



QUARTERLY REPORT

**UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENT
FOR THE QUARTER ENDED 31 MARCH 2009**

	INDIVIDUAL QUARTER		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR ENDED
	31/03/09 RM	31/03/08 RM	31/03/09 RM	31/03/08 RM
Revenue	42,659,056	71,788,696	42,659,056	71,788,696
Cost of Sales	(31,997,387)	(62,985,826)	(31,997,387)	(62,985,826)
Gross profit	10,661,669	8,802,870	10,661,669	8,802,870
Other Operating income	587,166	419,234	587,166	419,234
Administrative expenses excluding finance cost	(5,665,849)	(4,807,796)	(5,665,849)	(4,807,796)
Finance cost	(20,826)	(25,157)	(20,826)	(25,157)
Profit/(loss) before income tax	5,562,160	4,389,151	5,562,160	4,389,151
Taxation	(1,792,598)	(1,194,424)	(1,792,598)	(1,194,424)
Profit/(loss) for the period from continuing operations	3,769,562	3,194,727	3,769,562	3,194,727
Attributable to :				
Equity holders of the parent	3,899,213	3,196,052	3,899,213	3,196,052
Minority interests	(129,651)	(1,325)	(129,651)	(1,325)
	3,769,562	3,194,727	3,769,562	3,194,727
Earnings per share attributable to equity holders of the parent :				
Basic(based on 68,000,000 ordinary shares)(sen)	5,73	4,70	5,73	4,70
Fully diluted (based on 68,000,000 ordinary	5,73	4,70	5,73	4,70

(THE CONDENSED CONSOLIDATED INCOME STATEMENT SHOULD BE READ IN CONJUNCTION WITH THE ANNUAL FINANCIAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2008)



**UNAUDITED CONDENSED CONSOLIDATED BALANCE SHEET
AS AT 31 MARCH 2009**

	AS AT END OF CURRENT QUARTER ENDED 31/03/09 RM	AUDITED AS AT PRECEDING FINANCIAL YEAR END 31/12/08 RM
ASSETS		
Non-current assets		
Property, Plant & Equipment	43,038,986	43,393,425
Investment Properties	15,066,927	15,066,927
Intangible Assets	4,284,411	4,401,323
Long Term Investment	294,525	294,525
Deferred Tax assets	213,956	213,956
	<u>62,898,805</u>	<u>63,370,156</u>
Current Assets		
Property development costs	51,380,908	52,337,353
Inventories	570,641	581,534
Debtors	73,260,490	89,966,545
Short term investments	62,474,244	62,934,990
Deposits, Cash and bank balances	59,790,513	58,966,409
	<u>247,476,796</u>	<u>264,786,831</u>
TOTAL ASSETS	<u>310,375,601</u>	<u>328,156,987</u>
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the parent		
Share Capital	68,000,000	68,000,000
Reserves	130,519,978	126,620,765
	<u>198,519,978</u>	<u>194,620,765</u>
Shareholders' funds		
Minority Interests	1,861,393	1,991,044
	<u>200,381,371</u>	<u>196,611,809</u>
Total equity		
Non-current liabilities		
Long Term Borrowings	755,426	544,440
Other deferred liabilities	2,354,526	2,391,766
	<u>3,109,952</u>	<u>2,936,206</u>
Total non-current liabilities		
Current Liabilities		
Creditors	106,851,940	124,295,827
Provision for taxation	32,338	4,313,145
	<u>106,884,278</u>	<u>128,608,972</u>
Total current liabilities		
Total liabilities	109,994,230	131,545,178
TOTAL EQUITY AND LIABILITIES	<u>310,375,601</u>	<u>328,156,987</u>
Net assets per share (RM)	2.95	2.89

**(THE CONDENSED CONSOLIDATED BALANCE SHEET SHOULD BE READ IN
CONJUNCTION WITH THE ANNUAL FINANCIAL REPORT FOR THE YEAR
ENDED 31 DECEMBER 2008)**

