

YTL LAND & DEVELOPMENT BERHAD (Company No. 1116-M)
(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT

Interim financial report on consolidated result for the financial period ended 30 September 2007.

The figures have not been audited.

CONDENSED CONSOLIDATED INCOME STATEMENTS

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT PERIOD QUARTER 30.09.2007 RM'000	PRECEDING PERIOD CORRESPONDING QUARTER 30.09.2006 RM'000	CURRENT PERIOD TO DATE 30.09.2007 RM'000	PRECEDING PERIOD TO DATE 30.09.2006 RM'000
REVENUE	85,250	24,009	85,250	24,009
COST OF SALES	(77,324)	(18,987)	(77,324)	(18,987)
GROSS PROFIT	7,926	5,022	7,926	5,022
OTHER OPERATING INCOME	1,553	4,370	1,553	4,370
OTHER OPERATING EXPENSES	(5,371)	(5,614)	(5,371)	(5,614)
PROFIT FROM OPERATIONS	4,108	3,778	4,108	3,778
FINANCE COSTS	(281)	(314)	(281)	(314)
PROFIT BEFORE TAXATION	3,827	3,464	3,827	3,464
TAXATION	(1,002)	(520)	(1,002)	(520)
PROFIT FOR THE PERIOD	2,825	2,944	2,825	2,944
ATTRIBUTABLE TO:				
SHAREHOLDERS	2,091	2,944	2,091	2,944
MINORITY INTEREST	734	-	734	-
PROFIT FOR THE PERIOD	2,825	2,944	2,825	2,944
EARNINGS PER 50 SEN SHARE				
Basic (per 50 sen share)(sen):-				
• Before mandatory conversion of ICPS-A & ICPS-B	0.55	0.83	0.55	0.83
• After mandatory conversion of ICPS-A & ICPS-B	0.25	0.35	0.25	0.35
Diluted (per 50 sen share) (sen)	0.25	0.35	0.25	0.35

The Condensed Consolidated Income Statements should be read in conjunction with the Annual Financial Report for the year ended 30th June 2007 and the accompanying explanatory notes attached to the interim financial statements

YTL LAND & DEVELOPMENT BERHAD (Company No. 1116-M)
(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT

CONDENSED CONSOLIDATED BALANCE SHEETS

	UNAUDITED AS AT 30.09.2007 RM'000	AUDITED AS AT 30.06.2007 (RESTATED) RM'000
ASSETS		
NON-CURRENT ASSETS		
Property, plant & equipment	35,487	35,461
Investment properties	28,600	28,600
Land & development expenditure	464,558	462,142
Prepaid land lease payment	50	51
Goodwill on consolidation	12,183	12,183
Deferred tax asset	-	710
	<u>540,878</u>	<u>539,147</u>
CURRENT ASSETS		
Inventories	72,466	74,439
Property development expenditure	119,782	118,683
Trade receivables	57,937	83,751
Other receivables	13,576	12,797
Amount due from related companies	205	833
Fixed deposits	125,623	111,530
Cash & bank balances	10,092	10,407
	<u>399,681</u>	<u>412,440</u>
TOTAL ASSETS	<u><u>940,559</u></u>	<u><u>951,587</u></u>
EQUITY		
EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY		
SHARE CAPITAL		
Ordinary shares	197,788	195,471
Preference shares	365,251	374,287
RESERVES		
Share premium	129,933	123,214
Treasury share, at cost	(21,736)	(16,797)
Accumulated losses	(153,415)	(155,506)
TOTAL EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY	<u>517,821</u>	<u>520,669</u>
MINORITY INTEREST	5,291	4,557
TOTAL EQUITY	<u><u>523,112</u></u>	<u><u>525,226</u></u>

YTL LAND & DEVELOPMENT BERHAD (Company No. 1116-M)
(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT

CONDENSED CONSOLIDATED BALANCE SHEETS - continued

	UNAUDITED	AUDITED
	AS AT	AS AT
	30.06.2007	30.06.2006
	RM'000	RM'000
LIABILITIES		
NON-CURRENT LIABILITIES		
Bank borrowings	204,000	204,000
Long term liabilities	69,216	69,216
Hire purchase creditors	68	92
Deferred tax liabilities	57,259	57,866
	-----	-----
	330,543	331,174
	-----	-----
CURRENT LIABILITIES		
Provisions	10,837	10,837
Trade payables	29,475	28,736
Other payables	14,680	13,590
Hire purchase creditors	440	419
Amount due to holding companies	457	746
Amount due to related companies	30,073	40,353
Provision for taxation	942	506
	-----	-----
	86,904	95,187
	-----	-----
TOTAL LIABILITIES	417,447	426,361
	-----	-----
TOTAL EQUITY AND LIABILITIES	940,559	951,587
	=====	=====
 Net assets per 50 sen share (RM)	 1.37	 1.38
	=====	=====

