



QUARTERLY REPORT

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

	INDIVIDUAL QUARTER		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER 31/12/09 RM	PRECEDING YEAR CORRESPONDING QUARTER 31/12/08 RM	CURRENT YEAR TO DATE 31/12/09 RM	PRECEDING YEAR ENDED 31/12/08 RM
Revenue	96,713,954	81,174,639	250,569,472	307,218,397
Cost of Sales	(71,987,854)	(61,549,693)	(188,443,604)	(254,620,404)
Gross profit	24,726,100	19,624,946	62,125,868	52,597,993
Other Operating income	1,051,118	1,946,424	2,671,617	5,064,646
Administrative expenses excluding finance cost	(9,966,374)	(8,947,272)	(24,967,195)	(25,205,488)
Finance cost	(18,558)	(20,261)	(92,346)	(109,823)
Profit/(loss) before income tax	15,792,286	12,603,837	39,737,944	32,347,328
Taxation	(6,243,366)	(2,575,983)	(12,515,028)	(8,825,078)
Profit/(loss) for the period from continuing operations	9,548,920	10,027,854	27,222,916	23,522,250
Attributable to :				
Equity holders of the parent	9,573,450	10,234,887	27,530,598	23,729,283
Minority interests	(24,530)	(207,033)	(307,682)	(207,033)
	9,548,920	10,027,854	27,222,916	23,522,250
Earnings per share attributable to equity holders of the parent :				
Basic(based on 68,000,000 ordinary shares)(sen)	14.08	14.79	40.49	34.90
Fully diluted (based on 68,000,000 ordinary	14.08	14.79	40.49	34.90

(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 DECEMBER 2009

	AS AT END OF CURRENT QUARTER ENDED 31/12/09 RM	AUDITED AS AT PRECEDING FINANCIAL YEAR END 31/12/08 RM
ASSETS		
Non-current assets		
Property, Plant & Equipment	41,635,667	43,393,425
Investment Properties	15,066,927	15,066,927
Land held for property development	27,981,574	-
Intangible Assets	3,933,676	4,401,323
Long Term Investment	294,525	294,525
Deferred Tax assets	213,956	213,956
	<u>89,126,325</u>	<u>63,370,156</u>
Current Assets		
Property development costs	41,551,788	52,337,353
Inventories	628,451	581,534
Debtors	70,857,339	89,966,545
Short term investments	61,568,993	62,934,990
Deposits, Cash and bank balances	56,408,033	58,966,409
	<u>231,014,604</u>	<u>264,786,831</u>
TOTAL ASSETS	<u>320,140,929</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	149,041,533	126,620,765
Shareholders' funds	<u>217,041,533</u>	<u>194,620,765</u>
Minority Interests	1,693,194	1,991,044
Total equity	<u>218,734,727</u>	<u>196,611,809</u>
Non-current liabilities		
Long Term Borrowings	755,426	732,356
Other deferred liabilities	2,242,894	2,391,766
Total non-current liabilities	<u>2,998,320</u>	<u>3,124,122</u>
Current Liabilities		
Creditors	92,224,544	124,107,911
Provision for taxation	6,183,338	4,313,145
Total current liabilities	<u>98,407,882</u>	<u>128,421,056</u>
Total liabilities	101,406,202	131,545,178
TOTAL EQUITY AND LIABILITIES	<u>320,140,929</u>	<u>328,156,987</u>
Net assets per share (RM)	<u>3.22</u>	<u>2.89</u>

*(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 DECEMBER 2009**

	Attributable to Equity Holders of the Parent			Total	Minority	Total
	Share Capital	Revaluation Reserve	Retained Profits		interests	
	RM	RM	RM		RM	
Period ending 31 December 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
Adjustment to piecemeal acquisition of subsidiaries	-	-	(9,832)	(9,832)	9,832	-
Net profit for the period	-	-	27,530,598	27,530,598	(307,682)	27,222,916
Dividends paid	-	-	(5,099,998)	(5,099,998)	-	(5,099,998)
Balance as at 31.12.2009	68,000,000	4,221,785	144,819,748	217,041,533	1,693,194	218,734,727