**LOH & LOH****Corporation Berhad** (389765 V)*(Incorporated in Malaysia)***UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 31 MARCH 2009**

	Attributable to Equity Holders of the Parent			Total	Minority interests	Total
	Share Capital	Revaluation Reserve	Retained Profits			
	RM	RM	RM			
Period ending 31 March 2009						
Balance as at 01.01.2009	68,000,000	4,221,785	122,398,980	194,620,765	1,991,044	196,611,809
Net profit for the period	-	-	3,899,213	3,899,213	(129,651)	3,769,562
Balance as at 31.03.2009	<u>68,000,000</u>	<u>4,221,785</u>	<u>126,298,193</u>	<u>198,519,978</u>	<u>1,861,393</u>	<u>200,381,371</u>
Period ending 31 March 2008						
Balance as at 01.01.2008	68,000,000	3,668,322	103,238,928	174,907,250	2,155,409	177,062,659
Net profit for the period	-	-	3,196,052	3,196,052	(1,325)	3,194,727
Balance as at 31.03.2008	<u>68,000,000</u>	<u>3,668,322</u>	<u>106,434,980</u>	<u>178,103,302</u>	<u>2,154,084</u>	<u>180,257,386</u>

**UNAUDITED CONDENSED CONSOLIDATED CASH FLOW STATEMENT
FOR THE PERIOD ENDED 31 MARCH 2009**

	2009 Period ended 31-Mar RM	2008 Period ended 31-Mar RM
Net profit after tax	3,769,562	3,194,727
Adjustments for non-cash flow :-		
Non-cash items	2,986,385	1,606,276
Non-operating items	(188,753)	(36,248)
	<u>6,567,194</u>	<u>4,764,755</u>
Operating profit before changes in working capital		
Changes in working capital :		
Net Change in current assets	17,304,842	29,994,702
Net Change in current liabilities	(19,060,372)	#####
Net changes in working capital	<u>(1,755,530)</u>	<u>(3,577,421)</u>
Tax paid	(3,653,657)	(1,701,268)
Net cash flows from operating activities	<u>1,158,007</u>	<u>(513,934)</u>
Investing Activities		
Equity Investments	288,441	-
Other Investments	(89)	(883,551)
	<u>288,352</u>	<u>(883,551)</u>
Financing Activities		
Bank borrowings	(297,973)	(1,676,778)
	<u>(297,973)</u>	<u>(1,676,778)</u>
Net Change in Cash & Cash Equivalents	1,148,386	(3,074,263)
Cash & Cash Equivalents at beginning of the year	52,532,002	96,081,652
Cash & Cash Equivalents at end of the period	<u>53,680,388</u>	<u>93,007,389</u>

***(THE CONDENSED CONSOLIDATED CASH FLOW STATEMENT SHOULD BE
READ IN CONJUNCTION WITH THE ANNUAL FINANCIAL REPORT FOR THE
YEAR ENDED 31 DECEMBER 2008)***

**Explanatory notes and additional information****A1 Basis of preparation**

The interim financial report of the Group is unaudited and has been prepared in accordance with the requirements of Financial Reporting Standard (FRS) 134 issued by the Malaysian Accounting Standards Board and paragraph 9.22 and Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad ("BMSB"). It should be read in conjunction with the Group's annual financial statements for the year ended 31 December 2008. The accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those adopted in the most recent audited financial statements for the financial year ended 31 December 2008.

The interim financial report should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2008

A2 Audit qualification

The audit report of the Group's annual audited financial statements for the year ended 31 December 2008 was not subject to any qualification.

A3 Seasonal or Cyclical Factors

The business operations of the Group were not affected by seasonal and cyclical factors.

A4 Material items affecting interim financial statements

There were no material items affecting assets, liabilities, equity, net income, or cash flows of the Group during the financial period under review.

A5 Changes in estimates

There are no significant changes in estimates of amounts reported in prior financial years that have materially affected the results of the current financial period..

