

QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2013

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT PERIOD QUARTER 31/03/2013 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 31/03/2012 RM'000	CURRENT PERIOD TO DATE 31/03/2013 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 31/03/2012 RM'000
Revenue	49,272	38,963	92,464	96,884
Cost of sales	(36,653)	(22,553)	(61,071)	(58,827)
Gross profit	12,619	16,410	31,393	38,057
Other operating income	81	255	189	392
Distribution costs	(290)	(275)	(686)	(617)
Administrative expenses	(6,572)	(6,294)	(12,589)	(10,484)
Amortisation and depreciation	(1,785)	(968)	(3,503)	(1,943)
Profit from operations	4,053	9,128	14,804	25,405
Finance income	168	144	283	202
Finance costs	(728)	(632)	(1,506)	(1,257)
Profit before taxation	3,493	8,640	13,581	24,350
Taxation	(984)	(2,430)	(3,205)	(6,331)
Profit for the period	2,509	6,210	10,376	18,019
Other comprehensive income, net of tax Foreign currency translation differences for foreign operations	7	-	5	-
Total comprehensive income for the period	2,516	6,210	10,381	18,019
Attributable to:				
Owners of the Company	2,518	6,207	10,384	18,012
Non-controlling interest	(2)	3	(3)	7
	2,516	6,210	10,381	18,019
Total comprehensive income attributable to:				
Owners of the Company	2,518	6,207	10,384	18,012
Non-controlling interest	(2)	3	(3)	7
	2,516	6,210	10,381	18,019
Profit per share attributable to owners of the Company:				
a) Basic (sen)	0.63	1.68	2.60	5.07
b) Diluted (sen)	0.63	1.68	2.60	5.07

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the financial year ended 30 September 2012 and the accompanying explanatory notes attached to the interim financial report.

QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2013

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	UNAUDITED AS AT END OF CURRENT QUARTER 31/03/2013 RM'000	AUDITED AS AT PRECEDING FINANCIAL YEAR ENDED 30/09/2012 RM'000
Non-Current Assets		
Property, plant and equipment	171,625	151,021
Land held for development	10,894	10,894
Investment property	3,257	3,283
Goodwill	3	3
Deferred tax assets	27,949	27,026
Total Non-Current Assets	213,728	192,227
Current Assets		
Property development costs	32,578	23,355
Amount due from customers	19,288	4,325
Inventories	7,099	5,463
Trade and other receivables	84,149	74,887
Fixed deposits with licensed banks	3,073	9,030
Cash and bank balances	19,368	12,927
Total Current Assets	165,555	129,987
Total Assets	379,283	322,214
Equity and Liabilities		
Share capital	80,000	80,000
Share premium	37,561	37,582
Reserves	92,176	81,792
	209,737	199,374
Non-controlling interest	196	199
Total Equity	209,933	199,573
Non-Current Liabilities		
Borrowings	49,533	29,836
Total Non-Current Liabilities	49,533	29,836
Current Liabilities		
Amount due to customers	2,078	3,271
Trade and other payables	87,814	64,754
Borrowings	22,502	15,060
Provision for taxation	7,423	9,720
Total Current Liabilities	119,817	92,805
Total Liabilities	169,350	122,641
Total Equity and Liabilities	379,283	322,214
Net assets per share (RM)	0.52	0.50

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the financial year ended 30 September 2012 and the accompanying explanatory notes attached to the interim financial statements.

QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2013

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Attributable to Owners of the Company						
	Share Capital RM'000	Share Premium RM'000	Retained Profits RM'000	Revaluation Reserves RM'000	Total RM'000	Non-Controlling Interest RM'000	Total Equity RM'000
<u>6 months period ended 31 March 2013</u>							
As at 1 October 2012	80,000	37,582	79,521	2,271	199,374	199	199,573
Share issue and listing expenses	-	(21)	-	-	(21)	-	(21)
Total comprehensive income for the period	-	-	10,384	-	10,384	(3)	10,381
As at 31 March 2013	80,000	37,561	89,905	2,271	209,737	196	209,933
<u>6 months period ended 31 March 2012</u>							
As at 1 October 2011	2,000	-	103,922	2,271	108,193	191	108,384
Total comprehensive income for the period	-	-	18,012	-	18,012	7	18,019
	2,000	-	121,934	2,271	126,205	198	126,403
<u>Transactions with owners</u>							
Shares issued pursuant to:							
- Bonus issue	66,000	-	(66,000)	-	-	-	-
- Public issue	12,000	39,600	-	-	51,600	-	51,600
Share issue and listing expenses	-	(2,018)	(2,235)	-	(4,253)	-	(4,253)
Total transactions with owners	78,000	37,582	(68,235)	-	47,347	-	47,347
As at 31 March 2012	80,000	37,582	53,699	2,271	173,552	198	173,750

