



Quarterly Financial Results - 31 October 2007

	Page No.
Condensed Consolidated Income Statements	1
Condensed Consolidated Balance Sheet	2 - 3
Condensed Consolidated Statement of Changes in Equity	4
Condensed Consolidated Cash Flow Statement	5
Notes to Interim Report	6 - 9
Additional Information	10 - 14



GLOMAC BERHAD (110532-M)
Quarterly Report On Consolidated Results
For The Financial Period Ended 31 October 2007
(The figures have not been audited)

UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENT

	INDIVIDUAL PERIOD CURRENT YEAR QUARTER 31/10/07 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 31/10/06 RM'000	CUMULATIVE PERIOD CURRENT YEAR TO DATE 31/10/07 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 31/10/06 RM'000
Revenue	83,993	72,104	166,474	124,866
Operating expenses	(70,572)	(63,539)	(137,426)	(111,246)
Other operating income	616	675	1,206	1,417
Operating profit	14,037	9,240	30,254	15,037
Finance cost	(274)	(284)	(559)	(475)
Interest income	673	674	1,113	1,382
Share of profits of associated companies	523	258	597	462
Profit before tax	14,959	9,888	31,405	16,406
Taxation	(4,267)	(5,045)	(9,371)	(7,206)
Profit for the period	10,692	4,843	22,034	9,200
Attributable to:-				
Equity holders of the parent	10,216	4,161	21,285	8,384
Minority interest	476	682	749	816
Profit for the period	10,692	4,843	22,034	9,200
Earnings per share (sen)				
(i) Basic	4.34	1.88	9.27	3.77
(ii) Fully Diluted	4.16	1.88	8.92	3.77

(This Unaudited Condensed Consolidated Income Statement should be read in conjunction with the Annual Financial Statements for the year ended 30 April 2007)



GLOMAC BERHAD (110532-M)
UNAUDITED CONDENSED CONSOLIDATED BALANCE SHEET AS AT 31 OCTOBER 2007

	As at 31/10/07 (Unaudited) RM'000	As at 30/04/07 (Audited) RM'000
ASSETS		
NON CURRENT ASSETS		
Property, plant and equipment	22,423	21,669
Investment properties	90,554	90,554
Land held for property development	264,298	300,230
Investment in associated companies	57,728	57,143
Other investment - Unquoted	14,300	14,300
Goodwill on consolidation	851	851
Deferred tax assets	813	1,138
	450,968	485,885
CURRENT ASSETS		
Inventories	8,387	8,387
Property development projects	234,128	190,850
Accrued billings	116,673	107,685
Amount due from customers for contract work	4,638	3,674
Trade receivables	70,400	41,221
Other receivables, deposits and prepayments	31,030	33,795
Amount due from associated companies	3,560	3,164
Tax recoverable	2,700	2,020
Fixed deposits and short term placements	53,666	75,257
Cash and bank balances	149,825	49,991
	675,006	516,044
Non-current assets held for sales	-	5,567
Total Current Assets	675,006	521,611
TOTAL ASSETS	1,125,974	1,007,496
EQUITY AND LIABILITIES		
EQUITY		
Share Capital	293,161	219,035
Reserves:-		
Share Premium	39,190	29,854
Exchange Fluctuation Reserve	422	(69)
Retained Profit	174,698	161,606
Reserves	214,310	191,391
Treasury Shares	(2,783)	(13,251)
Equity attributable to equity holders of the Company	504,688	397,175
Minority Interest	20,092	19,355



TOTAL EQUITY	524,780	416,530
NON-CURRENT LIABILITIES		
Other Long Term Creditors	4,112	4,112
Hire Purchase & Lease Creditors	1,943	2,344
Bank Borrowings	171,868	75,520
Islamic Private Debt Securities	161,000	258,000
Deferred Taxation	226	226
	339,149	340,202
CURRENT LIABILITIES		
Trade payables	56,817	72,848
Other payables and accrued expenses	97,055	73,244
Progress billings	13,946	14,161
Amount due to customers for contract work	76	5,455
Hire-purchase & lease creditors - current portion	947	1,034
Bank borrowings - current portion	62,238	56,601
Islamic Private Debt Securities	20,000	20,000
Provision for taxation	2,773	1,309
Dividend payable	8,193	6,112
	262,045	250,764
TOTAL EQUITY AND LIABILITIES	1,125,974	1,007,496
Net assets per share attributable to ordinary equity holders of the parent - RM	1.73	1.90

