

QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2014

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT PERIOD	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT PERIOD TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	31/03/2014	31/03/2013	31/03/2014	31/03/2013
	RM'000	RM'000	RM'000	RM'000
Revenue	50,000	49,272	97,570	92,464
Cost of sales	(35,421)	(36,653)	(65,505)	(61,071)
Gross profit	14,579	12,619	32,065	31,393
Other operating income	256	81	555	189
Distribution costs	(273)	(290)	(633)	(686)
Administrative expenses	(6,719)	(6,572)	(13,111)	(12,589)
Amortisation and depreciation	(2,428)	(1,785)	(4,721)	(3,503)
Profit from operations	5,415	4,053	14,155	14,804
Finance income	39	168	122	283
Finance costs	(1,752)	(728)	(3,113)	(1,506)
Profit before taxation	3,702	3,493	11,164	13,581
Taxation	(1,179)	(984)	(395)	(3,205)
Profit for the period	2,523	2,509	10,769	10,376
Other comprehensive income, net of tax				
Foreign currency translation differences for foreign operations	-	7	-	5
Total comprehensive income for the period	2,523	2,516	10,769	10,381
Attributable to:				
Owners of the Company	2,649	2,518	10,903	10,384
Non-controlling interest	(126)	(2)	(134)	(3)
	2,523	2,516	10,769	10,381
Total comprehensive income attributable to:				
Owners of the Company	2,649	2,518	10,903	10,384
Non-controlling interest	(126)	(2)	(134)	(3)
	2,523	2,516	10,769	10,381
Profit per share attributable to owners of the Company:				
a) Basic (sen)	0.60	0.57	2.48	2.36
b) Diluted (sen)	0.60	0.57	2.48	2.36

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the financial year ended 30 September 2013 and the accompanying explanatory notes attached to the interim financial report.

QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2014

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	UNAUDITED AS AT END OF CURRENT QUARTER 31/03/2014 RM'000	AUDITED AS AT PRECEDING FINANCIAL YEAR ENDED 30/09/2013 RM'000
Non-Current Assets		
Property, plant and equipment	221,991	218,875
Biological assets	5,034	5,098
Investment properties	8,081	8,155
Fixed assets with licensed banks	5,431	2,548
Goodwill	8,928	3
Deferred tax assets	50,426	45,932
Total Non-Current Assets	299,891	280,611
Current Assets		
Property development costs	52,841	41,446
Amount due from customers	3,451	571
Inventories	6,657	7,070
Trade and other receivables	128,261	123,171
Cash and bank balances	9,024	6,235
Total Current Assets	200,234	178,493
Total Assets	500,125	459,104
Equity and Liabilities		
Share capital	88,000	88,000
Share premium and treasury share	29,132	29,381
Reserves	137,388	130,885
	254,520	248,266
Non-controlling interest	21	205
Total Equity	254,541	248,471
Non-Current Liabilities		
Borrowings	54,786	58,134
Total Non-Current Liabilities	54,786	58,134
Current Liabilities		
Amount due to customers	410	2,791
Trade and other payables	118,662	121,512
Borrowings	67,384	24,891
Provision for taxation	4,342	3,305
Total Current Liabilities	190,798	152,499
Total Liabilities	245,584	210,633
Total Equity and Liabilities	500,125	459,104
Net assets per share (RM)	0.58	0.56

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the financial year ended 30 September 2013 and the accompanying explanatory notes attached to the interim financial statements.

QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2014

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	← Attributable to Owners of the Company →						
	Share Capital RM'000	Share Premium RM'000	Treasury Shares RM'000	Retained Profits RM'000	Total RM'000	Non-Controlling Interest RM'000	Total Equity RM'000
<u>6 months period ended 31 March 2014</u>							
As at 1 October 2013	88,000	29,382	(1)	130,885	248,266	205	248,471
Acquisition of a new subsidiary	-	-	-	-	-	25	25
Disposal of shares	-	-	-	-	-	(75)	(75)
Total comprehensive income for the period	-	-	-	10,903	10,903	(134)	10,769
	88,000	29,382	(1)	141,788	259,169	21	259,190
Transactions with owners							
Share issue and listing expenses	-	(250)	-	-	(250)	-	(250)
Dividend paid	-	-	-	(4,400)	(4,400)	-	(4,400)
Disposal of share buy back	-	-	1	-	1	-	1
	-	(250)	1	(4,400)	(4,649)	-	(4,649)
As at 31 March 2014	88,000	29,132	-	137,388	254,520	21	254,541
<u>6 months period ended 31 March 2013</u>							
As at 1 October 2012	80,000	37,582	-	81,792	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	-	92,176	209,737	196	209,933

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 2013 and the accompanying explanatory notes attached to the interim financial statements.