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the financial year ended 30 September 2012 and the accompanying explanatory notes attached to the interim financial statements.

QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2013

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	CURRENT PERIOD TO DATE 31/03/2013 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 31/03/2012 RM'000
Cash Flows From Operating Activities		
Profit before taxation	13,581	24,350
Adjustments for :		
Depreciation of property, plant and equipment	3,879	2,187
Depreciation of investment properties	26	26
Interest expenses	1,481	1,210
Interest income	(283)	(202)
Operating profit before changes in working capital	18,684	27,571
Net change in current assets	(20,121)	(15,187)
Net change in current liabilities	6,910	(10,879)
Cash generated from operations	5,473	1,505
Interest paid	(1,481)	(1,210)
Interest received	283	202
Net tax paid	(6,425)	(1,388)
Net cash flows generated used in operating activities	(2,150)	(891)
Cash Flows From Investing Activities		
Shares issued pursuant to public issue	-	51,600
Share issue and listing expenses	(21)	(4,253)
Movement of fixed deposits with licensed banks	5,957	(19,951)
Purchase of property, plant and equipments	(23,204)	(8,775)
Net cash flows (used in)/from investing activities	(17,268)	18,621
Cash Flows From Financing Activities		
Net drawdown/(repayment) of borrowings	20,299	(12,887)
Dividend paid	-	-
Net cash flows generated from/(used in) financing activities	20,299	(12,887)
Net change in cash and cash equivalents	881	4,843
Effect of exchange rate changes	5	-
Cash and cash equivalents at beginning of financial year	8,183	5,342
Cash and cash equivalents at end of financial period	9,069	10,185
Cash and cash equivalents at the end of the financial year comprise the following:		
	As at 31/03/2013 RM'000	As at 31/03/2012 RM'000
Cash and bank balances	19,368	15,019
Bank overdrafts	(10,299)	(4,834)
	9,069	10,185

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the financial year ended 30 September 2012 and the accompanying explanatory notes attached to the interim financial statements.

**QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED
31 MARCH 2013**

NOTES TO THE FINANCIAL STATEMENTS

A1 Accounting Policies and Basis of Preparation

The interim financial report is unaudited and is prepared in accordance with Financial Reporting Standards ("FRS") 134 "Interim Financial Reporting" and paragraph 9.22 of the Bursa Malaysia Securities Berhad Listing Requirements.

The interim financial statements should be read in conjunction with the Audited Financial Statements for the financial year ended 30 September 2012 and the accompanying explanatory notes attached to the interim financial statements.

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 30 September 2012.

The accounting policies and methods of computation adopted by the Group in this interim financial statements are consistent with those adopted in the audited financial statements for the financial year ended 30 September 2012 except for the changes in accounting policies and presentation resulting from the adoption of relevant FRSs and amendments to FRSs that are effective for the financial periods beginning on or after 1 January 2012.

The Group has not applied the following relevant new FRS and amendments to FRSs issued by Malaysian Accounting Standards Board ("MASB"):-

Effective for the financial periods beginning on or after 1 January 2012

Amendments to FRS 1	Severe Hyperinflation and Removal of Fixed Dates for First-Time Adopters
Amendments to FRS 7	Disclosures - Transfers of Financial Assets
Amendments to FRS 112	Deferred Tax : Recovery of Underlying Assets

Effective for the financial periods beginning on or after 1 July 2012

Amendments to FRS 101	Presentation of Items of Other Comprehensive Income
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The adoption of the above FRSs and amendments did not cause impact on the financial statements of the Group.