A6 Changes in Share Capital

There were no issuance and repayment of debts and equity securities, share buybacks, share cancellations, shares held as treasury shares and resale of treasury shares for the current financial period.

A7 Dividends paid

There were no dividends paid in the current financial period.

A8 Segment Reporting

The segment revenue and segment results for the financial period ended 31 March 2009 :

Analysis by business segments

<i>Segments</i>	<i>Revenue</i>			<i>Results</i> <i>RM</i>
	<i>External</i> <i>RM</i>	<i>Internal</i> <i>RM</i>	<i>Total</i> <i>RM</i>	
Construction	27,735,792	9,110,565	36,846,357	5,428,452
Developments	10,808,416	-	10,808,416	1,555,425
Investments	45,340	126,000	171,340	384,815
Quarrying & trading	4,069,508	-	4,069,508	(277,005)
	42,659,056	9,236,565	51,895,621	7,091,687
Consolidation adjustments	-	(9,236,565)	(9,236,565)	(1,508,701)
	42,659,056	-	42,659,056	5,582,986
Finance cost				(20,826)
				5,562,160

A9 Valuation of Property, Plant and Equipment

**Explanatory notes and additional information**

The valuation of land and buildings have been brought forward, without amendment, from the most recent audited financial

A10 Material Events

On 18 May 2009, Green Heights Developments Sdn Bhd ("GHD")(formerly known as Sepakat Sempurna Sdn Bhd), a wholly owned subsidiary of Loh & Loh Development Sdn. Bhd. ("LLD"), which in turn is a wholly owned subsidiary of Loh & Loh Corporation Berhad ("LLCB"), entered into a conditional Sale and Purchase Agreement ('SPA') with Greater Heights Development Sdn Bhd which is a wholly-owned subsidiary of Bina Goodyear Berhad ("BGB") for the acquisition of a piece of freehold building land measuring 8.655 acres, held under GRN 89403, Lot 62523, Mukim Bandar Sri Damansara, District of Petaling, State of Selangor for a total cash consideration of RM27,000,000.

A11 Changes in the Composition of the Group

- (i) On 10 April 2009, Loh & Loh Constructions Sdn Bhd ("LLCSB"), a wholly owned subsidiary company of Loh & Loh Corporation Berhad ("LLCB"), disposed one hundred ("100") ordinary shares of RM1.00 each of Sepakat Sempurna Sdn Bhd ("SSSB") representing 100% of the issued and paid up share capital of SSSB to Loh & Loh Development Sdn. Bhd. ("LLD"), for a cash consideration of RM1 and pursuant thereto, SSSB has become a wholly owned subsidiary company of LLD. Thereafter, SSSB changes its name to Green Heights Developments Sdn Bhd ("GHD") effective from 8 May 2009.

A12 Changes in Contingent Liabilities and Contingent Assets

The changes in contingent liabilities since 31 December 2008 are as follows :

In the ordinary course of business, the Group has given guarantees to banks as security for bank guarantee facilities as follows:-

Performance of projects undertaken	RM	250.677
Projects tendered	RM	2,500.000

A13 Deposits, Cash and bank balances

	2009 31-Mar RM	2008 31-Dec RM
Short term deposit with financial institutions	33,165,532	25,262,291
Cash and bank balances	26,624,981	33,704,118
Deposits, cash and bank balances	59,790,513	58,966,409
**Restricted deposits, cash and bank balances	(6,110,126)	(6,434,407)
Cash and cash equivalents	53,680,387	52,532,002

**Included in deposits, cash and bank balances are amounts held in trust by a trustee under an investment management agreement for discretionary accounts and are not available for use.



Explanatory notes and additional information

B1 Review of Performance of the Company and its Principal Subsidiaries

For the financial period ended 31 March 2009, the construction and property divisions were the major contributors to the Group's results.

The Group's construction division registered a lower revenue of RM 27.74 million but higher profit before taxation of RM 5.43 million for the financial period ended 31 March 2009, as compared to a revenue of RM 56.82 million and profit before taxation of RM 1.81 million in the preceding financial period ended 31 March 2008, mainly due to lower level of construction activities from the existing jobs as those jobs are nearing to completion. The higher profit before taxation for the period ended 31 March 2009 was due to projects nearing completion.

