

YNH PROPERTY BHD
(Incorporated in Malaysia)

Condensed Consolidated Balance Sheet
As at 30 June 2009

	Note	As at 30.06.2009 RM	As at 31.12.2008 RM
NON-CURRENT ASSETS			
Property, plant and equipment	9	72,270,457	71,329,572
Prepaid lease rental		595,700	601,154
Deferred tax assets		7,173,621	10,183,562
Goodwill on consolidation		17,621,512	17,621,512
Land held for future development		286,368,100	295,245,292
		<u>384,029,390</u>	<u>394,981,092</u>
CURRENT ASSETS			
Property development costs		352,768,473	332,030,813
Inventories		31,909,824	17,958,101
Trade receivables		110,332,632	83,967,263
Other receivables and deposits	10	241,886,093	277,437,612
Amount due from customer for contract work		-	39,607,995
Tax recoverable		13,672,312	11,888,341
Term deposits and fixed income trust fund		454,910	20,459,162
Cash and bank balances		20,947,987	19,265,229
		<u>771,972,231</u>	<u>802,614,516</u>
TOTAL ASSETS		<u>1,156,001,621</u>	<u>1,197,595,608</u>

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Condensed Consolidated Balance Sheet as at 30 June 2009 (Contd.)

	Note	As at 30.06.2009 RM	As at 31.12.2008 RM
EQUITY AND LIABILITIES			
Equity attributable to equity holders of the Company			
Share capital		403,232,129	397,436,729
Share premium account		77,908,448	75,988,530
Treasury shares		(47,398,421)	(45,695,462)
Share option reserve		-	1,675,626
Reserves		257,473,113	225,720,004
Total equity		<u>691,215,269</u>	<u>655,125,427</u>
Non-Current Liabilities			
Deferred tax liabilities		47,677,345	49,079,618
Long term borrowings	22	16,019,678	25,433,631
		<u>63,697,023</u>	<u>74,513,249</u>
CURRENT LIABILITIES			
Trade payables	24	93,725,474	85,935,006
Amount due to customer for contract work		40,353,331	6,264,924
Other payables and accruals		48,695,041	134,998,042
Provision for rectification works		3,649,000	4,521,485
Short term borrowings	22	213,709,320	230,192,850
Taxation		957,163	6,044,625
		<u>401,089,329</u>	<u>467,956,932</u>
TOTAL LIABILITIES		<u>464,786,352</u>	<u>542,470,181</u>
TOTAL EQUITY AND LIABILITIES		<u>1,156,001,621</u>	<u>1,197,595,608</u>
		-	-
NTA per share (RM)		<u>1.67</u>	<u>1.60</u>
Net asset per share (RM)		<u>1.71</u>	<u>1.65</u>

The condensed consolidated balance sheet should be read in conjunction with the audited financial statements for the year ended 31 December 2008 and the accompanying explanatory notes attached to the financial statements.

YNH PROPERTY BHD
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Condensed Consolidated Income Statements
For the Six Months Period Ended 30 June 2009

	Note	3 months ended		6 months ended	
		30.06.2009 RM	30.06.2008 RM	30.06.2009 RM	30.06.2008 RM
Revenue		73,999,330	146,859,152	136,926,751	235,592,493
Cost of sales		(45,090,557)	(101,245,533)	(79,552,911)	(146,990,887)
Gross profit		<u>28,908,773</u>	<u>45,613,619</u>	<u>57,373,840</u>	<u>88,601,606</u>
Other operating income		1,318,981	575,096	1,857,770	837,589
Administrative and general expenses		(6,555,826)	(7,054,530)	(13,062,134)	(12,940,521)
Profit from operations		<u>23,671,928</u>	<u>39,134,185</u>	<u>46,169,476</u>	<u>76,498,674</u>
Finance costs	19	(2,709,909)	(2,519,419)	(5,112,835)	(3,701,239)
Profit before taxation	19	<u>20,962,019</u>	<u>36,614,766</u>	<u>41,056,641</u>	<u>72,797,435</u>
Taxation	20	(5,511,040)	(9,844,634)	(10,431,865)	(19,338,482)
Profit for the period		<u>15,450,979</u>	<u>26,770,132</u>	<u>30,624,776</u>	<u>53,458,953</u>
Earnings per share (sen)					
Basic	27 (a)	4.12	7.12	8.18	13.92
Diluted	27 (b)	4.12	6.71	8.18	13.27

