ISKANDAR WATERFRONT CITY BERHAD

(Formerly known as TEBRAU TEGUH BERHAD)

(Company No. 8256-A)

CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS
AND OTHER COMPREHENSIVE INCOME
FOR THE QUARTER ENDED 30 SEPTEMBER 2014

	INDIVIDUAL QUARTER		**CUMULATIVE QUARTER**	
	Current quarter 30.09.2014 RM'000	**Previous year corresponding quarter 30.09.2013 RM'000**	**9 months ended 30.09.2014 RM'000**	**9 months ended 30.09.2013 RM'000**
Revenue	25,491	74,652	124,899	170,700
Cost of sales	(14,405)	(67,545)	(107,381)	(156,081)
Gross profit	11,086	7,107	17,518	14,619
Other operating income	1,258	30	3,037	3,444
Operating expenses	(3,913)	(1,457)	(8,963)	(4,817)
Profit from operations	8,431	5,680	11,592	13,246
Finance costs	(355)	(61)	(904)	(715)
Profit before tax (Note 25)	8,076	5,619	10,688	12,531
Tax expenses (Note 19)	(3,961)	(1,715)	(5,063)	(3,070)
Profit for the period	4,115	3,904	5,625	9,461
Other comprehensive income, net of tax	-	-	-	-
Total comprehensive income for the period	4,115	3,904	5,625	9,461
Profit and total comprehensive income attributable to :				
Owners of the Parent	4,115	3,904	5,625	9,461
EARNINGS PER SHARE (Note 29)				
Basic (sen)	0.61	0.58	0.84	1.41
Diluted (sen)	0.61	0.58	0.84	1.41

The above condensed consolidated statements of profit or loss and other comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2013 and the accompanying explanatory notes attached to these interim financial statements.

ISKANDAR WATERFRONT CITY BERHAD

(Formerly known as TEBRAU TEGUH BERHAD)

(Company No. 8256-A)

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS AT 30 SEPTEMBER 2014

	Unaudited as at 30.09.2014 RM'000	**Audited as at 31.12.2013 RM'000**
NON-CURRENT ASSETS		
Property, plant and equipment	1,429	1,048
Available-for-sale investment	90	90
Investment in associate	150	-
Investment properties	340	340
Land held for future development	316,038	316,038
Deferred tax assets	-	1,365
	318,047	318,881
CURRENT ASSETS		
Development properties	403,620	267,677
Inventories	182	182
Trade and other receivables	154,429	183,611
Other current assets	11,745	12,197
Tax recoverable	2,077	2,723
Cash and bank balances	52,614	78,303
	624,667	544,693
TOTAL ASSETS	**942,714**	**863,574**
EQUITY ATTRIBUTABLE TO OWNERS OF THE PARENT		
Share capital	334,864	334,864
Share premium	225,821	225,821
Reserves	(12,276)	(17,901)
Shareholders' equity	548,409	542,784
NON-CURRENT LIABILITIES		
Long term borrowings	1,543	1,409
Deferred tax liabilities	116,275	117,362
	117,818	118,771
CURRENT LIABILITIES		
Short term borrowings	75,462	63,619
Trade and other payables	172,380	97,351
Other current liabilities	21,950	27,655
Provisions	4,795	8,540
Tax payable	1,900	4,854
	276,487	202,019
TOTAL LIABILITIES	**394,305**	**320,790**
TOTAL EQUITY AND LIABILITIES	**942,714**	**863,574**
Net assets per share (RM)	0.82	0.81

The above condensed consolidated statements of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2013 and the accompanying explanatory notes attached to these interim financial statements.

ISKANDAR WATERFRONT CITY BERHAD

(Formerly known as TEBRAU TEGUH BERHAD)

(Company No. 8256-A)

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THE QUARTER ENDED 30 SEPTEMBER 2014

	Share capital	**Share premium**	**Accumulated losses**	**Total equity**
	RM'000	**RM'000**	**RM'000**	**RM'000**
Opening balance at 1 January 2014	334,864	225,821	(17,901)	542,784
Total comprehensive income for the period	-	-	5,625	5,625
Closing balance at 30 September 2014	334,864	225,821	(12,276)	548,409
Opening balance at 1 January 2013	334,864	225,821	(44,564)	516,121
Total comprehensive income for the period	-	-	9,461	9,461
Closing balance at 30 September 2013	334,864	225,821	(35,103)	525,582

The above condensed consolidated statements of changes in equity should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2013 and the accompanying explanatory notes attached to these interim financial statements.

