

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 31 MARCH 2015

| | INDIVIDUAL QUARTER | | CUMULATIVE QUARTER | |
|--|---|---|---|---|
| | Current quarter 31.03.2015 RM'000 | Previous year corresponding quarter 31.03.2014 RM'000 | 3 months ended 31.03.2015 RM'000 | 3 months ended 31.03.2014 RM'000 |
| Revenue | 22,326 | 36,204 | 22,326 | 36,204 |
| Cost of sales | (21,934) | (32,832) | (21,934) | (32,832) |
| Gross (loss)/profit | 392 | 3,372 | 392 | 3,372 |
| Other operating income | 530 | 670 | 530 | 670 |
| Operating expenses | (2,641) | (2,899) | (2,641) | (2,899) |
| (Loss)/Profit from operations | (1,719) | 1,143 | (1,719) | 1,143 |
| Finance costs | (460) | (222) | (460) | (222) |
| (Loss)/Profit before tax (Note 27) | (2,179) | 921 | (2,179) | 921 |
| Tax expenses (Note 21) | 2,439 | 1,066 | 2,439 | 1,066 |
| Profit for the period | 260 | 1,987 | 260 | 1,987 |
| Other comprehensive income, net of tax | - | - | - | - |
| Total comprehensive income for the period | 260 | 1,987 | 260 | 1,987 |
| Profit and total comprehensive income attributable to : | | | | |
| Owners of the Parent | 260 | 1,987 | 260 | 1,987 |
| | | | | |
| EARNINGS PER SHARE (Note 30) | | | | |
| Basic (sen) | 0.04 | 0.30 | 0.04 | 0.30 |
| Diluted (sen) | 0.04 | 0.30 | 0.04 | 0.30 |

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 2014 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 31 MARCH 2015

| | Unaudited as at 31.03.2015 RM'000 | Audited as at 31.12.2014 RM'000 |
|--|---|---------------------------------------|
| NON-CURRENT ASSETS | | |
| Property, plant and equipment | 2,430 | 1,770 |
| Available-for-sale investment | 90 | 90 |
| Investment in associate | 350 | 150 |
| Investment properties | 400 | 400 |
| Land held for future development | 115,829 | 115,829 |
| Deferred tax assets | 1,662 | 1,303 |
| | <u>120,761</u> | <u>119,542</u> |
| CURRENT ASSETS | | |
| Development properties | 754,301 | 746,694 |
| Inventories | 182 | 182 |
| Trade and other receivables | 90,856 | 74,070 |
| Other current assets | 73,861 | 33,794 |
| Tax recoverable | 3,286 | 2,534 |
| Cash and bank balances | 43,032 | 59,166 |
| | <u>965,518</u> | <u>916,440</u> |
| TOTAL ASSETS | 1,086,279 | 1,035,982 |
| EQUITY ATTRIBUTABLE TO OWNERS OF THE PARENT | | |
| Share capital | 334,864 | 334,864 |
| Share premium | 225,821 | 225,821 |
| Reserves | (14,279) | (14,539) |
| Shareholders' equity | <u>546,406</u> | <u>546,146</u> |
| NON-CURRENT LIABILITIES | | |
| Long term borrowings | 200,778 | 200,504 |
| Deferred tax liabilities | 114,125 | 116,206 |
| | <u>314,903</u> | <u>316,710</u> |
| CURRENT LIABILITIES | | |
| Short term borrowings | 10,074 | 6,269 |
| Trade and other payables | 191,743 | 157,692 |
| Other current liabilities | 18,533 | 5,236 |
| Provisions | 4,620 | 3,860 |
| Tax payable | - | 69 |
| | <u>224,970</u> | <u>173,126</u> |
| TOTAL LIABILITIES | 539,873 | 489,836 |
| TOTAL EQUITY AND LIABILITIES | 1,086,279 | 1,035,982 |
| Net assets per share (RM) | 0.82 | 0.82 |