The condensed consolidated income statements should be read in conjunction with the audited financial statements for the year ended 31 December 2008 and the accompanying explanatory notes attached to the financial statements.

YNH PROPERTY BHD
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Condensed Statement of Changes in Equity
For the Six Months Period Ended 30 June 2009

	Attributable to Equity Holders of the Company							Total RM	
	Share capital RM	Non-distributable			Distributable		Retained profits RM		
		Share Option Reserve RM	Reserve on Consolidation RM	Share Premium RM	Capital Reserve RM	Treasury Shares RM			Capital Reserve RM
As at 1 January 2008	395,217,729	726,946	-	101,095,356	-	26,578,054	(243,708)	140,276,015	663,630,392
Share-based payment under ESOS	2,219,000	-	-	196,320	-	-	-	-	2,415,320
Share dividend	-	-	-	(25,303,146)	-	-	25,303,146	-	-
Purchase of treasury shares	-	-	-	-	-	-	(70,754,900)	-	(70,754,900)
Share option granted under ESOS	-	948,680	-	-	-	-	-	-	948,680
Profit for the period	-	-	-	-	-	-	-	80,894,619	80,894,619
Dividends	-	-	-	-	-	-	-	(22,028,684)	(22,028,684)
As at 30 June 2008	397,436,729	1,675,626	-	75,988,530	-	26,578,054	(45,695,462)	199,141,950	655,125,427
As at 1st January 2009	397,436,729	1,675,626	-	75,988,530	-	26,578,054	(45,695,462)	199,141,950	655,125,427
Issue of ordinary shares pursuant to ESOS	5,795,400	-	-	839,225	-	-	-	-	6,634,625
Share option granted under ESOS	-	533,400	-	-	-	-	-	-	533,400
Reclassification upon lapse of ESOS scheme	-	(2,209,026)	-	1,080,693	-	-	(1,702,959)	1,128,333	-
Purchase of treasury shares	-	-	-	-	-	-	-	-	(1,702,959)
Profit for the period	-	-	-	-	-	-	-	30,624,776	30,624,776
As at 30 June 2009	403,232,129	-	-	77,908,448	-	26,578,054	(47,398,421)	230,895,059	691,215,269

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2008 and the accompanying explanatory notes attached to the financial statements.

YNH PROPERTY BHD
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Condensed Consolidated Cash Flow Statement
For the Six Months Period Ended 30 June 2009

	6 months ended 30.06.2009 RM	6 months ended 30.06.2008 RM
Profit before taxation	<u>41,056,641</u>	<u>72,797,435</u>
Net cash generated from operating activities	4,435,076	15,220,104
Net cash used in investing activities	(1,790,739)	(68,584,211)
Net cash used in financing activities	<u>(4,509,276)</u>	<u>(3,696,290)</u>
Net decrease in cash and cash equivalents	(1,864,939)	(57,060,397)
Cash and cash equivalents at beginning of financial period	(37,197,876)	142,606
Cash and cash equivalents at end of financial period	<u>(39,062,815)</u>	<u>(56,917,791)</u>

Cash and cash equivalents at end of financial period comprise the following:

Fixed deposits	454,910	242,532
Less: pledged fixed deposits	(444,057)	(242,532)
	10,853	-
* Cash and bank balances	20,947,987	11,346,058
Bank overdraft (included within short term borrowing in Note 22)	<u>(60,021,655)</u>	<u>(68,263,849)</u>
	<u>(39,062,815)</u>	<u>(56,917,791)</u>

* Included in cash at banks of the Group are amounts of RM13,129,087 held pursuant to Section 7A of the Housing Development (Control and Licensing) Act 1966 and therefore restricted from use in other operations.