The Condensed Consolidated Balance Sheets should be read in conjunction with the Annual Financial Report for the year ended 30th June 2007 and the accompanying explanatory notes attached to the interim financial statements

YTL LAND & DEVELOPMENT BERHAD (Company No. 1116-M)
(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT

**CONDENSED CONSOLIDATED CASH FLOW STATEMENTS
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2007**

	3 MONTHS ENDED	
	30.09.2007	30.09.2006
	RM'000	RM'000
Net cash generated from operating activities	20,682	16,484
	=====	=====
Net cash used in investing activities	(1,734)	(11,040)
	=====	=====
Net cash used in financing activities	(5,170)	(438)
	=====	=====
Net increase in cash and cash equivalents	13,778	5,006
Cash and cash equivalents at beginning of the year	121,937	105,930
	-----	-----
Cash and cash equivalent at end of the period (note a)	135,715	110,936
	=====	=====

Note (a)

Cash and cash equivalent

	30.09.2007	30.09.2006
	RM'000	RM'000
Fixed Deposit	125,623	100,403
Cash and bank balances	10,092	10,533
	-----	-----
Cash and cash equivalent at end of the period	135,715	110,936
	=====	=====

The Condensed Consolidated Cash Flow Statements should be read in conjunction with the Annual Financial Report for the year ended 30th June 2007 and the accompanying explanatory notes attached to the interim financial statements

YTL LAND & DEVELOPMENT BERHAD (Company No. 1116-M)
(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2007**

	<----- Attributable to equity holders of the company ----->							
	<---Share Capital --->		<-Non-distributable>					
	Ordinary Shares RM'000	ICPS RM'000	Share Premium RM'000	Treasury Shares RM'000	Accumulated Losses RM'000	Total RM'000	Minority Interest RM'000	Grand Total RM'000
3 months ended 30 September 2007								
As at 01 July 2007	195,471	374,287	123,214	(16,797)	(155,506)	520,669	4,557	525,226
Profit for the period	-	-	-	-	2,091	2,091	734	2,825
Total recognised income and expenses for the period	-	-	-	-	2,091	2,091	734	2,825
Conversion of ICPS to Ordinary shares	2,317	(9,036)	6,719	-	-	-	-	-
Share repurchased	-	-	-	(4,939)	-	(4,939)	-	(4,939)
As at 30 September 2007	197,788	365,251	129,933	(21,736)	(153,415)	517,821	5,291	523,112
3 months ended 30 September 2006								
As at 01 July 2006	177,624	417,566	97,782	(264)	(180,234)	512,474	-	512,474
Profit for the period	-	-	-	-	2,944	2,944	-	2,944
Total recognised income and expenses for the period	-	-	-	-	2,944	2,944	-	2,944
Conversion of ICPS to Ordinary shares	22	(86)	64	-	-	-	-	-
As at 30 September 2006	177,646	417,480	97,846	(264)	(177,290)	515,418	-	515,418

The Condensed Consolidated Statement Of Changes In Equity should be read in conjunction with the Annual Financial Report for the year ended 30th June 2007 and the accompanying explanatory notes attached to the interim financial statements

INTERIM FINANCIAL REPORT

Notes :

Disclosure requirement per FRS 134 – paragraph 16

A1. Accounting Policies

The interim financial report is unaudited and has been prepared in accordance with FRS134 “Interim Financial Reporting” (formerly known as FRS134₂₀₀₄) and Chapter 9, part K of the Listing Requirements of Bursa Malaysia Securities Berhad, except for the adoption of the following new/revised Financial Reporting Standards (FRS) effective 1 July 2007 which are relevant to the Group’s operations:-

FRS 107	Cash Flow Statements
FRS 111	Construction Contracts
FRS 112	Income Taxes
FRS 117	Leases
FRS 118	Revenue
FRS 124	Related Party Disclosures
FRS 134	Interim Financial Reporting
FRS 137	Provisions, Contingent Liabilities and Contingent Assets

The adoption of the above FRSs does not have significant financial impact on the Group other than the effects of the following FRS:

(a) FRS 117: Leases

Prior to 1 July 2007, leasehold land was classified as property, plant and equipments and was stated at cost less accumulated depreciation and impairment losses. Upon the adoption of the revised FRS 117 at 1 July 2007, the unamortised amount of leasehold land is now reclassified prepaid land lease payment and amortised over the period of its remaining lease term. The reclassification has been accounted for retrospectively and the comparatives in the balance sheet have been restated.