The above condensed consolidated statements of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2014 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 31 MARCH 2015

| | Share capital | Share premium | Accumulated losses | Total equity |
|---|----------------------|----------------------|---------------------------|---------------------|
| | RM'000 | RM'000 | RM'000 | RM'000 |
| Opening balance at 1 January 2015 | 334,864 | 225,821 | (14,539) | 546,146 |
| Total comprehensive income for the period | - | - | 260 | 260 |
| Closing balance at 31 March 2015 | 334,864 | 225,821 | (14,279) | 546,406 |
| Opening balance at 1 January 2014 | 334,864 | 225,821 | (17,901) | 542,784 |
| Total comprehensive income for the period | - | - | 1,987 | 1,987 |
| Closing balance at 31 March 2014 | 334,864 | 225,821 | (15,914) | 544,771 |

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 2014 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 31 MARCH 2015

| | 3 months ended 31.03.2015 RM'000 | 3 months ended 31.03.14 RM'000 |
|---|---|---|
| Operating activities | | |
| Profit before tax | (2,179) | 921 |
| Adjustment for : | | |
| Bad debts written off | - | 122 |
| Depreciation | 82 | 92 |
| Interest income | (505) | (666) |
| Interest expenses | 460 | 222 |
| | <hr/> | <hr/> |
| Operating profit before changes in working capital | (2,142) | 545 |
| Change in trade and other receivables | (56,854) | 2,951 |
| Change in trade and other payables | 48,110 | (3,285) |
| Change in property development cost | (7,607) | (38,125) |
| | <hr/> | <hr/> |
| Cash flows used in operating activities | (18,493) | (37,914) |
| Interest paid | (460) | (222) |
| Taxes paid (net) | (823) | (803) |
| | <hr/> | <hr/> |
| Net cash used in operating activities | (19,776) | (38,939) |
| | <hr/> | <hr/> |
| Investing activities | | |
| Purchase of property, plant and equipment | (252) | (3) |
| Purchase of investment in associate | (200) | (150) |
| Interest received | 505 | 666 |
| | <hr/> | <hr/> |
| Net cash from investing activities | 53 | 513 |
| | <hr/> | <hr/> |

ISKANDAR WATERFRONT CITY BERHAD

(Formerly known as TEBRAU TEGUH BERHAD)

(Company No. 8256-A)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW FOR THE QUARTER ENDED 31 MARCH 2015

| | 3 months ended 31.03.2015 RM'000 | 3 months ended 31.03.2014 RM'000 |
|--|---|---|
| Financing activities | | |
| Drawdown of borrowings | - | 9,000 |
| Repayment of obligations under finance leases | (84) | (32) |
| Net cash from financing activities | (84) | 8,968 |
| Net decrease in cash and cash equivalents | (19,807) | (29,458) |
| Cash and cash equivalents at beginning of period | 25,777 | 52,747 |
| Cash and cash equivalents at the end of period | 5,970 | 23,289 |
| Cash and cash equivalents comprise: | | |
| Cash and bank balances | 7,298 | 16,259 |
| Deposit with licensed banks | 35,734 | 35,441 |
| | 43,032 | 51,700 |
| Less: Deposit with licensed banks pledged for banking facilities | (28,477) | (25,556) |
| Less : Bank overdraft | (8,585) | (2,855) |
| | 5,970 | 23,289 |

The above condensed consolidated statements of cash flow should be read in conjunction with the audited financial statements for the year ended 31 December 2014 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)

NOTES TO THE 1st QUARTER FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2015

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 2014. 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 2014.

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 2014 except for the adoption of Amendments to Standards and Issue Committee (“IC”) interpretations effective as of 1 January 2014.

Annual Improvements to FRSs 2010–2012 Cycle
Annual Improvements to FRSs 2011–2013 Cycle
Amendments to FRS 119 Defined Benefits Plans: Employee Contributions

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 2012–2014 Cycle
Amendments to FRS 116 and FRS 138 Clarification of Acceptable Methods of Depreciation and Amortisation
Amendments to FRS 116 and FRS 141 Agriculture : Bearer Plants
Amendments to FRS 11 Accounting for Acquisitions of Interests in Joint Operations
Amendments to FRS 10 and FRS 128 Sale or Contribution of Assets between and Investor and its Associate or Joint Venture
Amendments to FRS 127 : Equity Method in Separate Financial Statements
Amendments to FRS 101 : Disclosure Initiatives
Amendments to FRS 10, FRS 12 and FRS 128 : Investment Entities : Applying the Consolidation Exception
FRS 14 Regulatory Deferred Accounts
FRS 15 Revenue from Contracts with Customers
FRS 9 Financial Instruments

ISKANDAR WATERFRONT CITY BERHAD

(Formerly known as TEBRAU TEGUH BERHAD)

(Company No. 8256-A)

NOTES TO THE 1st QUARTER FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2015

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

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, except as described below:

FRS 15 Revenue from Contracts with Customers

FRS 15 establishes a new five-step model that will apply to revenue arising from contracts with customers. The core principle of FRS 15 is that an entity should recognise revenue which depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services.

