(Company No. 5572-H) (Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE PERIOD ENDED 30 SEPTEMBER 2017

	Individual qu 30/9/17 RM'000	arter ended 30/9/16 RM'000	Cumulative q 30/9/17 RM'000	uarter ended 30/9/16 RM'000
Continuing operations Revenue	30,623	69,838	67,488	117,326
Cost of sales	(23,369)	(49,713)	(50,829)	(85,917)
Gross profit	7,254	20,125	16,659	31,409
Other income	2,498	1,660	4,053	3,608
Employee benefits expense	(5,866)	(5,446)	(11,009)	(10,475)
Depreciation and amortisation	(508)	(501)	(991)	(1,016)
Other expenses	(5,807)	(7,187)	(10,637)	(12,417)
Profit from operations	(2,429)	8,651	(1,925)	11,109
Finance costs	(2,402)	(1,943)	(4,430)	(3,539)
Other investing activities results	(265)	532	7,843	(1,149)
Share of results of associates and jointly controlled entities	9,045	1,839	16,097	7,997
Profit before taxation	3,949	9,079	17,585	14,418
Taxation	12	(2,934)	(596)	(4,250)
Profit for the period	3,961	6,145	16,989	10,168
Other comprehensive income	-	-	-	-
Total comprehensive income for the period	3,961	6,145	16,989	10,168
Profit attributable to: Equity holders of the Company	4,233	6,428	17,561	10,979
Non-controlling interests	(272)	(283)	(572)	(811)
- -	3,961	6,145	16,989	10,168
Total comprehensive income attributable to : Equity holders of the Company	4,233	6,428	17,561	10,979
Non-controlling interests	(272)	(283)	(572)	(811)
- -	3,961	6,145	16,989	10,168
Earnings per chara attributable to equity helders of the Company	sen	sen	sen	sen
Earnings per share attributable to equity holders of the Company: Basic	1.50	2.28	6.23	3.89

(The unaudited Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited Financial Statements for the year ended 31 March 2017 and the accompanying notes attached to the interim financial statements)

(Company No. 5572-H) (Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2017

A005770	Unaudited As at 30/9/2017 RM'000	Audited As at 31/03/2017 RM'000
ASSETS		
Non-current Assets Property, plant and equipment Land held for property development Investment properties Land use rights Goodwill Investment in jointly controlled entities Investment securities Deferred tax assets	113,349 246,206 30,729 18 10,327 82,813 10,348 11,000	96,595 221,775 40,215 18 10,327 46,715 10,504 12,509
Current Assets		
Property development costs Inventories Investment securities Trade and other receivables Tax recoverable Cash and bank balances	361,052 78,812 175 203,266 17,762 28,931	342,699 82,211 188 268,393 16,170 44,746
TOTAL ASSETS	1,194,788	1,193,065
Equity attributable to equity holders of the Company Share capital Treasury shares Capital reserve Other reserve Retained profits Shares held by ESTS Trust Shareholders' equity Non-controlling interests	310,000 (360) 30,815 (30,414) 333,241 (25,444) 617,838 (2,245)	310,000 (351) 30,815 (30,414) 324,967 (25,444) 609,573 (1,673)
Total equity	615,593	607,900
Non-current Liabilities Borrowings Deferred income Current Liabilities Trade and other payables Borrowings Current tax payable	270,302 29,574 299,876 113,337 159,214 6,768	246,285 41,792 288,077 159,187 132,189 5,712
Total Liabilities	279,319	297,088
TOTAL EQUITY AND LIABILITIES	1,194,788	1,193,065
Net Assets per share attributable to Equity Holders of the Company (RM)	2.19	2.16

(The unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 31 March 2017 and the accompanying notes attached to the interim financial statements)

(Company No. 5572-H) (Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 30 SEPTEMBER 2017