Period ending 31 December 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
Reclassification from investment properties to property, plant and equipment	-	553,463	(553,463)	-	-	-
Balance as at 01.01.2008 (as restated)	68,000,000	4,221,785	102,685,465	174,907,250	2,155,409	177,062,659
Acquisition of additional interest from minority shareholders	-	-	9,832	9,832	(9,832)	-
Dilution arising from issue of additional shares in a subsidiary	-	-	-	-	52,500	52,500
Net profit for the period	-	-	23,729,283	23,729,283	(207,033)	23,522,250
Dividends paid	-	-	(4,025,600)	(4,025,600)	-	(4,025,600)
Balance as at 31.12.2008	68,000,000	4,221,785	122,398,980	194,620,765	1,991,044	196,611,809

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

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

	2009 Period ended 31-Dec RM	2008 Period ended 31-Dec RM
Net profit after tax	27,530,598	23,729,283
Adjustments for non-cash flow :-		
Non-cash items	14,277,068	13,908,340
Non-operating items	(698,469)	(2,291,379)
	<hr/>	<hr/>
Operating profit before changes in working capital	41,109,197	35,346,244
Changes in working capital :		
Net Change in current assets	(48,773,349)	28,608,417
Net Change in current liabilities	21,563,708	(26,380,222)
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Net changes in working capital	(27,209,641)	2,228,195
Tax paid	(12,994,520)	(11,744,464)
	<hr/>	<hr/>
Net cash flows from operating activities	905,036	25,829,975
Investing Activities		
Equity Investments	7,968,013	(61,902,418)
Other Investments	12,387	(279,463)
	<hr/>	<hr/>
	7,980,400	(62,181,881)
Financing Activities		
Dividend paid	(5,099,998)	(4,025,600)
Bank borrowings	(1,156,269)	(3,172,144)
	<hr/>	<hr/>
	(6,256,267)	(7,197,744)
Net Change in Cash & Cash Equivalents	2,629,169	(43,549,650)
Cash & Cash Equivalents at beginning of the year	52,532,002	96,081,652
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Cash & Cash Equivalents at end of the period	55,161,171	52,532,002

***(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

Dividends paid in the current interim period was as follows:

	12 months ended 31 December 2009		12 months ended 31 December 2008	
	Gross dividend per share	Amount of dividend net of 25% tax	Gross dividend per share	Amount of dividend net of 26% tax
	Sen	RM	Sen	RM
Final dividend approved by shareholders in respect of the year ended 31 December 2008 paid on 29 May 2009	10	# 5,099,998		
Final dividend approved by shareholders in respect of the year ended 31 December 2007 paid on 4 July 2008			8	4,025,600

**Explanatory notes and additional information****A8 Segment Reporting**

The segment revenue and segment results for the financial period ended 31 December 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	182,876,156	32,091,276	214,967,432	29,369,300
Developments	45,604,543	-	45,604,543	11,336,413
Investments	649,079	7,304,000	7,953,079	7,584,149
Quarrying & trading	21,439,694	0	21,439,694	(128,692)
	250,569,472	39,395,276	289,964,748	48,161,170
Consolidation adjustments	-	(39,395,276)	(39,395,276)	(8,330,880)
	250,569,472	-	250,569,472	39,830,290
Finance cost				(92,346)
				39,737,944

A9 Valuation of Property, Plant and Equipment

The valuation of land and buildings have been brought forward, without amendment, from the most recent audited financial statements for the year ended 31 December 2008. The carrying value is based on a valuation carried out in 2006 by independent qualified valuers less depreciation.

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. The transaction was completed on 29 September 2009.

