

Interim Financial Report for the three months ended 30 June 2015

Contents	Page
Condensed Consolidated Income Statements	1
Condensed Consolidated Statements of Comprehensive Income	2
Condensed Consolidated Statements of Financial Position	3
Condensed Consolidated Statements of Changes in Equity	4-5
Condensed Consolidated Cash Flow Statements	6
Explanatory Notes to the Interim Financial Report:	
M1 – Basis of preparation	7
M2 - Qualification	7
M3 – Seasonality or cyclicality	7
M4 – Significant unusual items	7
M5 – Material changes in estimates	7
M6 – Debt and equity securities	7
M7 – Dividends paid	7
M8 – Segment reporting	8-9
M9 – Valuations	10
M10 - Material events subsequent to the end of the interim period	10
M11 – Changes in the composition of the Group	10
M12 – Contingent liabilities and contingent assets	10
M13 – Capital commitment	10
K1 – Review of performance	11
K2 – Comparison with immediate preceding quarter	11
K3 – Prospects for 2015	11
K4 – Profit forecast/profit guarantee	12
K5 – Tax	12
K6 – Unquoted investments	12
K7 – Financial assets at fair value	13
K8 – Corporate proposals	13
K9 – Group borrowings and debt securities	13
K10 – Financial instruments	13
K11 – Material litigation	14
K12 – Proposed dividend	14
K13 – Earnings per share	14
K14 – Profit from operations	15
K15 – Realized and unrealized retained earnings	15
K16 – Authorization for issue	15

Note:

M1 to M12 are explanatory notes in accordance with MFRS134.

K1 to K15 are explanatory notes in accordance with paragraph 9.22 of the Bursa Malaysia Securities Berhad's Listing Requirements.

(Incorporated in Malaysia)

Condensed Consolidated Income Statements

(The figures have not been audited)

	Current Year Quarter 30.06.2015 RM' 000	Preceding Year Quarter 30.06.2014 RM' 000	Current Year- To-Date 30.06.2015 RM' 000	Preceding Year- To-Date 30.06.2014 RM' 000
Revenue	271,912	290,843	606,187	584,911
Cost of sales	(108,101)	(121,210)	(258,966)	(245,246)
Gross profit	163,811	169,633	347,221	339,665
Other operating income	6,142	4,792	17,311	13,174
Administrative expenses	(69,837)	(51,895)	(128,281)	(110,786)
Other operating expenses	(5,896)	(2,144)	(12,478)	(4,029)
Profit from operations	94,220	120,386	223,773	238,024
Finance income	12,774	7,964	19,682	19,525
Finance costs	(19,232)	(23,027)	(38,677)	(40,638)
Share of after-tax results of associates and joint venture	20,896	7,504	33,282	11,469
Profit before tax Less tax:	108,658	112,827	238,060	228,380
Company and subsidiaries	(24,668)	(18,518)	(53,594)	(47,214)
Profit for the period	83,990	94,309	184,466	181,166
Attributable to:				
Equity holders of the Company	55,350	66,758	120,496	125,967
Non-controlling interests	28,640	27,551	63,970	55,199
	83,990	94,309	184,466	181,166
Earnings per share (sen)				
- basic	4.06	4.97	8.83	9.37
- diluted note 1	na	na	na	na
Dividends per ordinary share (sen)	5.0		5.0	-

Note 1:

Computation of diluted earnings per share is not applicable as there are no outstanding shares to be issued.

Condensed Consolidated Statements of Comprehensive Income (*The figures have not been audited*)

	Current Year Quarter 30.06.2015 RM' 000	Preceding Year Quarter 30.06.2014 RM' 000	Current Year- To-Date 30.06.2015 RM' 000	Preceding Year- To-Date 30.06.2014 RM' 000
Profit for the period	83,990	94,309	184,465	181,166
Other comprehensive income:				
Exchange differences on translating foreign operations:				
Equity holders	22,792	1,221	31,305	1,585
Non-controlling interests	63	11	201	30
Total comprehensive income for the				
period, net of tax	106,845	95,541	215,971	182,781
Total comprehensive income attributable to:				
Equity holders of the Company	78,142	67,980	151,800	127,553
Non-controlling interests	28,703	27,561	64,171	55,228
	106,845	95,541	215,971	182,781