(This Unaudited Condensed Consolidated Balance Sheet should be read in conjunction with the Annual Financial Statements for the year ended 30 April 2007)



GLOMAC BERHAD (110532-M)
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 31 OCTOBER 2007

	← Attributable to equity holders of the Company →					Minority interest	Total Equity	
	← Non distributable →			Distributable				
	Share capital RM'000	Share premium RM'000	Exchange Fluctuation Reserve RM'000	Retained profit RM'000	Treasury shares RM'000			Sub- total RM'000
Balance as 1 May 2007	219,035	29,854	(69)	161,606	(13,251)	397,175	19,355	416,530
Currency translation differences	-	-	491	-	-	491	-	491
Disposal / Repurchase of treasury shares	-	1,491	-	-	10,468	11,959	-	11,959
Issue of shares	74,126	7,845	-	-	-	81,971	-	81,971
Share of associated companies results by minority interest	-	-	-	-	-	-	(12)	(12)
Profit for the period	-	-	-	21,285	-	21,285	749	22,034
Second and final dividend for FYE 30 April 2007	-	-	-	(8,193)	-	(8,193)	-	(8,193)
At 31 October 2007	293,161	39,190	422	174,698	(2,783)	504,688	20,092	524,780
<i>Balance at 1 May 2006</i>	216,891	29,040	-	142,961	(9,760)	379,132	15,274	394,406
<i>Issue of ordinary shares pursuant to ESOS</i>	-	-	2	-	-	2	-	2
<i>Repurchase of shares</i>	-	-	-	-	(2,765)	(2,765)	-	(2,765)
<i>Share of associated companies results by minority interest</i>	-	-	-	-	-	-	69	69
<i>Issue of shares</i>	-	-	-	-	-	-	18	18
<i>Profit for the period</i>	-	-	-	8,384	-	8,384	816	9,200
<i>Over provision of first interim dividend for FY2006</i>	-	-	-	36	-	36	-	36
<i>Second and final dividend for FYE 30 April 2006</i>	-	-	-	(7,470)	-	(7,470)	-	(7,470)
At 31 October 2006	216,891	29,040	2	143,911	(12,525)	377,319	16,177	393,496

(This Unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Statements for the year ended 30 April 2007)



GLOMAC BERHAD (110532-M)
UNAUDITED CONDENSED CONSOLIDATED CASH FLOW STATEMENT
FOR THE PERIOD ENDED 31 OCTOBER 2007

	Period Ended 31/10/07 RM'000	Period Ended 31/10/06 RM'000
Operating Activities		
Profit before taxation	31,405	16,406
Adjustments for non-cash items	557	(181)
Operating profit before working capital changes	<u>31,962</u>	<u>16,225</u>
Net changes in working capital	<u>(36,355)</u>	<u>(16,132)</u>
Cash generated from operations	<u>(4,393)</u>	93
Taxes paid	<u>(8,261)</u>	<u>(7,648)</u>
Net cash flows generated from operating activities	<u>(12,654)</u>	<u>(7,555)</u>
Investing Activities		
Net cash outflow on acquisition of subsidiary company	-	(25)
Purchase of property, plant and equipment	(877)	(870)
Purchase of investments	-	(20,765)
Others	1,544	1,436
Net cash flows generated from / (used in) investing activities	<u>667</u>	<u>(20,224)</u>
Financing Activities		
Proceed from issuance of shares	81,970	-
Proceed from disposal of treasury shares	14,742	-
Repurchase of shares	(2,783)	(2,766)
Drawdown of bank borrowings	20,027	141,403
Repayment of bank borrowings	(14,529)	(53,791)
Bank balances and deposits pledged	15,722	(1,435)
Dividend paid	(6,112)	(6,018)
Others	(1,111)	(1,239)
Net cash flows generated from financing activities	<u>107,926</u>	<u>76,154</u>
Net increase in cash and cash equivalents	95,939	48,375
Cash and cash equivalents at beginning of year	<u>42,417</u>	<u>70,364</u>
Cash and cash equivalents at end of year	<u>138,356</u>	<u>118,739</u>
Cash and cash equivalents consist of:-		
Cash on hand and at banks	149,825	93,266
Fixed and short term deposits	53,666	51,740
Cash and bank balances	<u>203,491</u>	<u>145,006</u>
Bank balances pledged	(11,094)	(30)
Deposits pledged	(44,411)	(22,032)
Bank overdrafts	(9,630)	(4,205)
	<u>138,356</u>	<u>118,739</u>