The effects on the comparatives to the Group on adoption of FRS 117 are as follows:

	Previously stated RM’000	Effect of changes RM’000	Restated RM’000
30 June 2007			
Property, plant and equipment	35,512	(51)	35,461
Prepaid land lease payment	-	51	51
	=====	=====	=====

INTERIM FINANCIAL REPORT

Notes : - continued

A2. Seasonality or Cyclicity of Operations

The business operations of the Group are not materially affected by any seasonal or cyclical factor.

A3. Exceptional or Unusual Items

During the current financial quarter, there was no item of an exceptional or unusual nature that affects the assets, liabilities, equity, net income or cash flows of the Group.

A4. Changes in estimates of amounts reported

There was no change to estimate of amount reported in prior interim periods and prior financial years.

A5. Changes in Debt and Equity Securities

Save as disclosed below, there was no issuance, cancellation, repurchase, resale and repayment of debts and equity securities during the current financial quarter:

a) Conversion of Irredeemable Convertible Preference Shares

During the current financial quarter to date, the share capital of the company increased from RM195,471,256 of RM0.50 each to RM197,788,273 of RM0.50 each at the end of financial quarter ended 30 September 2007 as a result of the conversion of 18,072,766 Irredeemable Convertible Preference Shares - A (“ICPS-A”) of RM0.50 each into 4,634,034 new ordinary shares of RM0.50 each based on a conversion ratio of one (1) new ordinary share of RM0.50 each for every 3.90 of ICPS-A of RM0.50 each.

During the current financial quarter to date, there were no additional issuance of ICPS-A and ICPS-B. The total number of ICPS-A and ICPS-B outstanding as at 30 June 2007 were 197,210,070 and 533,290,580 of RM0.50 each respectively.

b) Treasury Shares

During the current financial quarter to date, the Company purchased 2,326,500 of its issued ordinary shares of RM0.50 each from the open market for a total consideration of RM4,939,089.21 at an average price of RM2.123 per share. The buy back transaction was financed by internally generated funds. The shares purchased are being held as treasury shares in accordance with Section 67A of the Companies Act 1965.

The outstanding debts are disclosed in Note B9.

A6. Dividend

There was no dividend paid during the current financial quarter ended 30 June 2007.

INTERIM FINANCIAL REPORT

Notes : - continued

A7. Segment Reporting

The Group's segmental report for the period ended 30 September 2007 is as follows:-

	Construction* RM'000	Property Development RM'000	Total RM'000
Revenue	39,161	46,089	85,250
	-----	-----	-----
Results			
Profit from Operations	718	3,390	4,108
	-----	-----	
Finance cost			(281)

Profit before taxation			3,827

Taxation			(1,002)

Profit for the period			2,825
			=====
Attributable to:			
Shareholders			2,091
Minority interest			734

Profit for the period			2,825
			=====

* The duration of the construction project is for a period of 30 months.

The Group's segmental report for the period ended 30 September 2006 is as follows:-

	Property Development RM'000	Total RM'000
Revenue	24,009	24,009
	-----	-----
Results		
Profit from Operations	3,778	3,778

Finance cost		(314)

Profit before taxation		3,464

Taxation		(520)

Profit for the period		2,944
		=====
Attributable to:		
Shareholders		2,944

Profit for the period		2,944
		=====

INTERIM FINANCIAL REPORT

Notes:- continued

A8. Material Events Subsequent to the end of the interim period

There is no material event subsequent to the end of the interim period.

A9. Changes in the Composition of the Group

There is no change in the composition of the Group for the current financial period ended 30 September 2007.

A10. Changes in Contingent Liabilities

There was no change in the contingent liabilities of the Group since the last annual balance sheet as at 30 June 2007. The corporate guarantees given to banks for credit facilities granted at the end of current financial quarter are as follows:-

	Total Amount Guaranteed RM'000	Amount Utilised RM'000
Term Loan	204,000	204,000
Guarantee Facility	47,978	36,477
	-----	-----
	251,978	240,477
	=====	=====

(THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK)

INTERIM FINANCIAL REPORT

Disclosure requirement per Bursa Securities' Listing Requirements Part A of Appendix 9B

B1. Review of Performance

The Group's revenue and profit before taxation for the current financial year ended 30 September 2007 increased to RM85.250 million and RM3.827 million from RM24.009 million and RM3.464 respectively reported in the corresponding financial period ended 30 September 2006, representing an increase of 255.08% and 10.48% in revenue and profit before taxation respectively. The increase in revenue and profit before taxation was mainly contributed by The Centrio under the Pantai Hill Park project and the progress recognition of a construction project undertaken by one of its subsidiary.