Condensed Consolidated Statements of Financial Position (The figures have not been audited)

Capital and reserves attributable to the Company's equity holders	30.06.2015 RM '000	Audited 31.12.2014 RM '000
Share capital	692 200	692 200
Share premium	682,399 112,641	682,399 112,641
Treasury shares	(81,088)	(81,088)
Revaluation and other reserves	122,781	80,436
	-	· ·
Retained earnings	3,490,030	3,511,016
	4,326,763	4,305,404
Non-controlling interests	82,697	85,191
TOTAL EQUITY	4,409,460	4,390,595
Represented by: Non current assets	2224	2 404 000
Property, plant and equipment	2,204,909	2,184,009
Long term prepaid lease	3,773	3,645
Investment properties	2,365,061	2,321,956
Inventories Investments in associates and joint ventures	260,776	267,294
Deferred tax assets	903,922 103	813,168 103
Goodwill	19,164	19,164
	5,757,708	5,609,339
Current assets	3/13//133	3,003,333
Inventories	451,308	392,372
Financial assets at fair value through profit or loss	10,770	11,932
Receivables and contract assets	251,627	222,321
Amounts owing by associates and joint ventures	34,369	54,053
Tax recoverable	2,335	2,954
Cash held in Housing Development Accounts	100,694	40,500
Cash and bank balances	1,082,883	1,061,588
	1,933,986	1,785,720
Less: Current liabilities	F00.470	402.550
Payables and contract liabilities	502,179	493,559
Amounts owing to associates	1,717	2,697
Borrowings Current tax payable	829,517 119,155	575,288 113,080
Current tax payable	· · · · · · · · · · · · · · · · · · ·	
Not assessed a souls	1,452,568	1,184,624
Net current assets	481,418	601,096
Less: Non current liabilities		
Payables and contract liabilities	66,459	59,788
Borrowings	1,571,945	1,571,267
Deferred tax liabilities	191,262	188,785
	1,829,666	1,819,840
	4,409,460	4,390,595

Condensed Consolidated Statement of Changes in Equity for the financial year ended 30 June 2015 (The figures have not been audited)

(The figures have not been dudited)	Issued and f	ully paid	A Treasury	ttributable to e	equity holders			Non-controlling Interests	
	ordinary sh RM0.50	ares of	ordinary sl RM0.50	nares of					
	Number of shares '000	Nominal value RM '000	Number of shares '000	Nominal value RM '000	Share premium RM '000	Revaluation and other reserves RM '000	Retained earnings RM '000	RM '000	Total RM '000
At 1 January 2015	1,364,798	682,399	(29,899)	(81,088)	112,641	80,436	3,511,016	85,191	4,390,595
Total comprehensive income for the period	-	-	-	-	-	31,304	120,496	64,171	215,971
Changes in ownership interest in existing subsidiaries	_	-	-	-	-	_	(7,992)	8,022	30
Executives Share Option Scheme	-	-	-	-	-	11,041	-	-	11,041
Dividend paid	-	-	-	-	-	-	(133,490)	(74,687)	(208,177)
Total transactions with equity holders		-	-	-	-	11,041	(141,482)	(66,665)	(197,106)
At 30 June 2015	1,364,798	682,399	(29,899)	(81,088)	112,641	122,781	3,490,030	82,697	4,409,460

Condensed Consolidated Statement of Changes in Equity for the six months ended 30 June 2014 (The figures have not been audited)

