## QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2015

## UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	CURRENT	OUAL QUARTER PRECEDING YEAR CORRESPONDING QUARTER 30/06/2014 RM'000		ATIVE QUARTER PRECEDING YEAR CORRESPONDING PERIOD 30/06/2014 RM'000
Revenue	45,865	56,358	161,307	153,928
Cost of sales	(29,391)	(34,328)	(100,236)	(99,833)
Gross profit	16,474	22,030	61,071	54,095
Other operating income	89	92	427	647
Distribution costs	(106)	(356)	(447)	(989)
Administrative expenses	(5,796)	(6,502)	(20,707)	(19,613)
Amortisation and depreciation	(3,043)	(2,510)	(8,129)	(7,231)
Profit from operations	7,618	12,754	32,215	26,909
Finance income	47	52	342	174
Finance costs	(3,244)	(1,812)	(7,862)	(4,925)
Profit before taxation	4,421	10,994	24,695	22,158
Taxation	263	(2,817)	(5,496)	(3,212)
Profit for the period	4,684	8,177	19,199	18,946
Other comprehensive income, net of tax Foreign currency translation differences for foreign operations	-	-	-	-
Total comprehensive income for the period	4,684	8,177	19,199	18,946
Attributable to: Owners of the Company Non-controlling interest	4,683 1 4,684	8,178 (1) 8,177	19,212 (13) 19,199	19,081 (135) 18,946
Total comprehensive income attributable to: Owners of the Company Non-controlling interest	4,683 1 4,684	8,178 (1) 8,177	19,212 (13) 19,199	19,081 (135) 18,946
Profit per share attributable to owners of the C				
<ul><li>a) Basic (sen)</li><li>b) Diluted (sen)</li></ul>	1.00	1.86	4.18	4.34
o) Diffuted (sen)	0.95	1.86	3.95	4.34

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the financial year ended 30 September 2014 and the accompanying explanatory notes attached to the interim financial report.

## QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2015

## UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	UNAUDITED AS AT END OF CURRENT QUARTER 30/06/2015 RM'000	AUDITED AS AT PRECEDING FINANCIAL YEAR ENDED 30/09/2014 RM'000
Non-Current Assets		
Property, plant and equipment	351,565	334,894
Biological assets	4,699	4,781
Property development costs	26,356	21,278
Investment properties	10,829	10,867
Fixed assets with licensed banks	10,532	11,734
Goodwill	3	3
Deferred tax assets	46,370	44,174
<b>Total Non-Current Assets</b>	450,354	427,731
Current Assets		
Property development costs	65,957	54,012
Amount due from customers	- 5.041	20
Inventories Trade and other receivables	5,941	6,282
Deposits with a licensed bank	162,017 1,547	152,736
Cash and bank balances		2,443
Cash and bank balances	10,330	16,014
Total Current Assets	245,792	231,507
Total Assets	696,146	659,238
E		
Equity and Liabilities	04.822	99,000
Share capital	94,822 42,744	88,000
Share premium and treasury share Reserves	221,638	29,099 207,576
Reserves	221,036	207,370
	359,204	324,675
Non-controlling interest	94	7
Non-controlling interest		
Total Equity	359,298	324,682
Non-Commont Linkilities		
Non-Current Liabilities  Deferred tax liabilities	1,655	3,160
Borrowings	132,539	134,567
Bollowings	132,339	134,307
<b>Total Non-Current Liabilities</b>	134,194	137,727
Current Liabilities		
Trade and other payables	183,811	172,825
Amount due to customer	679	-
Amount owing to ultimate holding company	-	350
	14,450	18,563
Borrowings		
Provision for taxation	3,714	5,091
<b>Total Current Liabilities</b>	202,654	196,829
Total Liabilities	336,848	334,556
<b>Total Equity and Liabilities</b>	696,146	659,238
Net assets per share (RM)	0.76	0.74

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the financial year ended 30 September 2014 and the accompanying explanatory notes attached to the interim financial statements.

## QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2015

## UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	<b>←</b> Attributable to Owners of the Company							
		Share Premium RM'000		Revaluation Reserves RM'000	Retained Profits RM'000	Total RM'000	Non-Controlling Interest RM'000	Total Equity RM'000
9 months period ended 30 June 2015 As at 1 October 2014	88,000	29,099	-	65,277	142,299	324,675	7	324,682
Acquisition of a new subsidiary	-	-	-	-	-	-	100	100
Total comprehensive income for the period	-	-	-	-	19,212	19,212	(13)	19,199
	88,000	29,099	-	65,277	161,511	343,887	94	343,981
Transactions with owners								
Exercise of warrants	6,822	13,645	-	-	-	20,467	-	20,467
Reversal of deferred taxation recognised	-	-	-	4,032	<del>-</del>	4,032	-	4,032
Dividend	-	-	-	-	(9,182)	(9,182)	-	(9,182)
	6,822	13,645	-	4,032	(9,182)	15,317	-	15,317
As at 30 June 2015	94,822	42,744	-	69,309	152,329	359,204	94	359,298
9 months period ended 30 Jun 2014 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	-	-	-	-	19,081	19,081	(135)	18,946
	88,000	29,382	(1)	-	149,966	267,347	20	267,367
<u>Transactions with owners</u> Share issue and listing expenses	_	(262)	1	_	(8,800)	(9,061)	_	(9,061)
As at 30 June 2014	88,000	29,120		<u>-</u>	141,166	258,286	20	258,306
		, ,			,	,		,

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 2014 and the accompanying explanatory notes attached to the interim financial statements.

## UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	CURRENT PERIOD TO DATE 30/06/2015 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 30/06/2014 RM'000
Cash Flows From Operating Activities		
Profit before taxation	24,695	22,158
Adjustments for:		
Amortisation and depreciation	8,796	7,812
Loss on disposal of biological assets	-	579
Interest expenses	5,691	5,074
Gain on disposal of property, plant and equipment	(161)	(264)
Interest income	(342)	(174)
Operating profit before changes in working capital	38,679	35,185
Net change in current assets	(21,942)	(25,300)
Net change in current liabilities	1,886	(827)
Too change in carron monates		(027)
Cash from/(used in) operations	18,623	9,058
Interest paid	(5,691)	(5,074)
Interest received	342	174
Net tax paid	(8,837)	(8,052)
Net cash flows used in operating activities	4,437	(3,894)
Cash Flows From Investing Activities		(0.055)
Acquisition of a subsidiary company	-	(8,975)
Disposal in share buy back Proceeds from subscription of shares in a subsidiary company by non-controlling interests	100	1
Movement of fixed deposits with licensed banks	2,098	(2,903)
Proceeds from disposal of property, plant and equipment	163	264
Purchase of biological assets	(382)	(1,286)
Purchase of property, plant and equipments	(16,424)	(12,541)
Net cash flows used in investing activities	(14,445)	(25,440)
Cash Flows From Financing Activities		
Exercise of warrants	20,467	-
Share issue and listing expenses	-	(262)
Dividend paid	(9,182)	(8,800)
Repayment to ultimate holding company	(350)	(257)
(Repayment)/Net drawdown of borrrowings	(4,468)	31,968
Net cash flows from financing activities	6,467	22,649
Net change in cash and cash equivalents	(3,541)	(6,685)
Cash and cash equivalents at beginning of financial year	10,515	(6,910)
Cash and cash equivalents at end of financial period	6,974	(13,595)
Cash and cash equivalents at the end of the financial period comprise the following:		
	As at	As at
	30/06/2015 RM'000	30/06/2014 RM'000
Cash and bank balances	10,330	7,321
Bank overdrafts	(3,356)	(20,916)
	6,974	(13,595)
		(13,373)

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the financial year ended 30 September 2014 and the accompanying explanatory notes attached to the interim financial statements.

#### 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 2014 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 2014.

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 2014 except for the changes in accounting policies and presentation resulting from the adoption of new and revised Financial Reporting Standards ("FRSs") and amendments to FRSs that are effective for the financial periods beginning on or after 1 January 2014.