The condensed consolidated cash flow statement should be read in conjunction with the audited financial statements for the year ended 31 December 2008 and the accompanying explanatory notes attached to the financial statements.

YNH PROPERTY BHD
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NOTES TO THE INTERIM FINANCIAL STATEMENTS - 30 JUNE 2009

1. BASIS OF PREPARATION

The interim financial statements are unaudited and have been prepared in accordance with Financial Reporting Standard (FRS) 134 " Interim Financial Reporting" (formerly known as MASB 26) and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad (Bursa Securities).

The interim financial statements should be read in conjunction with the audited financial statements for the year ended 31 December 2008. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 31 December 2008.

Same accounting policies and methods of computation are followed in the interim financial statements as compared with the financial statements for the year ended 31 December 2008.

2. AUDITORS' REPORT ON PRECEDING ANNUAL FINANCIAL STATEMENTS

The auditors' report on the financial statements for the year ended 31 December 2008 was not qualified.

3. COMMENTS ABOUT SEASONAL OR CYCLICAL FACTORS

The Group's performance is not materially affected by seasonal or cyclical factors.

4. UNUSUAL ITEMS DUE TO THEIR NATURE, SIZE OR INCIDENCE

There were no unusual items due to their nature, size or incidence affecting assets, liabilities, equity, net income or cash flows during the financial period ended 30 June 2009.

5. CHANGES IN ESTIMATES

The Group has not submitted any financial forecast or projections to any authority during the current quarter and prior financial year ended 31 December 2008.

There were no changes in estimates that have had a material effect in the current quarter results.

6. DEBT AND EQUITY SECURITIES

There were no issuance, cancellation, repurchase, resale and repayment of debt and equity securities during the financial period ended 30 June 2009 and the date of this interim report except the followings:

(a) Treasury Shares

During the previous financial period ended 31 March 2009, the Company has repurchased 1,555,000 of its issued ordinary shares from the open market at an average price of RM 1.09 per share. The total consideration paid for the repurchase including transaction costs was RM1,702,959 and this was financed by internally generated funds. Total treasury shares repurchased as at 30 June 2009 is 23,968,890 ordinary shares of RM 1 each, representing a cumulative 5.9% of the total paid up share capital of the company as at 30 June 2009. The shares repurchased are being held as treasury shares in accordance with Section 67A of the Companies Act 1965. None of the treasury shares held were resold or cancelled during the financial period ended 30 June 2009. No further transaction on purchase of treasury shares subsequent to the interim financial statement ended 30 June 2009.

(b) Employee Share Option Scheme ("ESOS")

During the financial period ended 30 June 2009, the Company issued 5,795,400 ordinary shares of RM1 each for cash pursuant to the Company's ESOS at exercise prices of between RM1.06 and RM1.45 per ordinary share.

The Company's existing ESOS scheme has expire on 22 June 2009. The Company has, on the extra ordinary meeting held on 29 June 2009, established an ESOS scheme up to 10% of the issued and paid up share capital of the Company for the eligible employees and Directors for YNH Property Bhd.

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NOTES TO THE INTERIM FINANCIAL STATEMENTS - 30 JUNE 2009

7. DIVIDENDS PAID

No dividend was paid out during the financial period ended 30 June 2009.

8. SEGMENTAL REPORTING

No segment information is prepared as the Group's activities are predominantly in one industry segment and occur predominantly in Malaysia.

9. CARRYING AMOUNT OF REVALUED ASSETS

The valuation of property, plant and equipment and investment properties have been brought forward without amendment from the financial statements for the year ended 31 December 2008.

10. OTHER RECEIVABLES AND DEPOSITS

Included in other receivables and deposits are security deposits for various joint venture projects amounting to RM219,459,504.