ISKANDAR WATERFRONT CITY BERHAD

(Formerly known as TEBRAU TEGUH BERHAD)

(Company No. 8256-A)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW
FOR THE QUARTER ENDED 30 SEPTEMBER 2014

	9 months ended 30.09.2014 RM'000	**9 months ended 30.09.2013 RM'000**
Operating activities		
Profit before tax	10,688	12,532
Adjustment for :		
Bad debts written off	-	122
Depreciation	208	258
Provision for legal claim written back	-	(3,035)
Impairment loss on trade receivables	812	-
Property, plant & equipment written off	-	35
Impairment loss recovered on trade receivables	-	(300)
Interest income	(3,004)	(397)
Interest expenses	904	715
Operating profit before changes in working capital	9,608	9,930
Change in trade and other receivables	28,822	(75,228)
Change in trade and other payables	65,579	16,880
Change in property development cost	(135,943)	(2,851)
Cash flows used in operating activities	**(31,934)**	**(51,269)**
Interest paid	(904)	(132)
Taxes paid (net)	(7,093)	(1,505)
Net cash used in operating activities	**(39,931)**	**(52,906)**
Investing activities		
Purchase of property, plant and equipment	(169)	(70)
Purchase of investment in associate	(150)	-
Interest received	3,004	239
Net cash from investing activities	**2,685**	**169**

ISKANDAR WATERFRONT CITY BERHAD
(Formerly known as TEBRAU TEGUH BERHAD)
(Company No. 8256-A)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW
FOR THE QUARTER ENDED 30 SEPTEMBER 2014

	9 months ended 30.09.2014 RM'000	9 months ended 30.09.2013 RM'000
Financing activities		
Repayment of short term borrowings	(52,000)	(4,813)
Drawdown of short term borrowings	58,500	57,500
Repayment of obligations under finance leases	(200)	(133)
Net cash from financing activities	**6,300**	**52,554**
Net decrease in cash and cash equivalents	(30,946)	(183)
Cash and cash equivalents at beginning of period	78,303	38,292
Cash and cash equivalents at the end of period	**47,357**	**38,109**
Cash and cash equivalents comprise:		
Cash and bank balances	18,398	13,007
Deposit with licensed banks	34,216	29,202
	52,614	42,209
Less : Bank overdraft	(5,257)	(4,100)
	47,357	**38,109**

The above condensed consolidated statements of cash flow should be read in conjunction with the audited financial statements for the year ended 31 December 2013 and the accompanying explanatory notes attached to these interim financial statements.

NOTES TO THE 3rd QUARTER FINANCIAL REPORT
FOR THE QUARTER ENDED 30 SEPTEMBER 2014

1. BASIS OF PREPARATION

The condensed consolidated interim financial statements ("Condensed Report") are unaudited and have been prepared in accordance with the requirements of FRS 134: Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad.

This condensed report has also been prepared on a historical basis.

This condensed report should be read in conjunction with the audited financial statements for the year ended 31 December 2013. These explanatory notes attached to this condensed report 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 31 December 2013.

2. CHANGES IN ACCOUNTING POLICIES

2.1 Adoption of Standards, Amendments and IC interpretations

The accounting policies adopted are consistent with those of the audited financial statements for the year ended 31 December 2013 except for the adoption of Amendments to Standards and Issue Committee ("IC") interpretations effective as of 1 January 2014.

Amendments to FRS 9	Mandatory Effective Date of FRS 9 and Transition Disclosures
Amendments to FRS 10	Consolidation Financial Statements: Investment Entities
Amendments to FRS 12	Disclosure of Interests in Other Entities: Investment Entities
Amendments to FRS 127	Consolidated and Separate Financial Statements: Investment Entities
Amendments to FRS 132	Financial Instruments: Presentation – Offsetting Financial Assets and Financial Liabilities
Amendments to FRS 136	Impairment of Assets
Amendments to FRS 139	Financial Instruments: Recognition and Measurement
IC Interpretation 21	Levies

2.2 Standards and interpretations issued but not yet effective

At the date of authorisation of the Condensed Report, the following Standards were issued but not yet effective and have not been adopted by the Group :