	<	<> Attributable to Equity Holders of the Company> Distributable				>			
	Share <u>Capital</u> RM'000	Treasury Shares RM'000	Capital Reserve RM'000	Other Reserve RM'000	Shares held by ESTS Trust RM'000	Distributable Retained Profits RM'000	Shareholders' Equity RM'000	Non-controlling interests RM'000	<u>Total</u> <u>Equity</u> RM'000
6 months ended 30.9.2016									
Balance at 1 April 2016	310,000	(337)	30,815	(29,913)	(25,444)	298,785	583,906	(673)	583,233
Treasury shares repurchased		(7)					(7)		(7)
Additional subscription of shares by non-controlling interests in subsidiaries				(501)			(501)	563	62
Dividend						(6,191)	(6,191)		(6,191)
Profit for the period						10,979	10,979	(811)	10,168
Balance at 30 September 2016	310,000	(344)	30,815	(30,414)	(25,444)	303,573	588,186	(921)	587,265
6 months ended 30.9.2017									
Balance at 1 April 2017	310,000	(351)	30,815	(30,414)	(25,444)	324,967	609,573	(1,673)	607,900
Treasury shares repurchased		(9)					(9)		(9)
Dividend						(9,287)	(9,287)		(9,287)
Profit for the period						17,561	17,561	(572)	16,989
Balance at 30 September 2017	310,000	(360)	30,815	(30,414)	(25,444)	333,241	617,838	(2,245)	615,593

(The unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 31 March 2017 and the accompanying notes attached to the interim financial statements)

(Company No. 5572-H) (Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 30 SEPTEMBER 2017

	Period ended 30/9/2017 RM'000	Period ended 30/9/2016 RM'000
Profit before tax	17,585	14,418
Adjustment for non-cash flow:-		
Depreciation and amortisation Share of results of associates and jointly controlled entities Fair value adjustments on investment securities Gain on disposal of a subsidiary Operating profit before changes in working capital	991 (16,097) 137 (7,980) (5,364)	1,016 (7,997) 1,149
Changes in working capital Net change in current assets Net change in current liabilities Land held for property development Taxation paid Net cash flows from operating activities	31,791 (47,536) (26,051) (2,143) (49,303)	31,359 (50,930) (3,424) (3,681) (18,090)
Investing Activities - Property, plant and equipment - Subsidiary - Non-controlling interests in subsidiaries	(17,288) 9,030 - (8,258)	(9,066) - 62 (9,004)
Financing Activities - Bank borrowings - Short term deposits - Dividends - Equity investment	50,357 - (9,287) (9) 41,061	52,603 (10,000) (6,191) (7) 36,405
Net Change in Cash and Cash Equivalents	(16,500)	9,311
Cash and Cash Equivalents at beginning of the period	42,086	32,703
Cash and Cash Equivalents at end of the period	25,586	42,014
Analysis of cash and cash equivalents at end of the financial period:		
Cash and bank balances Deposits with licensed financial institutions Less: Deposits pledged with licensed financial institutions Bank overdrafts	21,643 7,288 28,931 (91) (3,254) 25,586	38,330 72,861 111,191 (69,177)

(The unaudited Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the year ended 31 March 2017 and the accompanying notes attached to the interim financial statements)

(Company No. 5572-H) (Incorporated in Malaysia)

Unaudited interim report for the period ended 30 September 2017

Explanatory Notes

A1. Basis of Preparation

The interim financial report is unaudited and has been prepared in accordance with Financial Reporting Standard (FRS) 134: Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad and should be read in conjunction with the Group's audited financial statements for the year ended 31 March 2017.

A2. Changes in Accounting Policies

The accounting policies and methods of computation by the Group in this interim report are consistent with those adopted in the most recent annual audited financial statements, save for the adoption of the new Financial Reporting Standards (FRSs), Amendments to FRSs and Interpretations which came into effect from 1 January 2017 as set out below:

Description

FRS 107: Disclosures Initiative (Amendments to FRS 107)

FRS 112: Recognition of Deferred Tax for Unrealised Losses (Amendments to FRS 112)

Annual Improvements to FRSs 2014 - 2016 Cycle: Amendments to FRS 12 Disclosure of Interests in Other Entities

The adoption of these FRSs do not have a material impact on the financial statements of the Group.