This Standard is applicable to all entities and will supersede all current revenue recognition requirements under FRS. Either a full or modified retrospective application is required for annual periods beginning on or after 1 January 2017 with early adoption permitted. The Group is currently assessing the impact of this Standard and plans to adopt this Standard on the required effective date.

FRS 9 Financial Instruments

In November 2014, MASB issued the final version of FRS 9 Financial Instruments which reflects all phases of the financial instruments project and replaces FRS 139 Financial Instruments: Recognition and Measurement and all previous versions of FRS 9. The standard introduces new requirements for classification and measurement, impairment and hedge accounting. This Standard will come into effect on or after 1 January 2018, with early application permitted. Retrospective application is required, but comparative information is not compulsory. The Group is currently the impact of the adoption of this Standard in relation to the new requirements for classification and measurement and impairment, but the requirements for hedge accounting is not relevant to the Group.

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 2017.

ISKANDAR WATERFRONT CITY BERHAD

(Formerly known as TEBRAU TEGUH BERHAD)

(Company No. 8256-A)

NOTES TO THE 1st QUARTER FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2015

2.3 Malaysian Financial Reporting Standards (cont'd)

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 2015 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 2014

The auditors' report on the financial statements of the Company and of the Group for the financial year ended 31 December 2014 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 quarter and financial year under review because of their nature, size, or incidence.

ISKANDAR WATERFRONT CITY BERHAD

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(Company No. 8256-A)

NOTES TO THE 1st QUARTER FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2015

6. 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.

7. 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 quarter and financial year under review because of their nature, size, or incidence.

8. 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.

9. 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 31 March 2015.

10. 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.

ISKANDAR WATERFRONT CITY BERHAD

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(Company No. 8256-A)

NOTES TO THE 1st QUARTER FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2015

10. CAPITAL MANAGEMENT AND REPAYMENT OF DEBT (cont'd)

The gearing ratios as at 31 March 2015 and 31 December 2014, which are within the Group's objectives for capital management, are as follows:-

| | 31.03.2015 | 31.12.2014 |
|------------------------------|-------------------|-------------------|
| | RM'000 | RM'000 |
| Borrowings | 210,852 | 206,771 |
| Trade and other payables | 191,743 | 157,692 |
| Less: Cash and bank balances | <u>(43,032)</u> | <u>(59,166)</u> |
| Net debt | <u>359,563</u> | <u>305,297</u> |
| Equity | <u>546,406</u> | <u>546,147</u> |
| Total capital | <u>546,406</u> | <u>546,147</u> |
| Capital and net debt | 905,969 | 851,444 |
| Gearing ratio | 40% | 36.0% |

The increase in gearing ratio of 40% for the year ended 31 March 2015 as compared to previous quarter of 36% due to increase in hire purchase and 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 | 3 months cumulative to date |
|------------------------------------|-----------------------------|------------------------------------|
| | 31.03.2015 | 31.03.2015 |
| | RM'000 | RM'000 |
| a) Drawdown on new bank borrowings | - | - |
| b) Repayment of bank borrowings | - | - |

11. DIVIDENDS

No dividends were recommended, declared or paid during the financial period ended 31 March 2015.

ISKANDAR WATERFRONT CITY BERHAD

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(Company No. 8256-A)

NOTES TO THE 1st QUARTER FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2015

12. VALUATION OF INVESTMENT PROPERTIES

An independent valuation for investment properties was carried out by Raine & Horne during the financial year ended 31 December 2014 and the net fair value gain arising from the valuation amounting to RM60,000 was recognised in the statement of profit or loss for the financial year ended 31 December 2014.

13. 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 except for :

(a) a subsidiary company namely Tebrau Bay Sdn. Bhd. had on 3 April 2015 entered into a conditional Sale and Purchase Agreement with Greenland Tebrau Sdn. Bhd. for the disposal of few pieces of land for a sale consideration of approximately RM2.37 billion; and

(b) a subsidiary company namely Bayou Management Sdn. Bhd. had on 22 April 2015 entered into a conditional Sale and Purchase Agreement with Bahagia Wangsa Sdn. Bhd. for the acquisition of 3 adjoining parcels of land for a purchase consideration of approximately RM156 million.