(The figures have not been addited)								Non-controlling	
				ttributable to e	quity holders			Interests	
	Issued and for		Treasury S						
	<u>ordinary sh</u>		ordinary sł						
	<u>RM0.50 (</u>	<u>each</u>	<u>RM0.50</u>	<u>each</u>					
					1	Revaluation			
	Number of shares '000	Nominal value RM '000	Number of shares '000	Nominal value RM '000	Share premium RM '000	and other reserves RM '000	Retained earnings RM '000	RM '000	Total RM '000
At 1 January 2014	1,364,798	682,399	(6,436)	(17,439)	112,641	648,927	2,988,803	77,322	4,492,653
Total comprehensive income for the period	-	-	-	-	-	169	127,383	55,229	182,781
Share buy-back	-	-	(23,463)	(63,649)	-	-	-	-	(63,649)
Increase of interest in existing subsidiaries	-	-	-	-	-	-	(7,466)	7,466	-
Dividend paid	-	-	-	-	-	-	(33,699)	(65,100)	(98,799)
Total transactions with equity holders		-	(23,463)	(63,649)	-	-	(41,165)	(57,634)	(162,448)
At 30 June 2014	1,364,798	682,399	(29,899)	(81,088)	112,641	649,096	3,075,021	74,917	4,512,986

Condensed Consolidated Cash Flow Statements (The figures have not been audited)

(The figures have not been audited)	30.06.2015	30.06.2014
	RM '000	RM '000
Operating activities		
Receipts from customers	527,788	561,666
Payments to contractors, suppliers and employees	(301,634)	(275,548)
Cash flow from operations	226,154	286,118
Interest paid	(37,348)	(41,424)
Income taxes (paid)/refunded	(38,955)	11,150
Net cash generated from operating activities	149,851	255,844
Investing activities		
Investment in associates	_	(339,529)
Interest received	24,353	18,145
Additions to property, plant and equipment, investment		
properties and land held for property development	(164,494)	(168,893)
Deposits pledged with licensed banks	(6,173)	-
Net repayments/(advances) from/(to) associates and		
joint ventures	19,085	121,952
Net cash used in investing activities	(127,229)	(368,325)
Financing activities		
Purchase of treasury shares	-	(66,042)
Receipt of bank borrowings, net of repayments	253,580	597,494
Dividends paid to non-controlling interests of a subsidiary	(65,223)	(60,156)
Dividend paid	(133,490)	(33,699)
Net cash used in financing activities	54,867	437,597
Foreign currencies exchange difference	(2,174)	(2,810)
Net decrease in cash and cash equivalents	77,489	325,116
Cash and cash equivalents at 1 January	593,572	948,117
Cash and cash equivalents at 30 June	668,887	1,270,423
Add: Restricted cash	F14 600	
Deposits pledged with licensed banks for credit facilities As per statement of financial position	514,690 1,183,577	1,270,423
- L	_,	

(Incorporated in Malaysia)

Explanatory notes to the Interim Financial Statements for the three months ended 30 June 2015

M1 Basis of preparation

This Interim Financial Report is unaudited and has been prepared in accordance with the requirements of Malaysian Financial Reporting Standard 134 — "Interim Financial Reporting" issued by the Malaysian Accounting Standards Board and paragraph 9.22 together with Part A, Appendix 9B of Bursa Malaysia Securities Berhad ("Bursa Malaysia") Listing Requirements, and should be read in conjunction with the Group's audited financial statements for the financial year ended 31 December 2014.

This Interim Financial Report has been prepared based on accounting policies and methods of computation which are consistent with those adopted for the annual audited financial statements for the financial year ended 31 December 2014.

M2 Qualification

The Audit Report of the Group's annual financial statements for the financial year ended 31 December 2014 was not subject to any audit qualification.

M3 Seasonality or cyclicality

The Group's operations were not materially affected by seasonal or cyclical factors.

M4 Significant unusual items

There were no significant unusual items that affect the assets, liabilities, equity, net income or cash flows other than as disclosed elsewhere in these Notes.

M5 Material changes in estimates

Not applicable.

M6 Debt and equity securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities, share buy backs and share cancellations for the current financial period.

The number of treasury shares held as at 30 June 2015 and up to the date of this report remained at 29,899,600 (31.12.2014: 29,899,600) ordinary shares of RM0.50 each.