Convergence of FRSs with the International Financial Reporting Standards

On 19 November 2011, the MASB issued the new Malaysian Financial Reporting Standards ("MFRS") framework, consisting of accounting standards which are in line with the International Financial Reporting Standards ("IFRS") issued by International Accounting Standard Board ("IASB").

The MFRS framework is to be applied by all Non-Private Entities for annual period beginning on or after 1 January 2012, with the exception of entities that are within the scope of MFRS 141 Agriculture and IC Interpretation 15 Agreements for Construction of Real Estate, including its parent, significant investor and venturer (herein referred to "Transitional Entities").

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NOTES TO THE FINANCIAL STATEMENTS

A1 Accounting Policies and Basis of Preparation (Cont'd)

Convergence of FRSs with the International Financial Reporting Standards (Cont'd)

Transitional Entities will be allowed to defer adoption of the new MFRS Framework for an additional one year. Consequently, adoption of the MFRS Framework by Transitional Entities will be mandatory for annual periods on or after 1 January 2014.

The Group falls within the scope of definition of Transitional Entities and have opted to defer adoption of the new MFRS Framework. Accordingly, the Group will be required to prepare consolidated financial statements using the MFRS Framework in its first MFRS financial statements for the financial year ended 30 September 2015. In presenting its first MFRS financial statements, the Group will be required to restate comparative financial statements to amounts reflecting the application of MFRS Framework. The majority of the adjustments required on transition will be made retrospectively against retained profits brought forward. The Group expects to be in a position to fully comply with the requirements of the MFRS Frameworks not later than 30 September 2015.

IC Interpretation 15 - Agreements for the Construction of Real Estate

The MASB has on 19 November 2011 announced that IC Interpretation 15 shall be withdrawn from the FRS Framework for application for annual period beginning on and after 1 January 2012 in light of its decision for the Transitional Entities as mentioned in foregoing paragraph above. IC Interpretation 15 will be operative for the Group's financial period beginning on or after 1 October 2013 when the Group adopts the MFRS Framework for the first time.

This Interpretation clarifies when and how revenue and related expenses from the sale of a real estate unit should be recognised if an agreement between a developer and a buyer is reached before the construction of the real estate is completed. Furthermore, the Interpretation provides guidance on how to determine whether an agreement is within the scope of MFRS 111 Construction Contracts or MFRS 118 Revenue.

The Group currently recognises revenue arising from property development projects using the stage of completion method. Upon the adoption of IC Interpretation 15, the Group may be required to change its accounting policy to recognise such revenues at completion, or upon or after delivery. The Group is in the process of making an assessment of the impact of this Interpretation.

A2 Report of the Auditors

The annual audited financial statements for the financial year ended 30 September 2012 were not subject to any qualification.

A3 Seasonality or Cyclicity of Operations

The results of the property development segment for the current quarter under review were not materially affected by seasonal or cyclical factors. As for the leisure and hospitality segment, its results normally peak during major festivities, public holidays and school holiday seasons.

A4 Unusual Items Due to Their Nature, Size or Incidence

There were no unusual items affecting assets, liabilities, equity, net income or cash flow for the current financial period ended 31 March 2013.

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NOTES TO THE FINANCIAL STATEMENTS

A5 Changes in Estimates

There were no changes in estimates of amounts reported in prior financial year, which have material impact in the current financial period ended 31 March 2013.

A6 Debts and Equity Securities

There were no issuance, cancellation, repurchase, resale and repayment of debts and equity securities in the current quarter under review.

A7 Dividends Paid

There was no dividend paid during the quarter under review.

A8 Segment Reporting

Segment results for the financial period ended 31 March 2013 are as follows:-

Descriptions	Property Development RM'000	Leisure and Hospitality RM'000	Others RM'000	Eliminations RM'000	Consolidated RM'000
Revenue					
External sales	57,711	34,753	-	-	92,464
Inter-segment sales	71,118	-	13,278	(84,396)	-
Total Revenue	128,829	34,753	13,278	(84,396)	92,464
Results					
Operating segment results	15,661	3,149	10,025	(14,031)	14,804
Finance income	280	-	3		283
Finance costs	(288)	(1,153)	(65)		(1,506)
Profit before taxation	15,653	1,996	9,963		13,581
Taxation	(3,445)	240	-	(772)	(3,205)
Profit for the year	11,436	2,236	9,963		10,376

Geographical segment

Geographical segment is not prepared as the Group carries out its business activities mainly in Malaysia.