11. SUBSEQUENT EVENTS

There is no material subsequent event to the end of the current quarter and the date of the interim financial statements except as disclosed in note 12 to the interim financial statement.

12. CHANGES IN COMPOSITION OF THE GROUP

The Company has on 31 July 2009 incorporated YNH Services Sdn Bhd as its wholly-owned subsidiary with an authorised capital of RM 100,000.00 divided into 100,000 ordinary shares of RM 1 each and paid up capital of RM 2 divided into 2 ordinary shares of RM 1 each. The intended activities of YNH Services Sdn Bhd are providing management services and lodging facilities.

13. CHANGES IN CONTINGENT LIABILITIES AND CONTINGENT ASSETS

There were no contingent liabilities or contingent assets since the last annual balance sheet as at 30 June 2009.

14. CAPITAL COMMITMENTS

There was no capital commitment for the interim financial statement ended 30 June 2009 and as at the date of this report except the following:

	RM
Contracted but not provided for	<u>12,000,000</u>

15. PERFORMANCE REVIEW

The Group's cumulative turnover for the current financial period ended 30 June 2009 has reached RM 136,926,751 (year 2008-RM235,592,493) and cumulative profit before taxation is reported at RM 41,056,641 (year 2008-RM72,797,435). The Group's profit before taxation had decreased by RM 31,740,794 or 43.6% as compared to previous year corresponding financial quarter due to decrease in demand for high end properties. However, profit before taxation has increased from RM 20,094,622 for first quarter 2009 to RM 20,962,019 for second quarter 2009. The Group's performance for this quarter mainly derived from the recognition of progressive sales of its development properties in Lot 163 Suites (Kuala Lumpur), Ceriaan Kiaran (Mont Kiara, Kuala Lumpur), Lot 633 (Kuala Lumpur, near KL Sentral), Taman Manjung Baru (Seri Manjung), Taman Singa Baru, Taman Pegawai, Taman Emas and sales of completed inventories and development land.

16. OFF BALANCE SHEET FINANCIAL INSTRUMENTS

There was no off balance sheet financial instruments as at the date of this report.

17. COMMENT ON MATERIAL CHANGE IN PROFIT BEFORE TAXATION

The Group recorded a profit before taxation of RM41,056,641 for the cumulative six months period, compared to RM72,797,435 in the preceding financial period ended 30 June 2008. The decrease is mainly due to fewer new properties launch by the Company in view of the weak market demand for high end properties.

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NOTES TO THE INTERIM FINANCIAL STATEMENTS - 30 JUNE 2009

18. COMMENTARY ON PROSPECTS

Globally, the economic prospect is weak. Despite the weak economic conditions, the Company's strong on going projects such as Lot 163 Suites (Kuala Lumpur city centre), Ceriaan Kiara (Mont Kiara, Kuala Lumpur), Taman Singa Baru and Taman Manjung Baru and Manjung Point Seksyen II continue to contribute to the Group's income. As such, the Board is cautiously optimistic of the Group's prospect for the subsequent financial period.

The progress of the project in Jalan Perak, namely Lot 163 Suites is progressing well and we have received overwhelming response from purchasers. This project is located in Kuala Lumpur city centre and has a gross development value (GDV) of approximately RM322 million. The development will offer 217 units of service apartment, a retail arcade and a 14 storey office block. The Company has on 1 October 2007, via its wholly-owned subsidiary company, Kar Sin Bhd, entered into a Memorandum of Understanding with Fraser Hospitality Pte Ltd for the provision of consultancy and other services in relation to Lot 163 Serviced Suites. The Company has on 30 July 2008 formalised the arrangement for the management, technical and consultancy services with Fraser Hospitality Pte Ltd, the hospitality arm of Fraser Centerpoint Limited. Sales from this project has started to contribute to the Group's earning and is expected to continue to contribute positively to the Group's earning for the next 6 months.