M7 Dividends paid

An Interim single-tier dividend of 20% for the financial year ended 31 December 2014 was paid on 27 March 2015.

M8 Segment Reporting

Business segments	Property development RM '000	Property investment -commercial RM '000	Property investment - retail RM '000	Hotel RM '000	Construction RM '000	Others RM '000	Group RM '000
30 June 2015 Revenue							
Total revenue	120,418	69,670	260,639	161,927	152,791	53,038	818,483
Intersegment revenue	120,410	(5,956)	(24,671)	(2,992)	(152,791)	(25,886)	(212,296)
External revenue	120,418	63,714	235,968	158,935	- (102,701)	27,152	606,187
- "							
Results						(= -==)	
Segment results (external)	35,463	35,922	159,991	28,441	79	(5,255)	254,641
Finance income							19,682
Unallocated expense							(30,868)
Profit from operations							243,455
Finance costs							(38,677)
Share of after-tax results of associates and							
joint venture	10,974	16,761	-	5,540	-	7	33,282
Profit from ordinary							
activities before tax							238,060
Tax-Company and subsidiaries							(53,594)
Profit for the period							184,466
Attributable to:							
Equity holders of the Company							120,496
Non-controlling interests							63,970
							184,466

Unallocated expenses relates to head-office general administrative expenses that arise at the Group level and relate to the Group as a whole.

M8 Segment Reporting (continued)

Business segments	Property development RM '000	Property investment - commercial RM '000	Property investment - retail RM '000	Hotel RM '000	Construction RM '000	Others RM '000	Group RM '000
30 June 2014 Revenue							
	00.000	00.704	0.40.400	404470	400.000	40.007	007.007
Total revenue	93,099	68,791	243,122	184,179	199,639	49,097	837,927
Intersegment revenue		(3,861)	(20,122)	(3,567)	(196,656)	(28,810)	(253,016)
External revenue	93,099	64,930	223,000	180,612	2,983	20,287	584,911
Results							
Segment results (external)	39,592	35,439	141,008	37,592	1,743	(1,884)	253,490
Finance income	,	•	,	,	,	(, ,	19,525
Unallocated expense							(15,466)
Profit from operations							257,549
Finance costs							(40,638)
Share of after-tax results							(10,000)
of associates	2,394	1,533	-	7,377	-	165	11,469
Profit from ordinary							
activities before tax							228,380
Tax-Company and subsidiaries							(47,214)
Profit for the period							181,166
Tront for the period							101,100
Attributable to:							
Equity holders of the Company							125,967
Non-controlling interests							55,199
							181,166

Unallocated expenses relates to head-office general administrative expenses that arise at the Group level and relate to the Group as a whole.

(Incorporated in Malaysia)

M9 Valuations

Valuations of property, plant and equipment have been deemed as cost on adoption of MFRS 1.

M10 Material events subsequent to the end of the interim period

There were no material events subsequent to the end of the interim period up to the date of this report.

M11 Changes in the composition of the Group

On 29 April 2015, the Company announced to Bursa Malaysia that it had acquired the entire issued and paid-up share capital of 2 ordinary shares of RM1.00 each in a company incorporated in Malaysia known as IGB Development Management Services Sdn Bhd ("IGBDMS") for cash consideration of RM2.00. The intended principal activity of IGBDMS is to provide development management services.

On 24 June 2015, the Company announced to Bursa Malaysia that its wholly-owned subsidiary, Ensignia Construction Sdn Bhd had formed a 70%-30% joint venture with Southkey City Sdn Bhd, known as Aspire Odyssey Sdn Bhd, through the execution of a Shareholders Agreement dated 23 June 2015.

M12 Contingent liabilities and contingent assets

There were no contingent liabilities or contingent assets since 31 December 2014.