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. Subsequently, SSSB changed its name to Green Heights Developments Sdn Bhd ("GHD")
- (ii) On 15 October 2009, Water Engineering Technology Sdn Bhd , a wholly owned subsidiary company of Loh & Loh Corporation Berhad ("LLCB"), incorporated a wholly-owned subsidiary in Malaysia under the name of WET O&M Sdn Bhd ("WET O&M). WET O&M has an authorised share capital of RM100,000.00 divided into 100,000 ordinary shares of RM1.00 each and an issued and paid-up capital of RM2.00 divided into 2 ordinary shares of RM1.00 each.

**Explanatory notes and additional information****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	11,549,436
Projects tendered	RM	8,625,000

A13 Deposits, Cash and bank balances

	2009 31-Dec RM	2008 31-Dec RM
Short term deposit with financial institutions	11,435,441	25,262,291
Cash and bank balances	44,972,592	33,704,118
Deposits, cash and bank balances	<u>56,408,033</u>	<u>58,966,409</u>
**Restricted deposits, cash and bank balances	(1,246,862)	(6,434,407)
Cash and cash equivalents	<u>55,161,171</u>	<u>52,532,002</u>

**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 December 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 182.88 million but higher profit before taxation of RM29.37 million for the financial period ended 31 December 2009, as compared to a revenue of RM 227.52 million and profit before taxation of RM 20.49 million in the preceding financial period ended 31 December 2008. The higher profit before taxation for the period ended 31 December 2009 was due to projects profitability that can be ascertained accurately as projects are nearing completion or finalisation of accounts.

Whereas, the Group's property development division generated a lower revenue of RM 45.60 million and profit before tax of RM 11.34 million for the financial period ended 31 December 2009, as compared to a revenue of RM62.24 million and profit before taxation of RM 16.01 million in the preceding financial period ending 31 December 2008.

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

The Group generated higher revenue of RM 100.18 million and profit before taxation of RM15.79 million for the fourth quarter of 2009 as compared to revenue of RM 57.30 million and profit before taxation of RM 9.94 million for the preceding quarter.

B3 Prospects

The Board is optimistic that the results for 2010 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
	31/12/09 RM'000	31/12/09 RM'000
Current year	5,924	11,962
Under/(over) provision of tax	29	702
Deferred taxation	290	(149)
Total tax expense	6,243	12,515



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 31/12/09 %	Cumulative Current Year To date 31/12/09 %
Statutory tax rate	25.00	25.00
Expenses not deductible for tax purposes	14.00	5.26
Non-taxable income	-	(0.97)
Deferred tax benefits not recognised	0.35	0.43
Under/(over) provision in prior year	0.19	1.77
Average effective tax rate	<u>39.53</u>	<u>31.49</u>

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	772	6,156
Total disposals	390	4,421
Total profit/(loss) on disposals	168	404

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

	RM'000
Total investments at cost	6,725
Provision for diminution in value	(607)
Total investments at carrying value/book value	<u>6,118</u>
Total investments at market value	<u>6,598</u>



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 December 2009.

B10 Off Balance Sheet Financial Instruments

The Group had the following outstanding foreign exchange forward contract to hedge foreign currency purchases as at 15 February 2010:-

Type of Currency	Amount	Ringgit Equivalent	Maturity date
EURO	285,264	1,436,763	22 February 2010

B11 Changes in Material Litigation

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

B12 Dividend

- a)
- i) The Board of Directors has recommended a final dividend for the financial year 31 December 2009
 - ii) Amount per share : 10 sen less 25% income tax
 - iii) Previous corresponding period : 10 sen less 25% income tax (final)
 - iv) Date payable : To be determined later
 - v) In respect of deposited securities, entitlement to dividends will be determined on the basis of the record of depositors at a date to be determined later.
- b) Total dividend per share for the current financial year to date : 10 sen

B13 Earnings per share

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

- a) the Group net profit for the reporting period attributable to ordinary shareholders of RM 27.53 million; and
- b) 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: 23 February 2010