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UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	CURRENT PERIOD TO DATE 31/03/2014 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 31/03/2013 RM'000
Cash Flows From Operating Activities		
Profit before taxation	11,164	13,581
Adjustments for :		
Depreciation of biological assets	303	-
Depreciation of investment properties	74	80
Depreciation of property, plant and equipment	4,728	3,825
Loss on disposal of biological assets	375	-
Interest expenses	3,226	1,481
Gain on disposal of property, plant and equipment	(264)	-
Interest income	(122)	(283)
Operating profit before changes in working capital	19,484	18,684
Net change in current assets	(15,732)	(20,121)
Net change in current liabilities	(7,449)	6,910
Cash (used) in)/from operations	(3,697)	5,473
Interest paid	(3,226)	(1,481)
Interest received	122	283
Net tax paid	(3,852)	(6,425)
Net cash flows used in operating activities	(10,653)	(2,150)
Cash Flows From Investing Activities		
Acquired share in subsidiaries	(8,975)	-
Disposal in share buy back	1	-
Movement of fixed deposits with licensed banks	(2,883)	(59)
Proceeds from disposal of property, plant and equipment	264	-
Purchase of biological assets	(954)	(1,583)
Purchase of property, plant and equipments	(7,157)	(21,621)
Net cash flows used in investing activities	(19,704)	(23,263)
Cash Flows From Financing Activities		
Share issue and listing expenses	(250)	(21)
Dividend paid	(4,400)	-
Repayment to ultimate holding company	(572)	-
Net drawdown of borrowings	33,536	20,299
Net cash flows generated from financing activities	28,314	20,278
Net change in cash and cash equivalents	(2,043)	(5,135)
Effect of exchange rate changes	-	5
Cash and cash equivalents at beginning of financial year	(6,910)	14,199
Cash and cash equivalents at end of financial period	(8,953)	9,069
Cash and cash equivalents at the end of the financial period comprise the following:		
	As at 31/03/2014 RM'000	As at 31/03/2013 RM'000
Cash and bank balances	9,024	19,368
Bank overdrafts	(17,977)	(10,299)
	(8,953)	9,069

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the financial year ended 30 September 2013 and the accompanying explanatory notes attached to the interim financial statements.

**QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED
31 MARCH 2014**

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 2013 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 2013.

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 2013 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 2013.

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

Effective for annual financial period beginning on or after 1 January 2013

Amendments to FRS 1	Government Loans
Amendments to FRS 7	Disclosures - Offsetting Financial Assets and Financial Liabilities
FRS 10	Consolidated Financial Statements
FRS 11	Joint Arrangements
FRS 12	Disclosure of Interests in Other Entities
Amendments to FRS 10, FRS 11 and FRS 12	Consolidated Financial Statements, Joint Arrangements and Disclosure of Interests in Other Entities: Transition Guidance
FRS 13	Fair Value Measurement
FRS 119 (2011)	Employee Benefits
FRS 127 (2011)	Separate Financial Statements
FRS 128 (2011)	Investments in Associates and Joint Ventures
IC Interpretation 20	Stripping Costs in the Production Phase of a Surface Mine
Annual Improvements 2009 - 2011 Cycle issued in July 2012	

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

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NOTES TO THE FINANCIAL STATEMENTS

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

Effective for annual financial period beginning on or after 1 January 2014

Amendments to FRS 10, Investment Entities	
FRS 12 and FRS 127	
Amendments to FRS 132	Offsetting Financial Assets and Financial Liabilities
Amendments to FRS 136	Recoverable Amount Disclosures for Non-Financial Assets
Amendments to FRS 139	Novation of Derivatives and Continuation of Hedge Accounting
IC Interpretation 21	Levies

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").

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 2015.

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 2016. 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 2016.

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.

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NOTES TO THE FINANCIAL STATEMENTS

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

IC Interpretation 15 - Agreements for the Construction of Real Estate (Cont'd)

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 2013 were not subject to any qualification.

A3 Seasonality or Cyclicalities 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 2014.

A5 Changes in Estimates

There were no changes in estimates of amounts reported in prior financial quarter and financial year, which have material impact in the current financial period ended 31 March 2014.

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 except for the bonus issue of 88,000,000 warrant on the basis of one (1) warrant for every five (5) existing ordinary share of RM0.20 has been listed and quoted on the Main Market of Bursa Malaysia Securities Berhad on 21 April 2014.

A7 Dividends Paid

An interim single tier dividend of RM0.01 per ordinary share amounting to RM4,400,000 in respect of financial year ended 30 September 2013 was paid on 15 January 2014.

QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2014

NOTES TO THE FINANCIAL STATEMENTS

A8 Segment Reporting

Segment results for the financial period ended 31 March 2014 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	68,836	28,734	-	-	97,570
Inter-segment sales	49,310	277	13,261	(62,847)	-
Total Revenue	118,146	29,011	13,261	(62,847)	97,570
Results					
Operating segment results	19,235	(4,134)	9,660	(10,606)	14,155
Finance income	63	-	59		122
Finance costs	(158)	(2,764)	(191)		(3,113)
Profit before taxation	19,140	(6,898)	9,528		11,164
Taxation	(4,849)	4,364	(38)	128	(395)
Profit for the period	14,291	(2,534)	9,490		10,769

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.