(The Unaudited Consolidated Cashflow Statement should be read in conjunction with the Annual Financial Statements for the year ended 30 April 2007)



GLOMAC BERHAD
NOTES TO THE UNAUDITED INTERIM REPORT FOR THE FINANCIAL PERIOD
ENDED 31 OCTOBER 2007

A. EXPLANATORY NOTES

A1. Accounting Policies and Methods of Computation

The interim financial statements are prepared in compliance with FRS 134 (MASB 26) "Interim Financial Reporting" and Chapter 9 of the Listing Requirements of Bursa Malaysia Securities Berhad. The interim financial statements should be read in conjunction with the Group's annual financial statements for the year ended 30 April 2007.

The accounting policies and methods of computation adopted for the interim financial statements are consistent with those adopted in the financial statements for the year ended 30 April 2007 except for the mandatory adoption of the following revised Financial Reporting Standards ("FRS") effective for the annual financial periods beginning on or after 1 October 2007.

FRS 117	Leases
FRS 124	Related Party Disclosures

The adoption of FRS 117 does not have any financial impact to the Group. The disclosure requirements arising from the adoption of FRS 124 will be presented in the annual financial statements for the financial year ending 30 April 2008.

A2. Audit Qualification

There were no audit qualifications on the annual financial statements for the year ended 30 April 2007.

A3. Seasonality or Cyclicity of Operations

Our business operations are not significantly affected by seasonality or cyclicity of operations.

A4. Unusual Items

There were no unusual items affecting assets, liabilities, equity, net income, or cash flows for the current financial period to date.

A5. Material Changes in Estimates of Amounts Reported

There were no changes in estimates of amounts reported in prior financial year which have material effect in the financial statements under review.

A6. Debt and Equity Securities

- i) Employees' Share Option Scheme ("ESOS")
During the financial period, the Company issued 6,789,150 new ordinary shares of RM1.00 each pursuant to the Company's ESOS.



ii) Repurchase of Shares

On 29 August 2007, the shareholders of the Company renewed their approval for the Company's plan to repurchase its own ordinary shares. During the current financial period ended 31 October 2007, the Company repurchased 1,930,400 of its issued ordinary shares from the open market at an overall average price of RM1.44 per share.

On 18 Sept 2007, the Company resold 9,913,000 shares at an average price of RM1.52 per share. The difference totaling RM1.491 million between the sales consideration and the carrying amount of the shares has been credited to the Share Premium Account.

As at 31 October 2007, a total of 1,930,400 shares bought back are being held as treasury shares in accordance with the requirement of Section 67A of the Companies Act, 1965.

iii) Proposed Renounceable Rights Issue of up to 70,921,042 new ordinary shares of RM1.00 each in Glomac ("Rights Share") with up to 70,921,042 free Detachable Warrants ("Warrants"), on the basis of three Rights Shares with three Warrants for every ten existing ordinary shares of RM1.00 each in Glomac held on a date to be determined later at an issue price of RM1.10 per Rights Share ("Proposed Rights Issue With Warrants)

On 30 October 2007, the Company completed the above proposal where 67,337,246 ordinary shares were issued at the issue price of RM1.10 per share together with 67,337,246 free detachable warrants.

A7. Dividends Paid

The final dividend of 4.0 sen per share less income tax of 27% and a special dividend of 1.0 sen per share less income tax of 27% in respect of the previous financial year ended 30 April 2007 were paid on 21 November 2007.

Share capital comprise of ordinary shares only.



A8. Segmental Reporting

The segmental analysis for the period ended 31 October 2007 was as follows:

Analysis by Activity

	Property Development RM'000	Construction RM'000	Property Investment RM'000	Other Operations RM'000	Eliminations RM'000	Consolidated RM'000
REVENUE						
External	154,482	6,922	4,785	285	-	166,474
Inter-segment	550	23,033	1,369	1,275	(26,227)	-
Total revenue	155,032	29,955	6,154	1,560	(26,227)	166,474
RESULTS						
Segment results	28,606	1,831	2,165	(170)	(1,246)	31,186
Unallocated corporate expenses						(932)
Operating profit						30,254
Interest expenses						(559)
Interest income						1,113
Share of results of associates	(295)	302	-	-		597
Taxation						(9,371)
Profit for the period						22,034
ASSETS						
Segment assets	818,764	9,756	108,343	2,870		939,733
Investment in equity method of associates	6,684	14,899	36,145	-		57,728
Unallocated corporate assets						128,513
Consolidated total assets						1,125,974

The financial information by geographical location was not presented as the Group's activities are primarily conducted in Malaysia



A9. Valuations of Property, Plant and Equipment

Valuation of property, plant and equipment have been brought forward without amendment from the last audited annual financial statements.