A9 Valuation of Property, Plant and Equipment and Investment Properties

There were no changes in the valuation on property, plant and equipment and investment properties in the current quarter under review.

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A10 Material Events Subsequent to the end of the Financial Period

The Proposed bonus issue of 40,000,000 new ordinary shares of RM0.20 each to be credited as fully paid-up on the basis of one (1) Bonus Share for every ten (10) existing share has been listed and quoted on the Main Market of Bursa Malaysia Securities Berhad on 24 April 2013.

A11 Changes in the Composition of the Group

There were no changes in the composition of the Group for the current quarter under review.

A12 Contingent Assets and Liabilities

There were no contingent assets and liabilities for the current quarter under review.

A13 Capital Commitments

The outstanding capital commitments at the end of current quarter are as follows:

	31/03/2013 RM'000
Amount authorised and contracted for	12,845
Amount authorised but not contracted for	22,685

A14 Significant Related Party Transactions

Transactions with directors of the Company and subsidiary companies and companies in which they have interests:

	01/10/2012 to 31/03/2013 RM'000
(a) Agency fee paid to persons connected to a director	60
(b) Rental paid to companies in which certain directors have interests	237
(c) Rental paid to persons connected to a director	24
(d) Sales to a company in which certain directors have interests	72

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31 MARCH 2013**

NOTES TO THE FINANCIAL STATEMENTS

B1 Review of Performance

For 2nd quarter ended 31 March 2013, the Group's revenue increased by 26.46% to RM49.27 million as compared to RM38.96 million in the previous corresponding quarter. This was mainly due to good sales response for new housing projects. The Group's profit before taxation decreased to RM2.51 million as compared to RM6.21 million in the previous corresponding quarter. This was mainly due to:

- i. Construction of lower medium costs housing project in line with government housing policy contributed lower margin.
- ii. Losses incurred in leisure and hospitality division due to cyclical low occupancy rate for resort rooms and initial operating costs and overheads incurred for Arabian Bay Resorts.

The Group's revenue for cumulative 6 months ended 31 March 2013 decreased by 4.56% to RM92.46 million as compared to RM96.88 million was mainly due to lower revenue from property division. Profit before taxation for the 6 months results also decreased to RM10.38 million as compared to RM18.02 million in the previous corresponding period. This was mainly due to lower revenue for property division and initial operating costs and overheads incurred for Arabian Bay Resorts.

B2 Comparison with Immediate Preceding Quarter's Results

The Group's revenue for the current quarter increased by 14.01% to RM49.27 million as compared to RM43.19 million in the preceding quarter ending 31 December 2012. This was contributed by the property division resulting from the new housing projects launched during the current quarter. However the Group's profit before taxation of RM2.51 million for the current quarter is lower by RM7.86 million as compared to the preceding quarter ended 31 December 2012. This was mainly due to the losses incurred by leisure and hospitality division resulted from the cyclical low occupancy rate for resort rooms and initial operating costs and overheads incurred for Arabian Bay Resorts.

B3 Prospects

a) Property Development Division

Notwithstanding the challenging economic outlook worldwide, the property development division will be bolstered by the Government's incentives to provide affordable housing schemes and to enable locals to purchase their first home.

The Group would continue to undertake our marketing campaigns to promote our existing projects, and launch new projects to meet the growing demand from our target markets.

Encourage by the high take up rate for sales of Bukit Rangan Housing Project, the property development division expect continue to contribute positively to the Group.

b) Leisure and Hospitality Division

Leveraging on the anticipated expansion in the tourism sector, the Group will continue to grow to the leisure and hospitality segment, by increasing our existing capacity and attractions in Bukit Gambang Resort City, as well as exploring opportunities to bring our success story to other viable locations.