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

## 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
Novation of Derivatives and Continuation of Hedge Accounting
IC Interpretation 21 Levies

#### Effective for annual financial period beginning on or after 1 July 2014

Amendments to FRS 119 Defined Benefit Plans: Employee Contributions Annual Improvements to FRSs 2010-2012 Cycle issued in January 2014 Annual Improvements to FRSs 2011-2013 Cycle issued in January 2014

## Effective for annual financial period beginning on or after 1 January 2016

**FRS 14** Regulatory Deferral Accounts Amendments to FRS 10 and Sale or Contribution of Assets between an Investor and its Associate FRS 128 or Joint Venture Amendments to FRS 10. Investment Entities: Applying the Consolidation Exception FRS 12 and FRS 128 Accounting for Acquisitions of Interests in Joint Operations Amendments to FRS 11 Amendments to FRS 101 Disclosure Initiative Methods of Amendments to FRS 116 and Clarification of Acceptable Depreciation FRS 138 Amortisation Amendments to FRS 127 Equity Method in Separate Financial Statements Annual Improvements to FRSs 2012-2014 Cycle issued in November 2014

#### NOTES TO THE FINANCIAL STATEMENTS

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

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

Effective for annual financial period beginning on or after 1 January 2018

FRS 9 Financial Instruments (International Financial Reporting Standards

("IFRS") 9 issued by International Accounting Standards Board

("IASB") in July 2014)

The adoption of the above FRSs, amendments and IC Interpretation 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 MFRS 15 Revenue from Contracts with Customers for construction of Real Estate, including its parent, significant investor and venture (herein referred to "Transitioning 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 2017.

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 2018. 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 2018.

## 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 15 Revenue from Contracts with Customers.

#### 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)

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 2014 were not subject to any qualification.

## A3 Seasonality or Cyclicality 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 30 June 2015.

#### 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 30 June 2015.

## A6 Debts and Equity Securities

During the financial period ended 30 June 2015, the Company increased its issued and paid-up capital from RM88,000,000 to RM94,822,221 by way of issuance of 34,111,104 new ordinary shares of RM0.60 each pursuant to the exercise of warrants.

Save for the above, there were no cancellation, repurchase and resale in the current quarter and financial year to date under review.

#### A7 Dividends Paid

The final single tier dividend of RM0.01 per ordinary share amounting to RM4,641,111 in respect of financial year ended 30 September 2014 was paid on 11 June 2015.

## NOTES TO THE FINANCIAL STATEMENTS

#### A8 Segment Reporting

Segment results for the financial period ended 30 June 2015 are as follows:-

Descriptions	Property Development RM'000	Leisure and Hospitality RM'000	Others RM'000	Eliminations RM'000	Consolidated RM'000
F	11.11 000	14.1 000	14.1 000	14.1 000	14.1 000
Revenue					
External sales	116,239	45,068			161,307
Inter-segment sales	56,558	201	50,000	(106,759)	-
Total Revenue	172,797	45,269	50,000	(106,759)	161,307
Results					
Operating segment results	33,393	426	48,164	(49,768)	32,215
Finance income	218	18	106		342
Finance costs	(3,652)	(3,259)	(951)		(7,862)
Profit before taxation	29,959	(2,815)	47,319		24,695
Taxation	(7,416)	1,818	-	102	(5,496)
Profit for the period	22,543	(997)	47,319		19.199
		-			

## 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

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.

#### NOTES TO THE FINANCIAL STATEMENTS

#### A13 Capital Commitments

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

	30/06/2015 RM'000
Amount authorised and contracted for	81,070
Amount authorised but not contracted for	-

## **A14** Significant Related Party Transactions

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

	01/10/2014 to 30/06/2015 RM'000
<ul> <li>(a) Rental paid to companies in which certain directors have interests</li> <li>(b) Rental paid to persons connected to a director</li> <li>(c) Sales to a company in which certain directors have interests</li> <li>(d) Tax consulting fee paid to a company in which connected to a director</li> </ul>	307 36 421 34

#### **B1** Review of Performance

For 3rd quarter ended 30 Jun 2015, the Group's revenue decreased by 18.6% to RM45.9 million as compared to RM56.4 million in the previous corresponding quarter. This is mainly due to near completion of a few current projects and lower occupancy and number of visitors during Ramadan month. Due to the overall lower revenue and lower margin for 1 Prima Project, the Group's profit before taxation decreased by 59.8% to RM4.4 million as compared to RM11.0 million in the previous corresponding quarter.

However, the Group's revenue for the 9 months ended 30 Jun 2015 increased by 4.8% to RM161.3 million as compared to RM153.9 million in the previous corresponding quarter. Due to the overall improved revenue and margin, the Group's profit before taxation increased by 11.4% to RM24.7 million as compared to RM22.2 million in the previous corresponding quarter.