Other development in the near future for the Group includes Ceriaan Kiara in Mont Kiara and Menara YNH, which is located besides Shangri-la Hotel, along Jalan Sultan Ismail, Kuala Lumpur. Ceriaan Kiara development consists of 238 units of high-end condominium on the prime land of Mont Kiara and has a gross development value of approximately RM200 million. The Company has via Kar Sin Bhd (a wholly-owned subsidiary YNH Property Bhd) ("KSB"), accepted the offer by CMREF 1 Sdn Bhd to underwrite en-bloc 66 units of Ceriaan Kiara Project. [CMREF 1 is a private real estate fund which is managed by CIMB-Mapletree Management Sdn Bhd ("CIMB-Mapletree"). CIMB-Mapletree is a 60-40 joint venture between CIMB Real Estate Sdn Bhd, a wholly-owned subsidiary of CIMB Group Sdn Bhd of Malaysia ("CIMB Group") and Mapletree Capital Management Pte Ltd, a wholly-owned subsidiary of Mapletree Investments Pte Ltd ("Mapletree")]. Terms and conditions of the purchase has been finalised and agreement has been signed on 12 December 2007. Ceriaan Kiara development has started to contribute to the Group's earnings and is expected to continue to contribute positively for the next one and a half year.

On January 2008, YNH Land Sdn Bhd ("YNH Land"), a wholly-owned subsidiary company of Kar Sin Bhd, which in turn is a wholly-owned subsidiary of YNH Property Bhd ("YNH"), has accepted an offer from Kuwait Finance House (Malaysia) Berhad ("KFH") to purchase an en-bloc interest equal to 50% of a proposed 45 stories single iconic office tower with two wings ("Tower Block") on a premier and luxury retail platform/podium ("Retail Podium") (the Tower Block and the Retail Podium are collectively referred as the "Menara YNH"). The total sales consideration is approximately RM 920 million for the purchase of the 50% interest in the Tower Block by KFH. The final conditions will be concluded in a sales and purchase agreement to be formalised by both parties.

In the previous quarter, the Company managed to secure sales for Menara YNH with sales value of approximately RM 300 million.

Menara YNH, is located on one of the most exclusive addresses in Kuala Lumpur city centre, the Jalan Sultan Ismail, which is located in the Golden Triangle area where most prestigious 5 star hotels and upmarket office spaces are located. The commercial development sits on a 130,826 sq ft (approximately 3 acres) of land with a wide frontage of 320 feet along Jalan Sultan Ismail. The location of Menara YNH also offers easy accessibility and close proximity to efficient public transport facilities such as the Putra Light Rail Transport and the K.L Monorail station. It is also located within walking distance to all major hotels and shopping centres.

The Group has also entered into a series of joint venture projects for the development of a few pieces of land strategically located near Mont' Kiara, Hartamas, Kuala Lumpur city centre, Ipoh city and Seri Manjung town. These developments are at planning stage and have an estimated gross development value of RM1.8 billion and are expected to contribute to the Group's earnings for the next 15 years.

In addition, the Group's township development in Seri Manjung of approximately 1,000 acres will continue to contribute to the Group's profit for the next twenty to thirty years.

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NOTES TO THE INTERIM FINANCIAL STATEMENTS - 30 JUNE 2009

18. COMMENTARY ON PROSPECTS (Contd')

On 4 July 2008, Kar Sin Bhd ("KSB"), a wholly owned subsidiary of the Company, has completed the acquisition of 100% stake in D'Kiara Place Sdn Bhd ("DKP"). Subsequently, DKP has been restructured to become a wholly-owned subsidiary company of YNH Property Bhd. DKP is the registered and beneficial owner of the 6 acres freehold development properties located in Mont' Kiara, Kuala Lumpur, besides McDonald outlet at Plaza Mont' Kiara and opposite One Mont' Kiara. The approved development order is for the proposed commercial development comprises:

- i) 2 Blocks of 42 storey of Service Apartment (584 units), 6 storey of multi-storey car park, 4 storey of basement car park and 1 storey of basic facilities
- ii) 1 Office block of 23 storey
- iii) 1 block of 7 storey podium comprises 3 storey of retail centre and 4 storey of auditorium.