A10 Material Events Subsequent to the end of the Financial Period

There were no changes in the material events subsequent to the end of the financial period of the Group for the current quarter under review.

A11 Changes in the Composition of the Group

- (i) On 5 December 2013, the Company subscribed for 75% of the equity in Sentoria Langkawi Sdn. Bhd. for a total cash subscription of RM75,000.
- (ii) On 30 December 2013, the Company entered into a share purchase agreement with third parties for the purchase of 75,000 ordinary shares of RM1 representing 30% of the issued and paid-up share capital of Sentoria Alfa Sdn. Bhd. ("SAFSB"), for a total consideration of RM9 million. As a consequence, SAFSB became a wholly-owned subsidiary company of the Company.

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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:

	31/03/2014 RM'000
Amount authorised and contracted for	45,881
Amount authorised but not contracted for	4,000

A14 Significant Related Party Transactions

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

	01/10/2013 to 31/03/2014 RM'000
(a) Rental paid to companies in which certain directors have interests	295
(b) Rental paid to persons connected to a director	24
(c) Sales to a company in which certain directors have interests	73
(d) Staff development and training paid to a company in which certain directors have interests	1

B1 Review of Performance

For 2nd quarter ended 31 March 2014, the Group's revenue of RM50.0 million more or less the same as the previous corresponding quarter. The Group's profit before taxation increased marginally to RM3.7 million as compared to RM3.5 million in the previous corresponding quarter. This was mainly due to higher margin from property development.

The Group's revenue for cumulative 6 months ended 31 March 2014 increased by 5.5% to RM97.6 million as compared to RM92.5 million was mainly due to higher revenue from property development division. However, Profit before taxation for the 6 months results decreased to RM11.2 million as compared to RM13.6 million in the previous corresponding period. This was mainly due to initial operating costs and overheads incurred for Safari Park.

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B2 Comparison with Immediate Preceding Quarter's Results

The Group's revenue for the current quarter increased marginally to RM50.0 million as compared to RM47.6 million in the preceding quarter ended 31 December 2013. This was mainly due to higher revenue from property development division.

The Group's profit before taxation decreased by 50.7% to RM3.7 million as compared to RM7.5 million in the preceding quarter. This was mainly due to cyclical low occupancy rate for resort rooms and higher interest expenses.

B3 Prospects

Apart from the existing on-going projects at Bukit Rangan, the Group is launching new affordable housing projects, Taman Bukit Gambang in 3rd quarter to cater for the growing demand near Bukit Gambang Resort City.

With the Safari Park in Bukit Gambang Resort City fully operational and the existing advertisement and promotional activities, the leisure and hospitality division is expected to see increased visitors and improved occupancy rates.

Premised on the above, the Group is expected to profitable for the Financial Year ending 30 September 2014.

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 31/03/2014 RM'000	Cumulative Year To Date 31/03/2014 RM'000
Current income tax	2,477	4,889
Deferred taxation	(1,298)	(4,494)
	1,179	395

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

There was no corporate proposal for the current quarter except as disclosed in A6.

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B7 Group Borrowings

The Group's borrowings, all of which are denominated in Ringgit Malaysia (RM) as at 31 March 2014 are as follows:

	Short term Secured RM'000	Long term Secured RM'000	Total RM'000
Bankers acceptances	11,283	-	11,283
Bank overdrafts	17,977	-	17,977
Hire purchase creditors	973	1,862	2,835
Term loans	37,151	52,924	90,074
	67,384	54,786	122,170

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 31/03/2014 RM'000	As at 31/03/2013 RM'000
Total retained profits of the Group		
Realised	97,306	77,477
Unrealised	50,426	27,949
Less : Consolidation adjustments	(10,344)	(13,250)
Total Group's retained profits as per consolidated accounts	137,388	92,176

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.

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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.

	Individual Period		Cumulative Period	
	Current Year Quarter 31/03/2014	Preceding Year Corresponding Quarter 31/03/2013	Current Year To Date 31/03/2014	Preceding Year Corresponding 31/03/2013
Profit attributable to owners of the Company (RM'000)	2,649	2,518	10,903	10,384
Weighted average number of ordinary shares in issue (000)	440,000	440,000	440,000	440,000
Basic earnings per share (sen)	0.60	0.57	2.48	2.36

(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.

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B12 Notes to the Statement of Comprehensive Income

	Current Quarter Ended 31/03/2014 RM'000	Cumulative Year To Date 31/03/2014 RM'000
Loss on disposal of biological assets	208	375
Gain on disposal of property, plant and equipment	174	264

Except for the abovementioned, the finance income, other income, finance costs, amortisation and depreciation has been included in the Statement of Comprehensive Income except for the following 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;
- d) Impairment of assets;
- e) Gain or loss on derivatives; and
- f) Exceptional items (with details)

By order of the Board

Dated : 28 May 2014