A10. Material Events Subsequent to the End of Financial Period

There were no material events subsequent to the end of the financial period reported that have not been reflected in this financial statements.

A11. Changes in Composition of the Group

There were no changes in the composition of the Group other than the acquisition of the entire equity interest in Glomac Mauritius Ltd comprising of 1 ordinary share of USD1.00 for a cash consideration of USD1.00 on 30 November 2007.

A12. Changes in Contingent Liabilities

There were no significant changes in contingent liabilities since the last audited balance sheet date as at 30 April 2007.



B. ADDITIONAL INFORMATION AS REQUIRED BY APPENDIX 9B OF BURSA MALAYSIA SECURITIES BERHAD LISTING REQUIREMENTS

B1. Review of the Performance of the Company and its Principal Subsidiaries

The Group's Revenue and Profit Before Tax for the current financial period increased by 33% and 91% respectively over the previous year corresponding period as a result of the higher contribution from the Suria Stonor project and the new projects launched in the middle of the previous financial year ie. Plaza Glomac, Suria Residen and Saujana Rawang.

B2. Comment on Material Change in the Profit Before Taxation for Current Quarter as Compared with Previous Quarter

Profit Before Tax for current quarter was lower by 9% due to lower work done for on-going projects.

B3. Prospects for the Next Financial Year

Barring any unforeseen circumstances, the directors are of the opinion that, based on the on-going development projects and the level of work targeted to be completed, the Group's performance for the financial year ending 30 April 2008 remain satisfactory.

B4. Variance of Actual Profit from Forecast Profit

Not applicable.

B5. Taxation

The taxation charge for the current quarter and financial period todate include the followings:

	Current Quarter Ended 31/10/07 RM'000	Year Todate Ended 31/10/07 RM'000
Current taxation	4,200	9,046
Defered taxation	67	325
	<u>4,267</u> =====	<u>9,371</u> =====

The current effective tax rates of the Group were higher than the statutory tax rate as certain expenses were disallowed by the Inland Revenue Board for taxation purposes.

B6. Profit on Sale of Unquoted Investments and/or Properties

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



B7. Purchase or Disposal of Quoted Securities

- a) There was no purchase or disposal of quoted securities in the current financial period to date.
- b) There was no investment in quoted shares held as at end of the reporting period.

B8. Status of Corporate Proposals

a) Status of Corporate Proposal Announced But Not Completed

There was no corporate proposal announced but not completed.

b) Status of Utilisation of Proceeds Raised From Corporate Proposal

i) RM175m Murabahah Underwritten Notes Issuance Facility and Murabahah Medium Term Notes Issuance Facility by a wholly owned subsidiary, Glomac Regal Sdn Bhd ("GRSB")

Todate, RM121 million of the facility has been drawn down and the proceeds were for the following:-

	RM'000
Refinancing of existing borrowings	30,666
Pre-fund the Minimum Balance requirement under Debt Service Reserve Account	3,548
Refund of excess collections	5,796
Payment of fees and expenses	1,800
Financing of GRSB's development cost till completion	79,190
	<u>121,000</u>
	=====

ii) Proposed Renounceable Rights Issue of up to 70,921,042 new ordinary shares of RM1.00 each in Glomac ("Rights Share") with up to 70,921,042 free Detachable Warrants ("Warrants"), on the basis of three Rights Shares with three Warrants for every ten existing ordinary shares of RM1.00 each in Glomac held on a date to be determined later at an issue price of RM1.10 per Rights Share ("Proposed Rights Issue With Warrants")

A total 67,337,246 ordinary shares were issued at an issue price of RM1.10. The total proceeds of RM74.1 million were utilised for the followings:-

	RM'000
Repayment of bank borrowings	22,000
Payment of issuance expenses	1,360
Working capital	50,711
	<u>74,071</u>
	=====



B9. Group Borrowings and Debt Securities

The Group borrowings as at 31 October 2007 were as follows:-

	Due within 12 months RM'000	Due after 12 months RM'000	Total as at 31/10/07 RM'000	Total as at 31/07/07 RM'000
<u>Secured</u>				
Hire Purchase and Lease Borrowings	947	1,943	2,890	3,153
Bank Borrowings	62,238	68,868	131,106	137,119
Islamic Private Debt Securities	20,000	161,000	181,000	175,000
	83,185	237,742	314,996	315,272
<u>Unsecured</u>				
Bonds	-	103,000	103,000	103,000
	83,185	340,742	417,996	418,272
	83,185	340,742	417,996	418,272

There are no borrowings in foreign currency.