In the previous quarter, the Company secured an additional sales for D' Kiara with sales value of approximately RM 200 million.

This project is expected to contribute positively to the Group's earning for the next two to three years.

The Company had also in 4th quarter 2008 acquired 95 acres of strategic development landbank in Genting Highlands. The Genting landbank is located strategically next to the Genting Highland Resort and was acquired for RM16.05 million. The advantage of this landbank is that the purchase consideration is very low and it comes with infrastructure. The land has already been converted to building title. The proximity to the existing Genting Highland Resort is an advantage as the proposed development will complement the existing infrastructure. Other plus point for this development is that it is located in a cool environment and yet is 45 minutes from the KL city centre as the existing highway is already completed from the KL city centre to the existing resort.

The proposed development for this 95 acres landbank comprises commercial, bungalows, condominium, retail and etc for both local and foreign investors. The estimated gross development value for this future development is RM1.96 billion and expected to contribute to the Group's earnings in the next 20 years.

19. PROFIT BEFORE TAXATION

This is arrived at after charging:

Short term revolving interest
Overdraft interest

and crediting:

Interest income

6 months ended
30.06.2009
RM

3,320,658

1,892,177

5,212,835

342,285

20. TAXATION

Tax expense for the period:

Malaysian income tax
Deferred tax liabilities

3 months ended

30.06.2009

RM

(7,831,196)

2,320,156

(5,511,040)

3 months ended

30.06.2008

RM

(8,727,914)

(1,116,720)

(9,844,634)

6 months ended

30.06.2009

RM

(12,619,196)

2,187,331

(10,431,865)

6 months ended

30.06.2008

RM

(21,862,129)

2,523,647

(19,338,482)

Included in taxation recoverable of the Group are amount recoverable from provision of additional tax assessments and tax penalties amounting to RM 2,495,777 and RM 3,336,207 for Year Assessment 1998 and 1999 respectively arising from tax investigations of Kar Sin Bhd and YNH Construction Sdn Bhd. The Board of Directors, in consultation with their lawyers, is of the opinion that the additional tax provisions should be discharged in full.

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NOTES TO THE INTERIM FINANCIAL STATEMENTS - 30 JUNE 2009**21. SALES OF UNQUOTED INVESTMENTS AND PROPERTIES**

There were no sales of unquoted investments and no other sales of properties for the quarter ended 30 June 2009 except for the sales of development properties in the ordinary course of business.

22. BORROWING AND DEBT SECURITIES

	As at 31.03.2009	As at 31.12.2008
	RM	RM
Short term borrowing:		
Secured	213,709,320	230,192,850
Long term borrowing:		
Secured	16,019,678	25,433,631
	229,728,998	255,626,481

All of the above borrowings are denominated in Ringgit Malaysia.

23. PROFIT FORECAST

The disclosure requirements for explanatory notes for the variance of actual profit after tax and minority interest and forecast profit after tax and minority interest and for the shortfall in profit guarantee are not applicable.

24. TRADE PAYABLES

Included in trade payables is an amount of RM 67,978,773 being accrued billing take up in the account.

25. CHANGES IN MATERIAL LITIGATION

Save as disclosed below, as at the date of this report, the Group is not engaged whether as plaintiff or defendant in any legal action, proceeding, arbitration or prosecution for any criminal offence, which has a material effect on the financial position of the Group and the Directors do not know of any proceedings pending or threatened or of any fact likely to give rise to any proceedings which might materially and adversely affect the position or business of YNH Property Bhd and its subsidiaries.

A claim for specific performance by Lau Geok Swee & Co Sdn Bhd ("LGS") against Kar Sin Bhd ("KSB"), a subsidiary company of YNH Property Bhd (formerly known as Yu Neh Huat Bhd), vide Ipoh High Court, Civil Suit No. 22-240-02, with LGS claiming for specific performance of a sale and purchase agreement dated 28 October 1995 entered into between LGS as vendor and KSB as purchaser in respect of a piece of property held under Lot No. 2, Town of Lumut for a purchase price of RM4,496,698-80. A deposit and part payment of the purchase consideration amounting to RM674,504-85 had been paid by KSB pursuant to the said agreement.