Annual Improvements to FRSs 2010–2012 Cycle
Annual Improvements to FRSs 2011–2013 Cycle
Amendments to FRS 119 Defined Benefits Plans: Employee Contributions
Amendments to FRS 116 and FRS 138 Clarification of Acceptable Methods of Depreciation and Amortisation
Amendments to FRS 11 Accounting for Acquisitions of Interests in Joint Operations
FRS 14 Regulatory Deferred Accounts
FRS 15 Revenue from Contracts with Customers

2.2 Standards and interpretations issued but not yet effective (cont'd)

* FRS 9 Financial Instruments (IFRS 9 issued by IASB in November 2009)
* FRS 9 Financial Instruments (IFRS 9 issued by IASB in October 2010)
* FRS 9 Financial Instruments: Hedge Accounting and amendments to FRS 9, FRS 7 and FRS 139

* On 24 July 2014, the IASB issued the final version of IFRS 9 Financial Instruments. This standard will come into effect on 1 January 2018, with early application permitted.

The Group will adopt the above pronouncements when they become effective in the respective financial periods. These pronouncements are not expected to have any effect to the financial statements of the Group upon their initial application, other than for FRS 9 Financial Instruments. The Group will assess the financial implications of FRS 9 Financial Instruments when the full standard is issued.

2.3 Malaysian Financial Reporting Standards

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 (MFRS 141) and IC Interpretation 15 Agreements for Construction of Real Estate (IC 15), including its parent, significant investor and venturer (herein called 'Transitioning Entities').

Transitioning Entities are allowed to defer the adoption of the new MFRS Framework and may in the alternative, apply Financial Reporting Standards (FRS) as its financial reporting framework for annual periods beginning on or after 1 January 2014. On 2 September 2014, MASB had announced the adoption of MFRS for Transitioning Entities from annual periods beginning on or after 1 January 2017.

The Group falls within the scope definition of Transitioning Entities and has opted to defer adoption of the new MFRS Framework. Accordingly, the Group will present its first set of MFRS financial statements when the MFRS Framework is mandated by the MASB. In presenting its first MFRS financial statements, the Group will be required to restate the comparative financial statements to amounts reflecting the application of MFRS Framework. The majority of the adjustments required on transition will be made, retrospectively, against opening retained profits.

The Group has not completed its assessment of the financial effects of the differences between Financial Reporting Standards and accounting standards under the MFRS Framework. Accordingly, the financial performance and financial position as disclosed in these financial statements for the year ending 31 December 2014 could be different if prepared under the MFRS Framework.

2.4 Significant accounting judgement and estimates

The Group recognises revenue and expenses from construction activities in the statements of profit or loss and other comprehensive income by using the stage of completion method. The stage of completion is determined by the proportion that contract costs incurred for work performed to date relative to the estimated total contract costs.

Significant judgment is required in determining the stage of completion, the extent of the contract costs incurred, the estimated total contract revenue and costs, as well as the recoverability of the contract. In making the judgement, the Group evaluates based on past experience and by relying on the work of specialists.

3. AUDITORS' REPORT OF THE PRECEDING FINANCIAL YEAR ENDED 31 DECEMBER 2013

The auditors' report on the financial statements of the Company and of the Group for the financial year ended 31 December 2013 was not subject to any qualification.

4. SEASONAL OR CYCLICAL FACTORS

The Group's business operations are not seasonal but cyclical in nature, which is dependent on the economic conditions in Malaysia.

5. UNUSUAL ITEMS DUE TO THEIR NATURE, SIZE OR INCIDENCE

There were no unusual items affecting assets, liabilities, equity, net income, or cash flows during the financial period under review because of their nature, size, or incidence.

6. CHANGES IN ESTIMATES

There were no changes in estimates of amounts reported in previous quarters of the current financial period or changes in estimates of amounts reported in prior financial years that have had a material effect in the current quarter.

7. DEBT AND EQUITY SECURITIES

There were no issuances and repayment of debt and equity securities, share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares during the quarter ended 30 September 2014.

8. CAPITAL MANAGEMENT AND REPAYMENT OF DEBT

The primary objective of the Group's capital management is to ensure that it maintains a strong credit rating and healthy capital ratios in order to support its business and maximise shareholder value. The Group manages its capital structure and makes adjustments to it, in light of changes in economic conditions. In order to maintain the optimal capital structure, the Group may, from time to time, adjust dividend payments to shareholders, return capital to shareholders, issue new shares, redeem debts or sell assets to reduce debts, where necessary.

The Group monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. Net debt comprises borrowings and trade and other payables, less cash and bank balances whereas total capital comprises the equity attributable to equity holders of the Group.