#### NOTES TO THE FINANCIAL STATEMENTS

#### **B2** Comparison with Immediate Preceding Quarter's Results

The Group's revenue for the current quarter decreased by 10.8% to RM45.9 million as compared to RM51.4 million in the preceding quarter ended 31 Mar 2015.

The Group's profit before taxation decreased by 27.5% to RM4.4 million as compared to RM6.1 million in the preceding quarter ended 31 Mar 2015.

This was mainly due to near completion of a few current projects.

#### **B3** Prospects

Apart from the existing affordable housing projects, Taman Bukit Rangin 2, Taman Bukit Gambang and Pembangunan Perumahan Rakyat 1 Malaysia (PRIMA), the Group has obtained approval from the authority for Kuching projects, expect to launch in 4<sup>th</sup> quarter of FY2015.

The performance for leisure and hospitality division is expected to see improvement with the existing current measures and controls on overheads.

Premised on the above, the Group's performance is expected to continue to be positive for the financial year ending 30 September 2015.

#### **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         Cumulative           Quarter Ended         Year To Date           30/06/2015         30/06/2015           RM'000         RM'000
Current income tax Deferred taxation	1,599 7,358 (1,862) (1,862)
	263 5,496

The Group's effective tax rate for the current quarter under review is higher than the statutory tax rate of 28%. This is mainly due to the non-deductibility of certain expenses.

#### **B6** Status of Corporate Proposal

There was no corporate proposal for the current quarter.

## NOTES TO THE FINANCIAL STATEMENTS

#### **B7** Group Borrowings

The Group's borrowings, all of which are denominated in Ringgit Malaysia (RM) as at 30 June 2015 are as follows:

	Short term Secured RM'000	Long term Secured RM'000	Total RM'000
Bankers acceptances Bank overdrafts Hire purchase creditors Term loans Medium term notes	7,549 3,356 878 2,667	- 1,423 11,116 120,000	7,549 3,356 2,301 13,783 120,000
	14,450	132,539	146,989

## **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 30/06/2015 RM'000	As at 30/06/2014 RM'000
Total retained profits of the Group Realised Unrealised	119,802 46,370	100,992 51,970
Less : Consolidation adjustments	(13,843)	(11,796)
Total Group's retained profits as per consolidated accounts	152,329	141,166

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.

## NOTES TO THE FINANCIAL STATEMENTS

#### **B10** Dividends

No dividends were proposed by the Group in the current quarter and current financial period ended 30 June 2015 under review.

#### **B11** Earnings per share

## (i) Basic Earnings per share

The calculation of basic earnings per share for the financial period 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.

	Individua	al Period	Cumulati	ve Period
		Preceding		
		Year		Preceding
	Current Year	Corresponding	Current Year	Year
	Quarter	Quarter	To Date	Corresponding
	30/06/2015	30/06/2014	30/06/2015	31/03/2014
Profit attributable to owners of				
the Company (RM'000)	4,684	8,178	19,212	19,081
Weighted average number of				
ordinary shares in issue (000)	467,600	440,000	460,080	440,000
Basic earnings per share (sen)	0.10	1.86	4.18	4.34

## (ii) Diluted Earnings per share

The diluted earnings per ordinary share has been calculated based on the profit attributable to ordinary equity holders of the Company divided by the weighted average number of ordinary shares in issue and balance exercise of 53,888,896 warrants during the financial period.

	Individua	al Period	Cumulati	ve Period
		Preceding		
		Year		Preceding
	Current Year	Corresponding	Current Year	Year
	Quarter	Quarter	To Date	Corresponding
	30/06/2015	30/06/2014	30/06/2015	30/06/2014
Profit attributable to owners of				
the Company (RM'000)	4,684	8,178	19,212	19,081
Weighted average number of				
ordinary shares in issue (000)	494,040	440,000	486,825	440,000
Basic earnings per share (sen)	0.95	1.86	3.95	4.34

# QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2015

## NOTES TO THE FINANCIAL STATEMENTS

## **B12** Notes to the Statement of Comprehensive Income

	Current	Cumulative
	Quarter Ended	Year To Date
	30/06/2015	30/06/2015
	RM'000	RM'000
Gain on disposal of property, plant and equipment	-	161

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: 26 Aug 2015