The solicitors of KSB had confirmed that a statement of defence and a counter-claim had been filed on behalf of KSB. Pursuant to the counter claim, KSB is seeking a declaration that the said agreement has been rescinded and is seeking a refund of the deposit and part payment of RM674,504-85 made by KSB to LGS. The matter has been fixed for hearing on 6 November 2009.

26. DIVIDEND PAYABLE

- (a) In respect of the financial year ended 31 December 2008, a distribution of final treasury shares as share dividend at the ratio of one (1) treasury share for every thirty (30) ordinary shares of RM 1 each held, has been approved in the AGM held on 29 June 2009. The actual share dividend payable will depend on the issued share capital on entitlement date. The entitlement date and payment date of the final share dividend are 1 September 2009 and 28 September 2009 respectively.
- (b) On 25 August 2009, the Company announced to distribute treasury shares to the entitled shareholders at the ratio of one (1) treasury shares for every sixty (60) ordinary shares of RM 1 each held. The actual treasury shares to be distributed will depend on the issued share capital on entitlement date. The entitlement date and distribution date on the treasury shares are on 26 October 2009 and 24 November 2009 respectively.

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NOTES TO THE INTERIM FINANCIAL STATEMENTS - 30 JUNE 2009

27. EARNING PER SHARE

(a) **Basic**

Basic earning per share is calculated by dividing the net profit for the period by the weighted average number of ordinary shares in issue during the period.

	3 months ended 30.06.2009	3 months ended 30.06.2008	6 months ended 30.06.2009	6 months ended 30.06.2008
Net profit for the period	15,450,979	26,770,132	30,624,776	53,458,953
Weighted average number of ordinary shares in issue	374,840,443	375,839,685	374,465,342	383,947,873
Basic earnings per share (sen)	4.12	7.12	8.18	13.92

(b) **Diluted**

For the purpose of calculating diluted earning per share, the net profit for the period and the weighted average number of ordinary shares in issue during the period have been adjusted for the effect of dilutive potential ordinary shares from the exercise of share options granted to employees ("ESOS"). No dilution earning per shares has been computed for the quarter ended 30 June 2009 as the ESOS scheme has expired as at 30 June 2009.

	3 months ended 30.06.2009	3 months ended 30.06.2008	6 months ended 30.06.2009	6 months ended 30.06.2008
Adjusted net profit for the period	15,450,979	26,770,132	30,624,776	53,458,953
Weighted average number of ordinary shares in issue	374,840,443	375,839,685	374,465,342	383,947,873
Adjustment for assumed exercise of ESOS	-	22,894,257	-	18,809,168
Adjusted weighted number of ordinary shares in issue	374,840,443	398,733,942	374,465,342	402,757,041
Diluted earnings per share (sen)	4.12	6.71	8.18	13.27

28. UPDATE ON MEMORANDUM OF UNDERSTANDING

- (i) The Company has on 1 October 2007, via its wholly owned subsidiary company, Kar Sin Bhd ("KSB"), entered into a Memorandum of Understanding with Fraser Hospitality Pte Ltd for the provision of consultancy and other services in relation to the property known as 163 Service Suites.

The Company has on 30 July 2008 formalised the arrangement for the management, technical and consultancy services with Fraser Hospitality Pte Ltd, the hospitality arm of Fraser Centerpoint Limited.

- (ii) On 19 February 2009, the Company had entered into a MOU with Pantai Holdings Berhad to build and lease a private hospital in the Manjung Point township developemnt located in Seri Manjung, Perak. Negotiation on the said project is progressing well.

29. AUTHORISATION FOR ISSUE

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the Directors on 25 August 2009.