Iskandar Waterfront City Berhad
(8256-A)
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS
AND OTHER COMPREHENSIVE INCOME
FOR THE QUARTER ENDED 30 JUNE 2015

	INDIVIDUAL QUARTER		**CUMULATIVE QUARTER**	
	Current quarter 30.06.2015 RM'000	**Previous year corresponding quarter 30.06.2014 RM'000**	**6 months ended 30.06.2015 RM'000**	**6 months ended 30.06.2014 RM'000**
Revenue	4,537	63,204	26,863	99,408
Cost of sales	(4,061)	(60,144)	(25,995)	(92,976)
Gross profit	476	3,060	868	6,432
Other operating income	676	1,110	1,205	1,779
Operating expenses	(4,236)	(2,152)	(6,878)	(5,051)
(Loss)/Profit from operations	(3,084)	2,018	(4,805)	3,160
Finance costs	(503)	(327)	(963)	(549)
(Loss)/Profit before tax (Note 25)	(3,587)	1,691	(5,768)	2,611
Tax expenses (Note 19)	(283)	(2,168)	2,156	(1,102)
(Loss)/Profit for the period	(3,870)	(477)	(3,612)	1,509
Other comprehensive income, net of tax	-	-	-	-
Total comprehensive (loss)/ income for the period	(3,870)	(477)	(3,612)	1,509
Profit and total comprehensive (loss)/income attributable to :				
Owners of the Parent	(3,870)	(477)	(3,612)	1,509
(LOSS)/EARNINGS PER SHARE (Note 30)				
Basic (sen)	(0.58)	(0.07)	(0.54)	0.23
Diluted (sen)	(0.58)	(0.07)	(0.54)	0.23

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
(8256-A)
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS AT 30 JUNE 2015

	Unaudited as at 30.06.2015 RM'000	Audited as at 31.12.2014 RM'000
NON-CURRENT ASSETS		
Property, plant and equipment	3,805	1,770
Available-for-sale investment	90	90
Investment in associate	47,812	150
Investment properties	400	400
Land held for future development	115,559	115,829
Deferred tax assets	1,518	1,303
	169,184	119,542
CURRENT ASSETS		
Development properties	780,562	746,694
Inventories	182	182
Trade and other receivables	105,756	74,070
Other current assets	63,152	33,794
Tax recoverable	3,944	2,534
Cash and bank balances	81,207	59,166
	1,034,803	916,440
TOTAL ASSETS	**1,203,987**	**1,035,982**
EQUITY ATTRIBUTABLE TO OWNERS OF THE PARENT		
Share capital	334,864	334,864
Share premium	225,821	225,821
Reserves	(18,151)	(14,539)
Shareholders' equity	542,534	546,146
NON-CURRENT LIABILITIES		
Long term borrowings	181,569	200,504
Deferred tax liabilities	114,125	116,206
	295,694	316,710
CURRENT LIABILITIES		
Short term borrowings	6,971	6,269
Trade and other payables	335,636	157,692
Other current liabilities	18,532	5,236
Provisions	4,620	3,860
Tax payable	-	69
	368,759	173,126
TOTAL LIABILITIES	**661,453**	**489,836**
TOTAL EQUITY AND LIABILITIES	**1,203,987**	**1,035,982**
Net assets per share (RM)	0.81	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
(8256-A)
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THE QUARTER ENDED 30 JUNE 2015

	Share capital RM'000	Share premium RM'000	Accumulated losses RM'000	Total equity RM'000
Opening balance at 1 January 2015	334,864	225,821	(14,539)	546,146
Total comprehensive loss for the period	-	-	(3,612)	(3,612)
Closing balance at 30 June 2015	334,864	225,821	(18,151)	545,534
Opening balance at 1 January 2014	334,864	225,821	(17,901)	542,784
Total comprehensive income for the period	-	-	1,509	1,509
Closing balance at 30 June 2014	334,864	225,821	(16,392)	544,293

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.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW
FOR THE QUARTER ENDED 30 JUNE 2015