The gearing ratios as at 30 September 2014 and 31 December 2013, which are within the Group's objectives for capital management, are as follows:-

	30.09.2014 RM'000	31.12.2013 RM'000
Borrowings	75,462	63,619
Trade and other payables	172,380	97,351
Less: Cash and bank balances	(52,614)	(78,303)
Net debt	195,228	82,667
Equity	548,409	542,784
Total capital	548,409	542,784
Capital and net debt	**743,637**	**625,451**
Gearing ratio	**26.2%**	**13.2%**

The increase in gearing ratio of 26.2% for the period ended 30 September 2014 as compared to previous year of 13.2% was due to drawn down of new bank borrowings and increase in amount owing to subcontractors.

The details of the drawdown and the repayment of bank borrowings in the current quarter are as follows:

	Current year quarter 30.09.2014 RM'000	9 months cumulative to date 30.09.2014 RM'000
a) Drawdown on new bank borrowings	50,000	58,500
b) Repayment of bank borrowings	18,000	52,000

9. DIVIDENDS

No dividends were recommended, declared or paid during the financial period ended 30 September 2014.

10. VALUATION OF INVESTMENT PROPERTIES

The valuations of investment properties had been brought forward from the audited financial statements for the financial year ended 31 December 2013, without amendments.

11. MATERIAL EVENTS SUBSEQUENT TO THE END OF THE INTERIM PERIOD

There were no material events subsequent to the end of the current quarter that have not been reflected in the quarterly financial statements.

12. GROUP COMPOSITION

There were no material changes in the composition of the Group during the financial quarter under review except for investment in an associate company, namely Tropicana Danga Senibong Sdn. Bhd. (formerly known as Renown Dynamic Sdn. Bhd.).

13. CHANGES IN CONTINGENT LIABILITIES OR CONTINGENT ASSETS

The Group has no contingent liabilities except for the following :

	30.09.2014 RM'000	30.09.2013 RM'000
Corporate guarantees given by the Company to financial institutions for facilities granted to subsidiaries	164,621	184,966
- Current exposure	21,113	61,807
Performance bond issued by subsidiaries involved in construction activities	51,266	51,266

14. OPERATING SEGMENTS

The following tables provide an analysis of the Group's revenue, results, assets and liabilities by business segments:-

As at 30 Sept 2014 RM'000	Property Development	Construction	Property Management	Elimination	Consolidated
Revenue					
Revenue	617	124,282	-	-	124,899
Other income	381	2,625	-	-	3,006
Unallocated other income	-	-	-	-	32
	998	126,907	-	-	127,937
RESULT					
Segment results	(3,889)	18,546	(8)	(1,390)	13,259
Unallocated corporate expenses					(1,668)
Finance costs					(904)
Profit before tax					**10,687**

As at 30 Sept 2013 RM'000	Property Development	Construction	Property Management	Elimination	Consolidated
Revenue					
Revenue	-	170,700	-	-	170,700
Other income	142	253	-	-	395
Unallocated other income	-	-	-	-	14
	142	170,953	-	-	171,109
RESULT					
Segment results	1,992	13,602	(10)	(1,464)	14,120
Unallocated corporate expenses					(874)
Finance costs					(715)
Profit before tax					**12,531**

14. OPERATING SEGMENTS (CONT'D)

ASSETS AND LIABILITIES

As at 30 Sept 2014 RM'000	Property Development	Construction	Property Management	Elimination	Consolidated
ASSETS					
Segment assets	756,649	277,141	17	(146,975)	886,832
Investment in associate					150
Investment properties					340
Available-for-sale investments					90
Unallocated corporate assets					55,302
Consolidated total assets					**942,714**
LIABILITIES					
Segment liabilities	(136,961)	(351,067)	(535)	146,975	(341,588)
Unallocated corporate liabilities					(52,717)
Consolidated total liabilities					**(394,305)**

As at 30 Sept 2013 RM'000	Property Development	Construction	Property Management	Elimination	Consolidated
ASSETS					
Segment assets	614,766	218,990	24	(124,221)	709,559
Investment properties					308
Available-for-sale investments					90
Unallocated corporate assets					100,930
Consolidated total assets					**810,887**
LIABILITIES					
Segment liabilities	(160,747)	(245,786)	(524)	124,221	(282,836)
Unallocated corporate liabilities					(2,476)
Consolidated total liabilities					**(285,305)**