Whereas, the Group's property development division generated a revenue of RM 10.81 million and profit before tax of RM 1.56 million for the financial period ended 31 March 2009, as compared to a revenue of RM 10.81 million and profit before taxation of RM 2.55 million in the preceding financial period ending 31 March 2008.

B2 Material changes in the Quarterly Results compared to the results of the Preceding Quarter

The Group generated lower revenue of RM 42.66 million and profit before taxation of RM 5.56 million for the first quarter of 2009 as compared to revenue of RM 80.87 million and profit before taxation of RM 13.10 million for the preceding quarter due to lower level of constructions activities from existing projects which are nearing completion

B3 Prospects

The Board is optimistic that the results for 2009 will be satisfactory based on the existing order book and potential new contracts.

B4 Variance of Actual Profit from Forecast Profit and Profit Guarantee

This is not applicable to the Group.

B5 Taxation

	Current Year Quarter	Cumulative Current Year To Date
	31/03/09 RM'000	31/03/09 RM'000
Current year	1,830	1,830
Under/(over) provision of tax	-	-
Deferred taxation	(37)	(37)
Total tax expense	<u>1,793</u>	<u>1,793</u>



Explanatory notes and additional information

B5 The explanation on the variance between the statutory tax rate and effective tax rate are as follows:

	Current Year Quarter 31/03/09 %	Cumulative Current Year To date 31/03/09 %
Statutory tax rate	25.00	25.00
Expenses not deductible for tax purposes	4.99	4.99
Non-taxable income	(0.18)	(0.18)
Deferred tax benefits not recognised	2.42	2.42
Average effective tax rate	32.23	32.23

B6 Profit/loss on sale of Unquoted Investment and/ or Properties

There was no sale of unquoted investment and properties for the current quarter and financial period to date.

B7 Quoted Securities

(a) The total purchases and disposals of quoted securities for the current quarter and financial period to date and profit/(loss) arising there from are as follows:

	Current Year Quarter RM'000	Cumulative Current Year To Date RM'000
Total purchases	1,240	1,240
Total disposals	950	950
Total profit/(loss) on disposals	(60)	(60)

(b) Total investments in quoted shares as at 31 March 2009 are as follows :-

	RM'000
Total investments at cost	6,275
Provision for diminution in value	(2,125)
Total investments at carrying value/book value	4,150
Total investments at market value	4,150



LOH & LOH Corporation Berhad (389765 V)
(Incorporated in Malaysia)

Explanatory notes and additional information

B8 Corporate Proposals

There were no corporate proposals announced for the current financial period under review.

B9 Group Borrowings and Debt Securities

Other than hire purchase commitments, the Group has no borrowings, in Ringgit Malaysia, as at 31 March 2009.

B10 Off Balance Sheet Financial Instruments

The Group had the following outstanding foreign exchange forward contract to hedge foreign currency purchases as at 12 May 2009:-

Type of Currency	Amount	Ringgit Equivalent	Maturity date
GBP	19,127	103,809	29 May 2009

B11 Changes in Material Litigation

There were no changes in status of material litigation since the previous reported quarter.

B12 Dividend

The Board of Directors does not recommend the payment of an interim dividend for the financial quarter ended 31 March 2009.

B13 Earnings per share

The basic and diluted earnings per share is calculated based on: -

- the Group net profit for the reporting period attributable to ordinary shareholders of RM 3.90 million; and
- the weighted average number of ordinary shares outstanding during the reporting period of 68.00 million shares of RM1.00 each

BY ORDER OF THE BOARD
CHUA SIEW CHUAN
COMPANY SECRETARY
MAICSA 0777689
Kuala Lumpur
Date: 19 May 2009



LOH & LOH Corporation Berhad (389765 V)
(Incorporated in Malaysia)

Explanatory notes and additional information