B2. Comparison with Preceding Quarter

	Current Quarter 30.09.2007 RM'000	Preceding Quarter 30.06.2007 RM'000
Revenue	85,250	135,455
Profit before taxation	3,827	13,005
Profit after taxation and minority interest	2,091	8,436

The Group's revenue and profit before taxation for the current financial quarter ended 30 September 2007 decreased to RM85.250 million and RM3.827 million from RM135.455 million and RM13.005 million respectively reported in the preceding financial quarter ended 30 June 2007, representing a decrease of 37.06% and 70.57% in revenue and profit before taxation respectively. This was mainly contributed by lower progress recognition in revenue and profits from both property development and construction segment of the Group.

B3. Audit Report of preceding financial year ended 30 June 2007

The Auditors' Report on the financial statements of the preceding financial year was not subject to any qualification.

B4. Prospects

The Group, after considering the improved market condition and the recent sales recorded, is expected to achieve satisfactory performance for financial year ending 2008 through the property development activities undertaken by its subsidiary companies.

B5. Profit Forecast

The Group did not issue any profit forecast or profit guarantee during the current financial quarter.

INTERIM FINANCIAL REPORT

Notes : continued

B6. Taxation

Tax comprises the following:-

	Current Period Quarter 30.09.2007 RM'000	Current Year To Date 30.09.2007 RM'000
Tax charged for the period	803	803
Deferred tax	199	199
	-----	-----
	1,002	1,002
	=====	=====

The Group's provision for taxation for the financial period ended 30 September 2007 reflected a higher effective tax rate compared to the statutory tax rate. The marginally higher effective tax rate of 26.18% was largely due to certain expenses that are not deductible for tax purposes and losses incurred by certain subsidiaries that cannot be utilised for group relief.

B7. Sales of Unquoted Investment and /or Properties

There was no sale of unquoted investment or properties during the current financial quarter.

B8. Quoted Investment

During the current financial quarter, there was no purchase or disposal of quoted investment.

B9. Corporate Development

There is no corporate proposal announced and pending completion at the date of this report.

B10. Group Borrowings and Debt Securities

The Group's bank borrowing of RM204 million as at end of the current financial period, bears interest at 0.75% per annum above the bank's cost of fund:

	Long term RM'000	Total RM'000
Term loan – Unsecured	204,000	204,000
	=====	=====

INTERIM FINANCIAL REPORT

Notes : continued

B11. Off Balance Sheet Financial Instruments

No off balance sheet financial instruments were utilised for the current financial quarter.

B12. Material litigation

There are claims made by third parties against Sentul Raya Sdn Bhd but the Directors of the Company are of the opinion that the claims will not materially affect the future position or business of the Group.

B13. Dividend

No dividend has been declared for the current financial quarter.

(THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK)

INTERIM FINANCIAL REPORT

Notes : continued

B14. Earnings Per Share

• **Basic/diluted earnings per share**

The basic/diluted earnings per share of the Group has been computed by dividing the net profit for the financial quarter by the weighted average number of ordinary shares in issue during the financial quarter, excluding treasury shares held by the Company, assuming full conversion of :-

1. ICPS-A in issue during the financial quarter of 197,210,070 on a conversion of one (1) new ordinary share of RM0.50 each for every RM3.90 nominal value of ICPS-A.
2. ICPS-B in issue during the financial quarter of 533,290,580 on a conversion ratio of one (1) new ordinary share of RM0.50 each for every RM1.34 nominal value.

	Current Quarter 30.09.2007	Preceding Year Corresponding Quarter 30.09.2006
Net profit for the quarter (RM'000)	2,091	2,944
	=====	=====
Weighted average number of ordinary shares of RM0.50 each ('000)	379,409	355,271
Assumed full conversion of ICPS-A and ICPS-B('000)	448,545	488,829
	-----	-----
Adjusted weighted average of ordinary shares('000)	827,954	844,100
	=====	=====
Basic (per 50 sen share)(sen):-		
• Before mandatory conversion of ICPS-A & ICPS-B	0.55	0.83
	=====	=====
• After mandatory conversion of ICPS-A & ICPS-B	0.25	0.35
	=====	=====
Diluted (per 50 sen share) (sen)	0.25	0.35
	=====	=====

By Order of the Board
HO SAY KENG
Secretary

Kuala Lumpur
Dated : 22 November 2007