15. RELATED PARTY TRANSACTIONS

Significant related party transactions are as follows:

	3 months ended		9 months ended	
	30.09.2014 RM'000	**30.09.2013 RM'000**	**30.09.2014 RM'000**	**30.09.2013 RM'000**
Purchase of raw materials from Wengcon Marketing Sdn. Bhd., a subsidiary of a company of which a director of the Company has interest	20	-	755	5,996
Rental of equipment paid or payable to Wengcon Equipment Sdn. Bhd., a subsidiary of a company of which a director of the Company has interest		-		2

The directors are of the opinion that the above transactions have been established on terms and conditions that are not materially different from those obtainable in transactions with unrelated parties.

16. REVIEW OF PERFORMANCE

(i) 3Q 2014 vs 3Q 2013, comparison with previous corresponding quarter

a) Property Development

The revenue of RM208,000 recorded for the current quarter was contributed by the Co-developer fee and no revenue generated for the previous corresponding quarter.

b) Construction

Revenue for construction sector has decreased by RM49.4 million for the current quarter as compared to the previous corresponding quarter of RM74.6 million. This was mainly due to lower percentage of completion achieved in the current quarter and the completion of Pengerang Site Clearance & Earthwork project had contributed major portion of the revenue in previous corresponding quarter.

16. REVIEW OF PERFORMANCE (CONT'D)

(ii) 9M 2014 vs 9M 2013, comparison with the preceding period

a) Property Development

Revenue of RM616,000 was recorded for the 9-month period ended 2014 has improved by 100% as no revenue was recognised in the preceding 9-month period.

b) Construction

The revenue generated from construction activities has decreased by RM46.4 million or 27.2% to RM124.3 million for the 9-month period ended 2014 as compared to preceding 9-month period ended 2013 of RM170.7 million. This was mainly due to completion of Pengerang Site Clearance & Earthwork project as mentioned above.

17. PROSPECTS

There was no significant change in the Prospects as per announced in the previous quarter. Whilst the Group expects softer buying momentum for this year due to the measures announced by the government and the recent increase in the overnight policy rate, the Group is confident and looks forward to the balance of 2014 with optimism especially in respect of property development activities, with prospective buyers expected to buy ahead of GST implementation next year. The recently announced disposal of land and joint venture with Tropicana Corporation Berhad group will allow the Group to unlock the potential value of its landbank whilst continuing to enjoy the future upside from the joint venture development.

Landbank of the Group are mainly located in the high growth Iskandar Development Region, Flagship A of which more investors are expected to come and the Group is expected to benefit from this effect. These will help the Group to sustain its medium to long term development and profitability.

In line with the Group's confidence in the high-end property market, the Group has proven its success with its launch of the first tower of 264 apartment units of its new project, The Botanika @ Bayu Puteri, which was overwhelming via balloting process. The Botanika @ Bayu Puteri is a waterfront development comprising 3 towers of apartments and 3 blocks of townhouse and is expected to generate revenue in last quarter of 2014 and 2015.

18. PROFIT FORECAST

The Group has not provided any profit forecast in a public document.

19. TAXATION

	Quarter ended		9 months cumulative to date	
	30.09.2014 RM'000	30.09.2013 RM'000	30.09.2014 RM'000	30.9.2013 RM'000
Income tax	2,703	1,732	4,349	3,367
Deferred tax	1,258	(17)	1,276	(297)
	3,961	1,715	5,625	3,070

Income tax is calculated at the Malaysian statutory tax rate of 25% of the estimated assessable profit for the period. The domestic statutory tax rate will be reduced to 24% from the current year's rate of 25%, effective from year of assessment 2016.

	Current quarter 30.09.2014 RM'000	9 months cumulative to date 30.09.2014 RM'000
Major components of tax expenses:		
Profit before tax	8,076	10,688
Taxation at the Malaysian statutory tax rate of 25%	2,019	2,672
Adjustments:		
- Income not subject to taxation	(71)	(106)
- Deferred tax recognised at different tax rate	-	(739)
- Non - deductible expenses	1,890	3,639
- Under provision in prior period	123	159
Income tax expenses	3,961	5,625
Effective tax rate	49.0%	53.0%

20. UNQUOTED INVESTMENTS AND PROPERTIES

There were no purchases or sales of unquoted investments and properties for the current quarter and financial period-to-date.

21. QUOTED INVESTMENTS

There were no purchases or sales of quoted securities for the current quarter and financial period-to-date.