14. 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 Greenland Tebrau Sdn. Bhd..

15. CHANGES IN CONTINGENT LIABILITIES OR CONTINGENT ASSETS

The Group has no contingent liabilities except for the following :

| | 31.03.2015 | 31.03.2014 |
|--|-------------------|-------------------|
| | RM'000 | RM'000 |
| Corporate guarantees given by the Company to financial institutions for facilities granted to subsidiaries | 164,621 | 184,966 |
| - Current exposure | 1,897 | 73,613 |
| Performance bond issued by subsidiaries involved in construction activities | 51,266 | 51,266 |

ISKANDAR WATERFRONT CITY BERHAD

(Formerly known as TEBRAU TEGUH BERHAD)

(Company No. 8256-A)

NOTES TO THE 1st QUARTER FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2015

16. OPERATING SEGMENTS

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

| As at 31 Mar 2015 RM'000 | Property Development | Construction | Property Management | Elimination | Consolidated |
|--------------------------------------|-------------------------|--------------|------------------------|-------------|----------------|
| Revenue | | | | | |
| Revenue | 489 | 22,289 | - | (452) | 22,326 |
| Other income | 128 | 368 | - | - | 496 |
| Unallocated other income | - | - | - | - | 34 |
| | 617 | 22,656 | - | - | 22,856 |
| RESULT | | | | | |
| Segment results | (1,055) | (336) | - | (46) | (1,437) |
| Unallocated corporate expenses | | | | | (282) |
| Finance costs | | | | | (460) |
| Profit before tax | | | | | (2,179) |

| As at 31 Mar 2014 RM'000 | Property Development | Construction | Property Management | Elimination | Consolidated |
|--------------------------------------|-------------------------|--------------|------------------------|-------------|--------------|
| Revenue | | | | | |
| Revenue | 224 | 35,979 | - | - | 36,203 |
| Other income | 145 | 520 | - | - | 665 |
| Unallocated other income | - | - | - | - | 5 |
| | 369 | 36,499 | - | - | 36,873 |
| RESULT | | | | | |
| Segment results | (1,218) | 3,197 | (3) | 37 | 2,013 |
| Unallocated corporate expenses | | | | | (871) |
| Finance costs | | | | | (222) |
| Profit before tax | | | | | 920 |

ISKANDAR WATERFRONT CITY BERHAD

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(Company No. 8256-A)

NOTES TO THE 1st QUARTER FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2015

16. OPERATING SEGMENTS (CONT'D)

ASSETS AND LIABILITIES

| As at 31 Mar 2015 RM'000 | Property Development | Construction | Property Management | Elimination | Consolidated |
|---|-------------------------|--------------|------------------------|-------------|------------------|
| <u>ASSETS</u> | | | | | |
| Segment assets | 904,344 | 284,407 | 1,812 | (314,582) | 875,981 |
| Investment in associate | | | | | 350 |
| Investment properties | | | | | 400 |
| Available-for-sale investments | | | | | 90 |
| Unallocated corporate assets | | | | | 209,458 |
| Consolidated total assets | | | | | 1,086,279 |
| <u>LIABILITIES</u> | | | | | |
| Segment liabilities | (150,547) | (498,883) | (2,535) | 314,582 | (337,383) |
| Unallocated corporate liabilities | | | | | (202,490) |
| Consolidated total liabilities | | | | | (539,873) |

| As at 31 Mar 2014 RM'000 | Property Development | Construction | Property Management | Elimination | Consolidated |
|---|-------------------------|--------------|------------------------|-------------|------------------|
| <u>ASSETS</u> | | | | | |
| Segment assets | 655,788 | 252,948 | 17 | (46,640) | 862,113 |
| Investment in associate | | | | | 150 |
| Investment properties | | | | | 340 |
| Available-for-sale investments | | | | | 90 |
| Unallocated corporate assets | | | | | 6,619 |
| Consolidated total assets | | | | | 869,312 |
| <u>LIABILITIES</u> | | | | | |
| Segment liabilities | (132,978) | (234,669) | (529) | 46,640 | (321,566) |
| Unallocated corporate liabilities | | | | | (2,936) |
| Consolidated total liabilities | | | | | (324,502) |

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(Company No. 8256-A)

NOTES TO THE 1st QUARTER FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2015

17. RELATED PARTY TRANSACTIONS

Significant related party transactions are as follows:

| | 3 months ended | | 3 months ended | |
|---|----------------|------------|----------------|------------|
| | 31.03.2015 | 31.03.2014 | 31.05.2015 | 31.03.2014 |
| | RM'000 | RM'000 | RM'000 | 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 | 42 | 649 | 42 | 649 |

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.

