 12 months</u>		
Term loans	5,749	6,782
Hire purchase creditors	-	-
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	5,749	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 30 NOVEMBER 2009

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	1,037,456	1,437,863
Weighted average number of ordinary shares	128,000,000	128,000,000
Basic earnings per share (sen)	0.81	1.12

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	1,037,456	1,437,863
Weighted average number of ordinary shares	128,000,000	128,000,000
Diluted earnings per share (sen)	0.81	1.12