Malaysian Financial Reporting Standards (MFRS Framework)

On 19 November 2011, the Malaysian Accounting Standards Board (MASB) issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards (MFRS Framework).

The MFRS Framework is to be applied by all Entities Other Than Private Entities for annual periods 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 parents, significant investors and venturer (herein called 'Transitioning Entities').

On 8 September 2015, the MASB announced that the effective date of MFRS 15: Revenue from Contracts with Customers will be deferred to annual periods beginning on or after 1 January 2018. As a result, the effective date for Transitioning Entities to apply MFRS Framework will also deferred to annual periods beginning on or after 1 January 2018.

The Group falls within the scope of Transitioning Entities and have opted to defer adoption of the new MFRS Framework. Accordingly, the Group will be required to prepare financial statements using the MFRS Framework in its first MFRS financial statements for the year ending 31 March 2019.

A3. Audit Qualification

The audit report of the Group's most recent annual audited financial statements for the year ended 31 March 2017 was not qualified.

A4. Seasonality or Cyclical Factors

There were no material seasonal or cyclical factors which affected the results of the operations for the quarter under review.

A5. Changes in estimates

There were no major changes in estimates that had a material effect on the results of the quarter under review.

A6. Debt and Equity Securities

There were no issuance, cancellation, repurchase, resale and repayment of debt and equity securities during the quarter under review.

As at 30 September 2017, the total number of shares purchased amounted to 438,329 ordinary shares at an average price of RMO.82 per share. The shares purchased are retained as treasury shares.

(Company No. 5572-H) (Incorporated in Malaysia)

Unaudited interim report for the period ended 30 September 2017

A7. Dividends Paid

At the Annual General Meeting held on 23 August 2017, the shareholders approved the payment of first and final single-tier dividend of 3.0 sen per share in respect of the financial year ended 31 March 2017.

The first and final single-tier dividend was paid on 20 September 2017.

A8. Segmental Reporting

	<> Period ended 30/9/2017>					
Business segments	Property Development RM'000	Property Investment RM'000	Quarry & Construction RM'000	Other Operations RM'000	Total RM'000	
Revenue from continuing operations Less: Eliminations of inter-segment Total revenue	63,902	2,840	593	153 -	67,488 - 67,488	
Continuing operations Segment results from continuing operations	(283)	280	222	2,958	3,177	
Head office expenses					(5,102)	
Operating profit				_	(1,925)	
Finance costs					(4,430)	
Other investing activities results					7,843	
Share of results of associates and jointly controlled	ed entities				16,097	
Profit before taxation				_	17,585	
Taxation					(596)	
Profit for the period				<u>-</u> _	16,989	

Segment results include items directly attributable to a segment as well as those that can be allocated on a reasonable basis.

A9. Valuation of property, plant and equipment

There were no valuations done on the Group's property, plant and equipment.

A10. Subsequent Events

On 13 October 2017, the Company announced that Symlife entered into a Share Sale Agreement ("SSA") to purchase 65,029 shares in Midah Jaya Realty Sdn. Bhd. ("MJRSB"), representing the entire equity interest in MJRSB for a total cash consideration of RM9,030,756 ("Proposed Acquisition") as a result of the Company's inability to complete the transfer of land to MJRSB before 30 September 2017 pursuant to the post completion obligation stated in the initial SSA dated 23 June 2017.

On 24 November 2017, the Company announced that the Proposed Acquisition has been completed and MJRSB became a wholly-owned subsidiary of the Company.

A11. Changes in the Composition of the Group

On 23 June 2017, the Company announced that Symlife had entered into a Share Sale Agreement for the proposed disposal of 65,029 shares in Midah Jaya Realty Sdn. Bhd. ("MJRSB"), a wholly-owned subsidiary of the Company, representing the entire equity interest in MJRSB for a total consideration of RM9,030,756 ("Proposed Disposal").