18. REVIEW OF PERFORMANCE

(i) 1Q 2015 vs 4Q 2014, comparison with immediate preceding quarter

a) Property Development

Revenue for its development project had decreased by RM2.4 million or 83.2% as compared to immediate preceding quarter of RM2.9 million due to lower percentage of completion was achieved in the current quarter.

The property sector registered a profit before tax of RM117,000 as compared to RM868,000 in the quarter ended 31 Dec 2014, a decrease of 86.5% mainly due to lower sales recorded and lower percentage of completion achieved during this quarter.

b) Construction

Revenue for construction sector had decreased by RM12.9 million or 36.6% for the current quarter as compared to the immediate preceding quarter of RM35.1 million.

However, this sector recorded a gross profit of RM319,000 as compared to gross loss of RM1.2 million in the quarter ended 31 Dec 2014 due to the better profit margin and higher percentage of completion was achieved in the current quarter.

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(Company No. 8256-A)

NOTES TO THE 1st QUARTER FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2015

18. REVIEW OF PERFORMANCE (CONT'D)

(ii) 3M 2015 vs 3M 2014, comparison with the previous year corresponding period

a) Property Development

Revenue for property sector had increased by 118.3% to RM489,000 from RM224,000 in the quarter ended 31 March 2014. Consequently, profit for this sector had also improved by RM141,000 to RM117,000 as compared to the loss of RM24,000 in the quarter ended 31 March 2014 due to higher sales recorded in the development project.

b) Construction

Revenue had decreased by 37.9% to RM22.3 million for the current quarter ended 31 March 2015 as compared to RM35.9 million in the quarter ended 31 March 2014. This was mainly due to lower percentage of completion was achieved for its construction projects and consequently, gross profit for the construction sector had also decreased from RM3.4 million to RM319,000 in the current quarter ended 31 March 2015.

19. PROSPECTS

The Malaysian property market is expected to be increasingly challenging as the global economic environment has become more difficult and also the increasing concern about future oversupply in property market.

With the recent announced land disposal to Greenland Tebrau Sdn. Bhd., it will enable the Group to unlock the potential value of its land bank and the Group is expected to enjoy the future upside from the joint venture development. The Group will remain focused on growing both top and bottom line while continuing its long-term strategy to attract investor with the right products to support its growth. In addition, the Group's unbilled sales for the development project are expected to be strong and perform well in this financial year.

Besides property development and construction activities, the Group will pursue selective synergistic investments in order to improve returns for shareholders.

20. PROFIT FORECAST

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

ISKANDAR WATERFRONT CITY BERHAD

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(Company No. 8256-A)

NOTES TO THE 1st QUARTER FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2015

21. TAXATION

| | Quarter ended | | 3 months cumulative to date | |
|--------------|----------------|----------------|-----------------------------|----------------|
| | 31.03.2015 | 31.03.2014 | 31.03.2015 | 31.03.2014 |
| | RM'000 | RM'000 | RM'000 | RM'000 |
| Income tax | - | 740 | - | 740 |
| Deferred tax | (2,439) | (1,806) | (2,439) | (1,806) |
| | <u>(2,439)</u> | <u>(1,066)</u> | <u>(2,439)</u> | <u>(1,066)</u> |

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 | 3 months |
|---|----------------|--------------------|
| | quarter | cumulative to date |
| | 31.03.2015 | 31.03.2015 |
| | RM'000 | RM'000 |
| Major components of tax expenses: | | |
| Loss before tax | (2,179) | (2,179) |
| Taxation at the Malaysian statutory tax rate of 25% | (545) | (545) |
| Adjustments: | | |
| - Income not subject to taxation | (82) | (82) |
| - Deferred tax recognised at different tax rate | (2,081) | (2,081) |
| - Non - deductible expenses | 269 | 269 |
| - Under provision in prior period | - | - |
| Tax income | <u>(2,439)</u> | <u>(2,439)</u> |
| Effective tax rate | 111.9% | 111.9% |

22. UNQUOTED INVESTMENTS AND PROPERTIES

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

23. 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.