	6 months ended 30.06.2015 RM'000	**6 months ended 30.06.2014 RM'000**
Operating activities		
(Loss)/Profit before tax	(5,768)	2,611
Adjustment for :		
Depreciation	202	138
Interest income	(1,164)	(1,768)
Interest expenses	963	549
Operating (loss)/profit before changes in working capital	(5,767)	1,530
Change in trade and other receivables	(61,045)	51,663
Change in trade and other payables	192,000	27,640
Change in property development cost	(33,596)	(77,457)
Cash flows from operating activities	**91,592**	**3,376**
Interest paid	(963)	(549)
Taxes paid (net)	(1,620)	(1,203)
Net cash used in operating activities	**89,009**	**1,624**
Investing activities		
Purchase of property, plant and equipment	(822)	(145)
Investment in associates	(47,662)	(150)
Interest received	1,164	1,768
Net cash from investing activities	**(47,320)**	**1,473**

Iskandar Waterfront City Berhad
(8256-A)
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW
FOR THE QUARTER ENDED 30 JUNE 2015

	6 months ended 30.06.2015 RM'000	6 months ended 30.06.2014 RM'000
Financing activities		
Drawdown of borrowings	-	8,500
Repayment of borrowings	(20,738)	(34,000)
Repayment of obligations under finance leases	(37)	(101)
Net cash from financing activities	**(20,775)**	**(25,601)**
Net increase/(decrease) in cash and cash equivalents	20,914	(22,504)
Cash and cash equivalents at beginning of period	25,777	52,747
Cash and cash equivalents at the end of period	**46,691**	**30,243**
Cash and cash equivalents comprise:		
Cash and bank balances	44,929	24,058
Deposit with licensed banks	36,278	36,507
	81,207	60,565
Less: Deposit with licensed banks pledged for banking facilities	(28,477)	(25,556)
Less : Bank overdraft	(6,039)	(4,766)
	46,691	**30,243**

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.

NOTES TO THE 2nd QUARTER FINANCIAL REPORT
FOR THE QUARTER ENDED 30 JUNE 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

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.

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.

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 June 2015.

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 June 2015 and 31 December 2014, which are within the Group’s objectives for capital management, are as follows:-

	30.06.2015 RM’000	**31.12.2014 RM’000**
Borrowings	188,540	206,773
Trade and other payables	335,636	157,692
Less: Cash and bank balances	(81,207)	(59,166)
Net debt	442,969	305,299
Equity	542,534	546,146
Total capital	542,534	546,146
Capital and net debt	**985,503**	**851,445**
Gearing ratio	**44.9%**	**35.9%**

The increase in gearing ratio of 44.9% for the period ended 30 June 2015 as compared to previous year of 35.9% due to increase in amount owing to subcontractors and the deposit collected from the sale of land.

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

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

	Current year quarter 30.06.2015 RM'000	6 months cumulative to date 30.06.2015 RM'000
a) Drawdown on new bank borrowings	-	-
b) Repayment of bank borrowings	20,738	20,738

9. DIVIDENDS

No dividends were recommended, declared or paid during the financial period ended 30 June 2015.

10. 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.

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 Greenland Tebrau Sdn. Bhd..

13. CHANGES IN CONTINGENT LIABILITIES OR CONTINGENT ASSETS

The Group has no contingent liabilities except for the following :

	30.06.2015 RM'000	30.06.2014 RM'000
Corporate guarantees given by the Company to financial institutions for facilities granted to subsidiaries	164,621	164,621
- Current exposure	2,325	39,113
Performance bond issued by subsidiaries involved in construction activities	51,266	51,266

14. OPERATING SEGEMENTS

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

As at 30 Jun 2015 RM'000	Property Development	Construction	Property Management	Elimination	Consolidated
Revenue					
Revenue	867	29,380	-	(3,385)	26,862
Other income	470	527	-	-	997
Unallocated other income	-		-	-	209
	1,337	29,907	-	-	28,068
RESULT					
Segment results	(3,555)	71	(4)	(339)	(3,827)
Unallocated corporate expenses					(978)
Finance costs					(963)
Loss before tax					**(5,768)**