The Company had on 24 July 2017 announced that the Proposed Disposal had been completed. Accordingly, MJRSB ceased to be a subsidiary of the Company.

As mentioned in A10 above, the Company had subsequently on 24 November 2017 announced that the Proposed Acquisition of MURSB had been completed and MURSB became a wholly-owned subsidiary of the Company.

(Company No. 5572-H) (Incorporated in Malaysia)

Unaudited interim report for the period ended 30 September 2017

Explanatory Notes (Contd.)

A12. Changes in contingent liabilities and contingent assets

As at 30 September 2017, there were no material changes in contingent liabilities since the last annual audited statement of financial position as at 31 March 2017. There were no contingent assets as at 30 September 2017.

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

B1. Review of Performance

	Individual quarter ended			Cumulative qu		
	30/9/17 RM'000	30/9/16 RM'000	Changes RM'000	30/9/17 RM'000	30/9/16 RM'000	Changes RM'000
Revenue	30,623	69,838	(39,215)	67,488	117,326	(49,838)
Gross profit	7,254	20,125	(12,871)	16,659	31,409	(14,750)
Share of results - joint venture	9,045	1,839	7,206	16,097	7,997	8,100
Profit before interest and tax	6,351	11,022	(4,671)	22,015	17,957	4,058
Profit before tax	3,949	9,079	(5,130)	17,585	14,418	3,167
Profit after tax	3,961	6,145	(2,184)	16,989	10,168	6,821
Profit attributable to equity holders of the Company	4,233	6,428	(2,195)	17,561	10,979	6,582

(a) Performance of Current Quarter as Compared to the Preceding Year's Corresponding Quarter

For the quarter ended 30 September 2017, the Group achieved revenue and gross profit of RM30.62 million and RM7.25 million respectively, which is RM39.22 million and RM12.87 million lower compared to the preceding year's corresponding quarter. This was mainly due to the completion of two projects, Desiran Bayu and Tijani Ukay during the last financial year. This has also resulted on lower profit before taxation of RM3.95 million compared to RM9.08 million reported in the corresponding quarter of the preceding year.

The main contributors to revenue and gross profit for the current quarter were:

- TWY Mont' Kiara (484 units of condominiums in Mont' Kiara); and
- Elevia Residences (128 units of condominium and 34 units of villas in Taman Tasik Prima).

Our joint venture project, Star Residences contributed higher to the Group's profit before taxation for the current quarter compared to the preceding year's corresponding quarter, an increase of RM7.21 million.

(b) Performance of Current Year-To-Date ("YTD") as Compared to the Preceding YTD

The lower revenue and gross profit recorded during current YTD compared to preceding YTD is due to completion of two projects, Desiran Bayu and Tijani Ukay that contributed revenue of RM51.83 million and gross profit of RM13.62 million in the preceding YTD.

Profit before taxation of the Group for current YTD stands at RM17.59 million, which is higher than RM14.42 million recorded in the preceding YTD, largely due to inclusion of gain on disposal of a subsidiary as mentioned in Note A11 amounting to RM7.99 million and higher contribution from the Star Residences.

(Company No. 5572-H) (Incorporated in Malaysia)

Unaudited interim report for the period ended 30 September 2017

B2. Material Changes in the Quarterly Results as Compared to the Immediate Preceding Quarter

	Individual quarter ended		
	30/9/17 RM'000	30/6/17 RM'000	Changes RM'000
Revenue	30,623	36,865	(6,242)
Gross profit	7,254	9,405	(2,151)
Share of results - joint venture	9,045	7,052	1,993
Profit before interest and tax	6,351	15,664	(9,313)
Profit before tax	3,949	13,636	(9,687)
Profit after tax	3,961	13,028	(9,067)
Profit attributable to equity holders of the Company	4,233	13,328	(9,095)

The result for the current quarter is lower than that of the immediate preceding quarter due to the lower revenue registered for the current quarter as a result of lower work done for a few of the existing projects as well as the one-off gain arising from disposal of a subsidiary amounting to RM7.99 million included in the immediate preceding quarter.