There were no investments in quoted securities as at the end of the current quarter.

22. STATUS OF CORPORATE PROPOSALS

There were no other corporate proposals announced but not completed as at the reporting date except for the implementation of the Proposed Rights Issue with Warrants which Bursa Securities had approved our application for an extension of time until 27 February 2015.

23. BORROWINGS AND DEBT EQUITIES

Details of the Group's borrowings (all denominated in Malaysian currency) as at 30 September 2014 are as follows:

	Current	Non current	Total
Secured	**RM'000**	**RM'000**	**RM'000**
Bridging loans – Note 1	-	1,113	1,113
Revolving Credit – Note 2	20,000	-	20,000
Revolving Credit – Note 3	50,000	-	50,000
Obligations under finance lease	206	430	636
Bank Overdraft	5,256	-	2,526
Total	75,462	1,543	74,275

Note 1 : As at 30 September 2014, RM1.1 million has been drawdown from the Bridging facilities of RM32.2 million under the Bai 'Al Istisna with Bank Kerjasama Rakyat Malaysia Bhd. The facility will be repaid through the redemption from sale of development properties products.

Note 2 : As at 30 September 2014, total outstanding debt for Revolving Credit (RC) Facilities with AmIslamic Bank Berhad to finance its construction projects is RM20 million. The facilities will be repaid through direct deduction from the contract proceeds received. The Group had repaid RM18 million for this RC in current quarter.

Note 3 : As at 30 September 2014, RM50 million has been drawdown from the Murabahah Tawarruq RC Facilities with AmIslamic Bank Berhad for our working capital purposes. The facility will be repaid through direct deduction from the Sales and Purchase Agreement proceeds received.

24. REALISED AND UNREALISED PROFITS/(LOSSES)

The Group's realised and unrealised accumulated losses disclosure is as follows:

RM'000	For the quarter ended 30.09.2014	For the quarter ended 30.06.2014
Total accumulated losses of the Company and subsidiaries:		
- Realised	8,394	2,961
- Unrealised	2,410	2,780
	10,804	5,741
Less: Consolidation adjustments	(23,080)	(22,133)
Total Group accumulated losses	(12,276)	(16,392)

25. PROFIT BEFORE TAX

The following amounts have been included in arriving at profit before tax:

	Quarter ended		**9 months cumulative to date**	
	30.09.2014 RM'000	**30.09.2013 RM'000**	**30.09.2014 RM'000**	**30.09.2013 RM'000**
Depreciation	70	79	208	258
Bad debts written off	-	-	-	122
Interest income	(1,236)	(28)	(3,004)	(396)
Interest expenses	355	61	904	715
Impairment loss recovered on trade receivables	-	-	-	(300)
Impairment loss on trade receivables	812	-	812	-
Provision for legal claim written back	-	-	-	(3,035)
Property, plant and equipment written off	-	-	-	35
Other income	(22)	(1)	(33)	(12)

Other than as disclosed above, the other items as required under Appendix 9B, Part A (16) of the Bursa Malaysia Listing Requirement are not applicable.

26. EVENTS AFTER REPORTING PERIOD

There were no material events subsequent to the end of the current quarter.

27. DERIVATIVES

a. There were no outstanding derivatives (including financial instruments designated as hedging instruments) as at the end of the quarter ended 30 September 2014; and

b. The Group has not entered into a type of derivatives not disclosed in the previous financial year or any of the previous quarter under the current financial period.

28. DIVIDEND PAYABLE

No dividend has been declared for the financial period ended 30 September 2104 (31 December 2013 : RM Nil).

29. EARNINGS PER SHARE

The basic earnings per share for the financial period has been calculated based on the Group's earnings after taxation and divided by the 669,727,143 ordinary shares of RM0.50 each in issue during the financial period.

30. STATUS OF JOINT VENTURE PROJECTS

Following is the status of the existing joint venture projects as at 30 September 2014:

	Paradise Realty Sdn. Bhd.
Development Status Total land area	20.324 acres
% land under development	100%
% of development completed	47 %
% of development not yet completed	53 %
Joint Venture Consideration Minimum consideration (RM'000)	35,426
Amount invoiced (RM'000)	18,439
Amount collected (RM'000)	(18,439)
Outstanding as at 30 September 2014 (RM'000)	-

31. AUTHORISATION FOR ISSUE

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the directors on 13th November 2014.