As at 30 June 2014 RM'000	Property Development	Construction	Property Management	Elimination	Consolidated
Revenue					
Revenue	409	98,999	-	-	99,408
Other income	249	1,523	-	-	1,772
Unallocated other income	-	-	-	-	7
	658	100,522	-	-	101,187
RESULT					
Segment results	(2,428)	6,982	(3)	(126)	4,425
Unallocated corporate expenses					(1,265)
Finance costs					(549)
Profit before tax					**2,611**

14. OPERATING SEGEMENTS (cont'd)

ASSETS AND LIABILITIES

As at 30 June 2015 RM'000	Property Development	Construction	Property Management	Elimination	Consolidated
ASSETS					
Segment assets	946,154	268,099	15,664	(261,214)	968,703
Investment in associates					47,812
Investment properties					400
Available-for-sale investments					90
Unallocated corporate assets					186,982
Consolidated total assets					**1,203,987**
LIABILITIES					
Segment liabilities	(162,227)	(515,850)	(16,189)	261,214	(480,864)
Unallocated corporate liabilities					(228,401)
Consolidated total liabilities					**(661,453)**

As at 30 June 2014 RM'000	Property Development	Construction	Property Management	Elimination	Consolidated
ASSETS					
Segment assets	696,981	252,956	17	(85,378)	864,576
Investment in associates					150
Investment properties					340
Available-for-sale investments					90
Unallocated corporate assets					5,899
Consolidated total assets					**871,055**
LIABILITIES					
Segment liabilities	(134,043)	(274,672)	(531)	85,378	(323,868)
Unallocated corporate liabilities					(2,894)
Consolidated total liabilities					**(326,762)**

15. RELATED PARTY TRANSACTIONS

Significant related party transactions are as follows:

	3 months ended		6 months ended	
	30.06.2015	**30.06.2014**	**30.06.2015**	**30.06.2014**
	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	484	86	526	735

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) 6M 2015 vs 6M 2014, comparison with the previous year corresponding period

a) Property Development

Revenue for property sector had increased by 112.5% to RM867,000 in 6M 2015 compared to 6M 2014 of RM408,000. Accordingly, this sector has also registered a profit of RM211,000 for 6M 2015 as compared to the loss of RM40,000 for 6M 2014 due to higher sales recorded and improved sales margin.

b) Construction

Revenue for construction sector had decreased by 70.3% to RM29.3 million in 6M 2015 compared to RM99 million in 6M 2014. This was mainly due to lower percentage of completion was achieved for this sector and accordingly, profit had also decreased from RM6.5 million to RM995,000 in 6M 2015.

16. REVIEW OF PERFORMANCE (CONT'D)

(ii) 2Q 2015 vs 1Q 2015, comparison with immediate preceding quarter

a) Property Development

Revenue for development sector had decreased by 22.9% to RM377,000 in 2Q 2015 compared to 1Q 2015 of RM489,000 due to lower percentage of completion was achieved in the current quarter.

The property sector registered a profit of RM94,000 in 2Q 2015 compared to RM117,000 in 1Q 2015, a decrease of 19.6% mainly due to lower sales recorded and lower percentage of completion achieved during this quarter.

b) Construction

Revenue for construction sector had also decreased by 68.1% to RM7.1 million for 2Q 2015 compared to 1Q 2015 of RM22.2 million. However, this sector recorded a profit of RM676,000 in 2Q 2015 compared to RM319,000 in 1Q 2015; an increase of RM357,000 due to improved in profit margin in the current quarter.

17. PROSPECTS

The global growth outlook is expected to be challenging in 2015, especially on Malaysia property market. The Johor property market is expected to be no difference, as the market sentiment on the Johor property remains soft with pressure building up on the concern over future oversupply of property in Iskandar Malaysia.