B10. Financial Instruments With Off Balance Sheet Risk

There were no financial instruments with off balance sheet risk for the financial year period ended 31 October 2007.

B11. Material Litigation

A wholly owned subsidiary, Glomac Alliance Sdn Bhd ("GASB") had entered into a Joint Venture Agreement with Score Option Sdn Bhd ("SOSB") on 17 January 2003 to develop a land ("Project Land"). However, disputes have arisen between GASB and SOSB which are currently the subject matter of a legal suit in the High Court of Malaya at Kuala Lumpur. GASB is seeking court orders for the sale to itself of the Project Land at the price stipulated in the Joint Venture Agreement.

SOSB, in turn, is cross-claiming for the delivery of vacant possession of the Project Land on the alleged ground that GASB is no longer entitled to occupy and develop the Project Land by reason of the termination of the Joint Venture Agreement by SOSB.

The application by GASB for injunctive relief to restrain SOSB from interfering with the development of the Project Land by GASB and the application of SOSB for an injunction restraining GASB from continuing in possession of the Project Land was adjourned to 15 February 2008.

Based on legal advice, the directors of the Group are of the opinion that there is a good chance of a favourable outcome.

There is no other material litigation which will adversely affect the position or business of the Group.



B12. Dividend

No dividend has been proposed for the current financial period.

B13. Earnings Per Share

a) Basic Earnings Per Share

The basic earnings per share is calculated by dividing the net profits for the period and the weighted average number of ordinary shares in issue during the period.

Description	Current quarter ended	Preceding year corresponding quarter ended	Current year todate ended	Preceding year corresponding period ended
	31/10/07	31/10/06	31/10/07	31/10/06
Profit attributable to equity holders of the Company (RM'000)	10,216	4,161	21,285	8,384
Weighted average number of ordinary shares in issue ('000)	235,552	221,890*	229,610	222,594*
Basic earning per share (sen)	4.34	1.88	9.27	3.77

* Restated to take into account the effect of Rights Issue in October 2007 based on FRS 133.

b) Diluted Earnings Per Share

The diluted earnings per share for the current financial period ended 31 October 2007 has been calculated by dividing the Group's net profit for the period by the weighted average number of shares that would have been issued upon full exercise of the remaining option under the ESOS and Warrants, adjusted for the number of such shares that would have been issued at fair value, calculated as below.

Description	Current quarter ended	Preceding year corresponding quarter ended	Current year todate ended	Preceding year corresponding period ended
	31/10/07	31/10/06	31/10/07	31/10/06
Profit attributable to equity holders of the Company (RM'000)	10,216	4,161	21,285	8,384
Weighted average number of ordinary shares as per basic EPS	235,552	221,890	229,610	222,594
Effect of shares option ('000)	9,947	- ^	9,138	- ^
Weighted average number of ordinary shares (diluted)	245,499	221,890	238,748	222,594
Diluted earning per share (sen)	4.16	1.88	8.92	3.77

^ The effect of shares option for the financial period ended 31 October 2006 was anti-dilutive and has been ignored in the calculation of diluted earnings per share.



B14. Provision of Financial Assistance

- a) There has been no additional financial assistance provided to the Group's non-wholly owned subsidiaries or associated companies during the current quarter.
- b) The aggregate amount of financial assistance provided to such companies as at 31 October 2007 was as follows:-

<u>Type of Financial Assistance</u>	Amount (RM' million)
Corporate Guarantee for:-	
1) Credit Facilities	50.3
2) Equipment Leasing Facilities	3.0
3) Profit Guarantee	16.5
	<hr/>
	69.8
	=====

As at 31 October 2007, RM47.8 million was outstanding in respect of the above guarantees.

There was no financial impact on the Group arising from the financial assistance provided.