M13 Capital commitment

Capital expenditure not provided for in the financial statements were as follows:

	Group		
	30 June 31 Deceml		
	2015	2014	
	RM'000	RM'000	
Authorised by Directors and contracted:			
Investment property	1,178,725	1,249,532	
Property, plant and equipment	48,736	123,234	
	1,227,461	1,372,766	
Authorised by Directors but not contracted:			
Property, plant and equipment	9,596	48,905	
	9,596	48,905	

(Incorporated in Malaysia)

K1 Review of performance

For the three months ended 30 June 2015, Group revenue decreased by 6% to RM271.9 million when compared to the corresponding period in 2014 of RM290.8 million mainly due to lower contributions from the property development and hotel divisions.

Group pre-tax profit decreased by 4% to RM108.7 million when compared to pre-tax profit of RM112.8 million achieved in the corresponding period in 2014 mainly due to lower contributions from the property development and hotel divisions as well as recognition of an employee benefit expense of about RM11.0 million arising from the granting of option shares to Eligible Employees under an Executives Share Option Scheme.

K2 Comparison with immediate preceding quarter

Group revenue achieved for the three months ended 30 June 2015 decreased by 19% to RM271.9 million when compared to the three months ended 31 March 2015 of RM334.3 million due to lower contributions from the property development and hotel divisions.

Accordingly, Group pre-tax profit decreased by 16% to RM108.7 million when compared to pre-tax profit of RM129.4 million achieved for the three months ended 31 March 2015 mainly due to lower contributions from the property development and hotel divisions as well as recognition of an employee benefit expense of about RM11.0 million arising from the granting of option shares to Eligible Employees under an Executives Share Option Scheme.

K3 Prospects for 2015

Group revenue achieved for the six months to 30 June 2015 was satisfactory. Property Development division revenue increased by 30% to RM120.4 million (1H2014: RM93.1 million), Property Investment, commercial division decreased by 2% to RM63.7 million (1H2014: RM64.9 million), Property Investment, retail division increased by 6% to RM236.0 million (12014: RM223.0 million), Hotel division decreased by 12% to RM158.9 million (1H2014: RM180.6 million) and Investment Division increased by 34% to RM27.2 million (1H2014: RM20.3 million).

In the Property Development division, the Group's condominium development known as G Residence at Desa Pandan, Kuala Lumpur was completed and progressively handed over to buyers beginning from end-March 2015. The Group's service apartment development, known as Three28 Tun Razak, which was launched in October 2013, has up till to-date achieved sales of over 93% with total sales value of RM157 million. During the last quarter of 2014, the Group had a soft launching for the 41 units of strata bungalows called Park Manor at Sierramas with total Gross Development Value of about RM173 million as well as another new development called Damai Residence located off Jalan Ampang, Kuala Lumpur in the vicinity of Ampwalk. Damai Residence comprises of 30 units of highly exclusive condominium plus 1 penthouse in a 20-storey building with total Gross Development Value of about RM50 million.

In the Property Investment division, four of the office towers in Mid Valley City are close to 100% occupied whilst the fifth tower, Centrepoint North which was occupied by a single tenant has left. Efforts are being made to find new tenants for the building. Menara Tan & Tan and Plaza Permata are 87% and 94% occupied respectively. The Group's retail division, represented by IGB REIT, the owner of Mid Valley Megamall and The Gardens Mall reported total gross revenue and net property income of RM246.8 million (1H2014: RM229.6 million) and RM176.4 million (1H2014: RM156.1 million) respectively, an increase of 7% and 13% respectively.

(Incorporated in Malaysia)

K3 Prospects for 2015 (continued)

However, results achieved by the Hotel division during the first half of 2015 was below expectations. All local hotels in the Group recorded lower average occupancy rates when compared to 2014. In addition, as disclosed earlier, Pangkor Island Beach Resort which contributed RM9.9 million in the first six months of 2014 was closed in July 2014 for redevelopment. As a result, revenue contribution has dropped by 12% to RM158.9 million when compared to 2014.

In February 2015, the Group had a soft opening for its newest addition to the Cititel Express brand, the 210-rooms Cititel Express Ipoh. In addition, the 234-rooms Cititel Express Penang and 415-rooms St Giles Wembley Penang also opened its doors for business in April 2015. Overseas, the 280-rooms The Tank Stream St Giles Premier Hotel in Sydney, Australia has also opened. With the addition of these 1,139 rooms to the Group's room inventory, the Group expects contribution from the Hotel division to improve towards the later part of the year.