B3. Prospects for the financial year ending 31 March 2018

As the market environment is expected to remain competitive and challenging, the Group continues to take measures to make our products more affordable. The current take up rate of our projects are as follows:

- TWY Mont' Kiara, with a projected Gross Development Value ("GDV") of RM430 million, is a development which will cater to investors and the younger generation of house buyers looking for small-sized condominiums in the exclusive Mont' Kiara enclave. The project received good response and has achieved sales of more than 95%.
- Elevia Residences, Puchong which offers a combination of 128 units of condominium and 34 units of villas in our Taman Tasik Prima township in Puchong with a projected GDV of RM130 million has todate achieved sales of close to 70%.
- Desiran Bayu, a jointly developed project, is Symlife's first Build Then Sell project comprising low density development with 70 units of superlink terrace houses in Sri Rampai area of Kuala Lumpur with a projected GDV of RM110 million. Symlife's entitlement is 48 units with a GDV of RM80 million. Todate, the project has achieved sales of more than 95%.
- Tijani Raja Dewa in Kota Bharu offers a combination of terrace houses and semi-detached houses and a block of condominiums with a projected GDV of RM180 million for the 1st phase of development. Todate, the project has achieved sales of close to 50% for the higher priced landed units.
- Star Residences, a RM2.8 billion mixed development in KLCC area comprising 3 residential towers and signature retail has received very good response. The Residential Tower 1 (RT 1) and Residential Tower 2 (RT2) have achieved sales of more than 95% and 75% respectively. The signature retail (SR) also received a good response and has achieved sales of more than 73%. The Residential Tower 3 (RT3) was launched in October 2017 with encouraging response.
- Union Suites@ Bandar Sunway, a newly launched project in April 2017 with a projected GDV of RM480 million which offers 626 units of mainly small fully fitted apartments targeted for students' accommodation and investors due to its proximity to several established universities, colleges and medical centres in the Bandar Sunway area. The take up rate of this project is 50% of the number of units offered during the launch. Todate, this project has achieved sales of more than 15% of the total GDV

The Group recorded unbilled sales of RM975 million as at 30 September 2017 (including our 50% share in the joint venture, Star Residences) which will contribute positively to future earnings.

However, the Group is cautious given the soft property market which is expected to remain subdued in the medium term. We will continue to take measures such as implementing cost efficiencies through organisation and manpower restructuring to manage our costs in the slow business environment.

(Company No. 5572-H) (Incorporated in Malaysia)

Unaudited interim report for the period ended 30 September 2017

B4. Profit Forecast/Profit Guarantee

Not applicable

B5. Profit Before Tax

Profit before tax is arrived at after charging/(crediting):-	Individual quarter ended 30/9/17 RM'000	Cumulative quarter ended 30/9/17 RM'000
Depreciation and amortisation	508	991
Interest income	(753)	(1,300)
Dividend income	-	(152)
Interest expenses	2,402	4,430
Allowance for doubtful debts	-	-
Allowance for doubtful debts no longer required	-	-
Bad debts written off	-	-
Impairment loss on inventories Inventories written off	-	-
Gain on disposal of property, plant and equipment	-	_
Impairment on assets	-	_
Gain/Loss on foreign exchange	-	-
Gain/Loss on derivatives		
Included in other investing results were :-		
- Gain on disposal of investment securities	-	-
- Fair value adjustment of investment securities	(265)	(137)
- Gain on disposal of a subsidiary		7,980
	(265)	7,843
Taxation		
Taxation comprises the following :-		
	Individual quarter ended 30/9/17	Cumulative quarter ended 30/9/17
	RM'000	RM'000
Current taxation - current year	582	1,607
Deferred taxation	(594)_	(1,011)
	(12)	596

The effective tax rate of the Group for the period under review is lower than the statutory tax rate mainly due to gain arising on disposal of a subsidiary which is not subject to tax.