The additional facility in Arabian Bay Resort will anticipate to sustain the performance of the Group.

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B4 Variance of Actual Profit from Profit Forecast or Profit Guarantee

The Company did not announce any profit forecast or profit guarantee for the current quarter under review.

B5 Taxation

	Current Quarter Ended 31/03/2013 RM'000	Cumulative Year To Date 31/03/2013 RM'000
Current income tax	2,549	4,217
Deferred taxation	(1,565)	(1,012)
	984	3,205

The Group's effective tax rate for the current quarter under review is lower than the statutory tax rate of 25%. This is mainly because the Group enjoys a tax incentive on its Leisure and Hospitality segment thus giving rise to a reduced effective tax rate.

B6 Status of Corporate Proposal

The bonus issue of 40,000,000 new ordinary shares of RM0.20 each have been completed on 24 April 2013.

B7 Group Borrowings

The Group's borrowings, all of which are denominated in Ringgit Malaysia (RM) as at 31 March 2013 are as follows:

	Short term Secured RM'000	Long term Secured RM'000	Total RM'000
Bankers acceptances	3,570	-	3,570
Bank overdrafts	10,299	-	10,299
Hire purchase creditors	874	2,181	3,055
Term loans	7,759	47,352	55,111
	22,502	49,533	72,035

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B8 Material Litigation

The Group is not engaged in any material litigation and is not aware of any legal proceeding that might materially affect the financial position or business of the Group.

B9 Realised and Unrealised Profits or Losses

The breakdown of retained profits of the Group as at the reporting date into realised and unrealised profits are as follows:

	As at 31/03/2013 RM'000	As at 30/09/2012 RM'000
Total retained profits of the Group		
Realised	89,183	66,113
Unrealised	13,972	13,966
Less : Consolidation adjustments	(13,250)	(558)
Total Group's retained profits as per consolidated accounts	89,905	79,521

The determination of realised and unrealised profits is based on the Guidance on Special Matter No. 1 *Determination of Realised and Unrealised Profits or Losses in the Context of Disclosures Pursuant to Bursa Malaysia Securities Berhad Listing Requirements*, issued by the Malaysian Institute of Accountants.

The disclosure of realised and unrealised profits above is solely for complying with the disclosure requirements stipulated in the directive of Bursa Malaysia and should not be applied for any other purposes.

B10 Dividends

No dividends were proposed by the Group in the current quarter under review.

B11 Earnings per share

(i) Basic Earnings per share

The calculation of basic earnings per share for the financial year is based on the net profit attributable to owners of the company divided by the weighted average number of ordinary shares outstanding during the financial period.

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B11 Earnings per share (Cont'd)

(i) Basic Earnings per share (Cont'd)

	Individual Period		Cumulative Period	
	Current Year Quarter 31/03/2013	Preceding Year Corresponding Quarter 31/03/2012	Current Year To Date 31/03/2013	Preceding Year Corresponding 31/03/2012
Profit attributable to owners of the Company (RM'000)	2,518	6,207	10,384	18,012
Weighted average number of ordinary shares in issue ('000 shares)	400,000	370,330	400,000	355,082
Basic earnings per share (sen)	0.63	1.68	2.60	5.07

(ii) Diluted Earnings per share

Diluted earnings per share were not computed as the Company does not have any dilutive potential ordinary shares in issue as at the end of the current quarter under review before the implementation of ESOS which entails the issuance of up to ten percent (10%) of the issued and paid-up share capital (excluding treasury shares) pursuant to the options to be granted under the ESOS to the Group's eligible directors and employees. As such, the diluted earnings per share are presented as equal to basic earnings per share.

B12 Notes to the Statement of Comprehensive Income

The finance income, other income, finance costs, amortisation and depreciation has been included in the Statement of Comprehensive Income except for the followings items which are not applicable.

- a) Allowance and written off of receivables;
- b) Allowance and written off of inventories;
- c) Gain or loss on disposal of quoted or unquoted investments or properties;
- d) Impairment of assets;
- e) Gain or loss on derivatives; and
- f) Exceptional items (with details)

By order of the Board

Dated : 22 May 2013