ISKANDAR WATERFRONT CITY BERHAD

(Formerly known as TEBRAU TEGUH BERHAD)

(Company No. 8256-A)

NOTES TO THE 1st QUARTER FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2015

24. STATUS OF CORPORATE PROPOSALS

There were no other corporate proposals announced but not completed as at the reporting date except for :

- (a) Proposed Land Disposal to Greenland Tebrau Sdn. Bhd.;
- (b) Proposed Land Acquisition from Bahagia Wangsa Sdn. Bhd.; and
- (c) Proposed Land Exchange

25. BORROWINGS AND DEBT EQUITIES

Details of the Group's borrowings (all denominated in Malaysian currency) as at 31 March 2015 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 | - | 200,000 | 200,000 |
| Obligations under finance lease | 376 | 778 | 1,154 |
| Bank overdraft | 8,585 | - | 8,585 |
| Total | <u>10,074</u> | <u>200,778</u> | <u>210,852</u> |

Note 1 : As at 31 March 2015, 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 31 March 2015, RM200 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.

26. REALISED AND UNREALISED PROFITS/(LOSSES)

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

| | For the quarter ended 31.03.2015 | For the quarter ended 31.12.2014 |
|---|--|--|
| RM'000 | | |
| Total accumulated losses of the Company and subsidiaries: | | |
| - Realised | 3,800 | 5,706 |
| - Unrealised | 54,694 | 54,564 |
| | <u>58,494</u> | <u>60,270</u> |
| Less: Consolidation adjustments | <u>(72,773)</u> | <u>(74,809)</u> |
| Total Group accumulated losses | <u>(14,279)</u> | <u>(14,539)</u> |

ISKANDAR WATERFRONT CITY BERHAD

(Formerly known as TEBRAU TEGUH BERHAD)

(Company No. 8256-A)

NOTES TO THE 1st QUARTER FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2015

27. LOSS BEFORE TAX

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

| | Quarter ended | | 3 months cumulative to date | |
|-------------------|----------------------|----------------------|--------------------------------|----------------------|
| | 31.03.2015 RM'000 | 31.03.2014 RM'000 | 31.03.2015 RM'000 | 31.03.2014 RM'000 |
| Depreciation | 82 | 68 | 82 | 68 |
| Interest income | (505) | (666) | (505) | (666) |
| Interest expenses | 460 | 222 | 460 | 222 |
| Other income | (6) | (3) | (6) | (3) |

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.

28. CAPITAL COMMITMENTS

Capital commitments which were approved and contracted for on the purchase of motor vehicles not provided for in the condensed report as at the end of the financial period were RM495,000.

29. EVENTS AFTER REPORTING PERIOD

There were no material events subsequent to the end of the current quarter except as disclosed in Note 13.

30. DERIVATIVES

- There were no outstanding derivatives (including financial instruments designated as hedging instruments) as at the end of the quarter ended 31 March 2015; and
- 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.

31. DIVIDEND PAYABLE

No dividend has been declared for the financial period ended 31 March 2015 (31 March 2014 : RM Nil).

ISKANDAR WATERFRONT CITY BERHAD

(Formerly known as TEBRAU TEGUH BERHAD)

(Company No. 8256-A)

NOTES TO THE 1st QUARTER FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2015

32. 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.

33. STATUS OF JOINT VENTURE PROJECTS

Following is the status of the existing joint venture projects as at 31 March 2015 :

| | Paradise Realty Sdn. Bhd. |
|---|----------------------------------|
| <u>Development Status</u> | |
| Total land area | 20.324 acres |
| % land under development | 100% |
| % of development completed | 48.7 % |
| % of development not yet completed | 51.3 % |
| <u>Joint Venture Consideration</u> | |
| Minimum consideration (RM'000) | 35,426 |
| Amount invoiced (RM'000) | 18,439 |
| Amount collected (RM'000) | (18,439) |
| Outstanding as at 31 March 2015 (RM'000) | - |

34. 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 21st May 2015.