

BCB BERHAD

(Company No : 172003-W)

(Incorporated in Malaysia)

Quarterly financial report for financial quarter ended 30 June 2009

(The figures have not been audited)

CONDENSED CONSOLIDATED INCOME STATEMENTS FOR THE QUARTER ENDED 30 JUNE 2009

| | INDIVIDUAL QUARTER | | CUMULATIVE QUARTER | |
|---|----------------------------|---|----------------------------|--|
| | CURRENT YEAR QUARTER | PRECEDING YEAR CORRESPONDING QUARTER | CURRENT YEAR TO DATE | PRECEDING YEAR CORRESPONDING PERIOD |
| | 30.06.2009 RM'000 | 30.06.2008 RM'000 | 30.06.2009 RM'000 | 30.06.2008 RM'000 |
| Revenue | 24,509 | 22,483 | 93,200 | 108,221 |
| Operating expenses | (21,640) | (19,042) | (82,344) | (95,804) |
| Other operating income | 216 | 356 | 2,056 | 1,820 |
| Profit from operations | 3,085 | 3,797 | 12,912 | 14,237 |
| Finance cost | (1,355) | (1,496) | (6,756) | (7,181) |
| Profit before taxation | 1,730 | 2,301 | 6,156 | 7,056 |
| Taxation | (1,134) | (2,592) | (2,550) | (3,779) |
| Profit after taxation | 596 | (291) | 3,606 | 3,277 |
| Minority interests | - | - | - | - |
| Net profit attributable to shareholders of the company | 596 | (291) | 3,606 | 3,277 |
| EPS - Basic (sen) | 0.30 | (0.14) | 1.79 | 1.62 |

(The Condensed Consolidated Income Statements should be read in conjunction with the Annual Financial Report for the year ended 30th June 2008)

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CONDENSED CONSOLIDATED BALANCE SHEETS AS AT 30 JUNE 2009

| | AS AT END OF CURRENT QUARTER (UNAUDITED) 30.06.2009 RM'000 | AS AT PRECEDING FINANCIAL YEAR END (AUDITED) 30.06.2008 RM'000 |
|---------------------------------------|--|--|
| Property, plant and equipment | 48,681 | 49,132 |
| Prepaid land lease payments | 3,055 | 3,092 |
| Investment properties | 27,417 | 19,482 |
| Land held for development | 61,880 | 61,501 |
| Deferred tax asset | 4,992 | 4,181 |
| Current assets | | |
| Land and development expenditure | 171,593 | 192,309 |
| Inventories | 54,140 | 55,403 |
| Tax Recoverable | 1,621 | 1,165 |
| Receivables, deposits and prepayments | 82,248 | 80,555 |
| Cash and bank balances | 3,998 | 10,445 |
| | 313,600 | 339,877 |
| Current liabilities | | |
| Payables | 27,233 | 37,960 |
| Short term borrowings | 39,042 | 39,967 |
| Bank overdrafts | 37,316 | 35,323 |
| Taxation | 98 | 896 |
| | 103,689 | 114,146 |
| Net current assets | 209,911 | 225,731 |
| | 355,936 | 363,119 |
| Shareholders' Funds | | |
| Share capital | 206,250 | 206,250 |
| Treasury shares | (2,252) | (2,251) |
| Revaluation reserves | 6,744 | 6,719 |
| Retained earnings | 112,264 | 108,658 |
| | 323,006 | 319,376 |
| Long term borrowings | 25,491 | 36,904 |
| Deferred tax liabilities | 7,439 | 6,839 |
| | 355,936 | 363,119 |
| Net assets per share (RM) | 1.57 | 1.55 |

(The Condensed Consolidated Balance Sheets should be read in conjunction with the Annual Financial Report for the year ended 30th June 2008)

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CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

| | Share capital RM'000 | Non-distributable | | Distributable | Total RM'000 |
|--------------------------------------|-------------------------|----------------------------------|------------------------------|--------------------------------|-----------------|
| | | Revaluation surplus RM'000 | Treasury shares RM'000 | Retained earnings RM'000 | |
| At 01.07.2008 | 206,250 | 6,719 | (2,251) | 108,658 | 319,376 |
| Reversal of deferred tax liabilities | - | 25 | - | - | 25 |
| Share buy-back | - | - | (1) | - | (1) |
| Net profit for the period | - | - | - | 3,606 | 3,606 |
| At 30.06.2009 | 206,250 | 6,744 | (2,252) | 112,264 | 323,006 |
| At 01.07.2007 | | | | | |
| As previously reported | 206,250 | 6,509 | (2,239) | 100,806 | 311,326 |
| - FRS 112 | - | - | - | 4,575 | 4,575 |
| At 01.07.2007 (restated) | 206,250 | 6,509 | (2,239) | 105,381 | 315,901 |
| Reversal of deferred tax liabilities | - | 210 | - | - | 210 |
| Share buy-back | - | - | (12) | - | (12) |
| Net profit for the period | - | - | - | 3,277 | 3,277 |
| At 30.06.2008 | 206,250 | 6,719 | (2,251) | 108,658 | 319,376 |

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CONDENSED CONSOLIDATED CASH FLOW STATEMENT FOR THE QUARTER ENDED 30 JUNE 2009

| | CUMULATIVE 12 MONTHS 30.06.2009 RM'000 | CUMULATIVE 12 MONTHS 30.06.2008 RM'000 |
|---|---|---|
| Operating activities | | |
| Profit after taxation | 3,606 | 3,277 |
| Adjustments for non-cash items | 4,313 | 3,704 |
| Operating profit before working capital changes | <u>7,919</u> | <u>6,981</u> |
| Net change in working capital | <u>4,561</u> | <u>13,303</u> |
| | 12,480 | 20,284 |
| Tax refunded | 451 | 295 |
| Taxes paid | <u>(4,443)</u> | <u>(2,404)</u> |
| Net cash from operating activities | <u>8,488</u> | <u>18,175</u> |
| Investing activities | | |
| Purchase of property, plant and equipment | (870) | (2,049) |
| Purchase of investment properties | (7,935) | - |
| Proceeds of property, plant and equipment disposal | 806 | 920 |
| Land held for development | <u>4,621</u> | <u>(5,704)</u> |
| | <u>(3,378)</u> | <u>(6,833)</u> |
| Financing activities | | |
| Proceeds from borrowings | 68,627 | 49,460 |
| Repayment of borrowings | (81,724) | (59,864) |
| Purchase of treasury shares | (1) | (12) |
| Others | <u>(452)</u> | <u>(357)</u> |
| | <u>(13,550)</u> | <u>(10,773)</u> |
| Net (decrease)/increase in cash and cash equivalents | (8,440) | 569 |
| Cash and cash equivalents at beginning of period | (24,878) | (25,447) |
| Cash and cash equivalents at end of period | <u>(33,318)</u> | <u>(24,878)</u> |

(The Condensed Consolidated Cash Flow Statement should be read in conjunction with the Annual Financial Report for the year ended 30th June 2008)