Recent positive reports on the Iskandar property and the international zoning at Tebrau area will benefit the Group to unlock the potential value of its lands bank and the Group will also continue to enjoy the future upside from the joint venture development with Greenland Tebrau Sdn. Bhd.. The Group will maintain its focus to grow both top and bottom line while continuing its long-term strategy to attract investor with the right products.

The Group will continuously expand our reach in the property market notwithstanding the challenging outlook for the remaining period in 2015.

18. PROFIT FORECAST

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

19. TAXATION

	Quarter ended		6 months cumulative to date	
	30.06.2015 RM'000	31.03.2015 RM'000	30.06.2015 RM'000	30.06.2014 RM'000
Income tax	139	-	139	1,646
Deferred tax	144	(2,439)	(2,295)	(544)
	283	(2,439)	(2,156)	1,102

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 30.06.2015 RM'000	6 months cumulative to date 30.06.2015 RM'000
Major components of tax expenses:		
Loss before tax	(3,587)	(5,768)
Taxation at the Malaysian statutory tax rate of 25%	(897)	(1,442)
Adjustments:		
- Income not subject to taxation	(29)	(111)
- Deferred tax recognised at different tax rate	-	(2,081)
- Non - deductible expenses	1,070	1,339
- Under provision in prior period	139	139
Tax income	283	(2,156)
Effective tax rate	7.89%	37.4%

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 :

(a) Proposed Disposal of 128 acres of land to Greenland Tebrau Sdn. Bhd.;
(b) Proposed Acquisition of 67.5 acres of land from Bahagia Wangsa Sdn. Bhd.; and
(c) Proposed Land Exchange

23. BORROWINGS AND DEBT EQUITIES

Details of the Group's borrowings (all denominated in Malaysian currency) as at 30 June 2015 are as follows:

Secured	**Current RM'000**	**Non current RM'000**	**Total RM'000**
Bridging loans – Note 1	374	-	374
Revolving credit – Note 2	-	180,000	180,000
Obligations under finance lease	557	1,569	2,126
Bank overdraft	6,039	-	6,039
Total	6,970	181,569	188,539

Note 1 : As at 30 June 2015, RM738,000 has been repaid to Bank Kerjasama Rakyat Malaysia Berhad for Bridging facilities of RM32.2 million under the Bai 'Al Istisna through the redemption from sale of development properties products.

Note 2 : As at 30 June 2015, RM20 million has been repaid to AmIslamic Bank Berhad for Murabahah Tawwarruq RC Facilities. The facility was 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	As at 30.06.2015	As at 31.12.2014
Total accumulated losses of the Company and subsidiaries:		
- Realised	(5,314)	5,706
- Unrealised	54,230	54,564
	48,916	60,270
Less: Consolidation adjustments	(67,067)	(74,809)
Total Group accumulated losses	(18,151)	(14,539)

25. (LOSS)/PROFIT BEFORE TAX

The following amounts have been included in arriving at (loss)/profit before tax:

	Quarter ended		**6 months cumulative to date**	
	30.06.2015 RM'000	**30.06.2014 RM'000**	**30.06.2015 RM'000**	**30.06.2014 RM'000**
Depreciation	120	70	202	138
Interest income	(659)	(1,102)	(1,164)	(1,768)
Interest expenses	503	327	963	549
Other income	(5)	(8)	(11)	(11)

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. CAPITAL COMMITMENTS

There are no material capital commitments as at the date of this report.

27. EVENTS AFTER REPORTING PERIOD

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

28. DERIVATIVES

a. There were no outstanding derivatives (including financial instruments designated as hedging instruments) as at the end of the quarter ended 30 June 2015; and

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

29. DIVIDEND PAYABLE

No dividend has been declared for the financial period ended 30 June 2015 (30 June 2014 : RM Nil).

30. 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.

31. STATUS OF JOINT VENTURE PROJECT

Following is the status of the existing joint venture projects as at 30 June 2015 :

	Paradise Realty Sdn. Bhd.
Development Status Total land area	20.324 acres
% land under development	100%
% of development completed	49.81%
% of development not yet completed	50.19%
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 June 2015 (RM'000)	-

32. 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 27 August 2015.