B7. Corporate Developments

B6.

On 8 October 2015, the Company announced that Symlife had entered into a Development Agreement ("DA") with Majlis Kebajikan Dan Sukan Anggota - Anggota Kerajaan Malaysia ("MAKSAK") for the proposed development of a parcel of leasehold land measuring approximately 13,595 square metres held under PN 22976, Lot 51867, Mukim and District of Kuala Lumpur for a total consideration of RM100.081 million ("the Proposed Development"). The Land is located along Jalan Cheras.

The Proposed Development comprises service apartments and shop offices/strata offices and is expected to generate an estimated Gross Development Value of RM600 million.

The Company and Maksak have mutually agreed to extend the conditional period of the DA for a further period of six (6) months to expire on 7 April 2018 to fulfill the conditions precedent as stated in the DA.

(Company No. 5572-H) (Incorporated in Malaysia)

Unaudited interim report for the period ended 30 September 2017

B8. Group Borrowings and Debt Securities

The Group's borrowings and debt securities as at 30 September 2017 and 30 September 2016 were as follows:

		Weighted	As at	17	
		average	Long term	Short term	Total
	Type	interest rate	RM'000	RM'000	RM'000
Conumad					
Secured					
Bank overdrafts	Floating	5.36%	-	3,254	3,254
Revolving credits	Floating	5.06%	-	131,300	131,300
Term loans	Floating	5.64%	270,302	24,660	294,962
		-	270,302	159,214	429,516
		-			
			As at	30 September 20	16
			Long term	Short term	Total
			RM'000	RM'000	RM'000
Secured					
Bank overdrafts	Floating	5.85%	-	1,705	1,705
Revolving credits	Floating	5.09%	-	66,660	66,660
Term loans	Floating	4.93%	181,687	6,000	187,687
Islamic Medium Term Note	Fixed	4.20%	150,000	-	150,000
		-	331,687	74,365	406,052

All borrowings are denominated in Ringgit Malaysia.

The increase in borrowings is mainly to finance project expenditure and for working capital purposes.

B9. Off Balance Sheet Financial Instruments

There is no financial instrument with off balance sheet risk as at the date of this report.

B10. Material Litigation

There is no material litigation against the Group pending as at the date of this report.

B11. Dividends Proposed

No interim dividend has been proposed during the quarter under review.

B12. Earnings per share

	Individual quarter ended		Cumulative quarter ende	
	30/9/17	30/9/16	30/9/17	30/9/16
	RM'000	RM'000	RM'000	RM'000
Profit for the period attributable to the ordinary				
equity holders of the Company	4,233	6,428	17,561	10,979
Weighted average number of ordinary shares excluding treasury shares and shares held by Employees' Share Trust Scheme ('000)	282,005	282,019	282,005	282,019
Basic earnings per share (sen) for : Profit for the period	1.50	2.28	6.23	3.89

The diluted earnings per share is not presented as the effect of the assumed conversion of warrants outstanding will be antidilutive and the Company has no other dilutive potential ordinary shares in issue as at end of the reporting period.

(Company No. 5572-H) (Incorporated in Malaysia)

Unaudited interim report for the period ended 30 September 2017

B13. Retained Earnings

Notamou Eurimgs	Current Quarter ended 30/9/17 RM'000	Preceding Quarter ended 30/6/17 RM'000
Total retained profits of the Company and its subsidiaries		
- Realised	287,163	298,331
- Unrealised	(6,951)	(6,142)
	280,212	292,189
Total share of accumulated losses from associated companies		
- Realised	(2)	(2)
Total share of retained profits from jointly controlled entities		
- Realised	35,812	26,767
	316,022	318,954
Add: Consolidated adjustments	17,219	19,341
Total Group retained profits as per consolidated financial statements	333,241	338,295

LIM SENG YON ALAN CHAN CHEE MING Secretaries

Petaling Jaya, Selangor Date: 28 November 2017