As a result of the higher contributions from the Property Development and Property Investment divisions which were affected by lower contribution from the Hotel division, Group profit before tax achieved for the first half of 2015 increased by 4% to RM238.1 million when compared to the RM228.4 million achieved for the first half of 2014.

The Board expects 2015 to be a challenging year. However, barring unforeseen circumstances, the Board is cautiously optimistic that the performance for the Group for FY2015 will be satisfactory.

K4 Profit forecast/profit guarantee

The Group did not issue any profit forecast or profit guarantee.

K5 Tax

	Current quarter ended 30.06.2015 RM '000	Cumulative current Year-To-Date ended 30.06.2015 RM '000
Malaysian income tax		
 Company and subsidiaries 	26,869	54,226
Overprovision in previous year	(1,473)	(2,459)
Transferred to deferred tax	(1,573)	(131)
	23,823	51,636
Overseas tax		
- Company and subsidiaries	845	1,958
	24,668	53,594

The effective tax rate of the Group for the current quarter as well as the for the current year-to-date was higher than the statutory tax rate as certain expenses were not allowable for tax purposes as well as there is no group relief for losses incurred by certain subsidiaries.

K6 Unquoted investments

There was no sale of unquoted investments for the current quarter and financial year to-date.

(Incorporated in Malaysia)

K7 Financial assets at fair value

Total financial assets as at 30 June 2015 were as follows:

	30.06.2015 RM '000
Total financial assets at cost	12,703
Total financial assets at fair value (after provision for diminution in value)	10,770
Total financial assets at market value at 30 June 2015	10,770

K8 Corporate proposals

No corporate proposals have been announced during the financial quarter under review.

K9 Group borrowings and debt securities

Group borrowings as at 30 June 2015 were as follows:

Borrowings in RM unless otherwise stated	30.06.2015 RM '000
Long term borrowings: Secured Term Loan	1,571,945
Short term borrowings:	
Secured	
Revolving credit	103,564
Revolving credit (£)	372,326
Revolving credit (AUD)	78,459
Unsecured	
Revolving credit	275,168
	829,517
TOTAL	2,401,462
Capital and reserves attributable to	
equity holders of the Company	4,326,763

K10 Financial instruments

The Group does not have any financial instruments with off-balance sheet risk. With the adoption of MFRS 139, off-balance sheet financial instruments will be recognized in the balance sheet.

(Incorporated in Malaysia)

K11 Material litigation

There was no pending material litigation as at the date of this report which exceeds 5% of the net assets of the Group.

K12 Proposed dividend

An Interim Single Tier Dividend of 5.0 sen per ordinary share is declared for the financial year ending 31 December 2015 and will be paid on 18 September 2015 to every member who is entitled to receive the dividend at 5.00 p.m. on 2 September 2015.

	Interim 2015 Interim 2014		
Per ordinary share (sen)	5.0	10.0	
Net dividend (RM'000)	66,745	133,490	
Date payable/paid	18 September 2015	27 March 2015	

K13 Earnings per share

		Current	Preceding	Current	Preceding
		Quarter	Year	Year-To-	Year-To-
		ended	Quarter ended	Date ended	Date ended
		30.06.2015	30.06.2014	30.06.2015	30.06.2014
Profit for the period	RM '000_	55,350	66,758	120,496	125,967
Weighted average number					
of ordinary shares in issue	'000	1,364,798	1,343,722	1,364,798	1,343,722
Basic earnings per share	sen_	4.06	4.97	8.83	9.37

Note: Computation of diluted earnings for share is not applicable as there are no outstanding shares to be issued.

K15

K14 Profit from operations

	Current Year Quarter ended 30.06.2015 RM '000	Cumulative Current Year-To-Date ended 30.06.2015 RM '000
Profit from operations is stated after charging:		
Depreciation	31,708	62,094
Unrealised foreign exchange loss	929	4,931
Due St. Server and anti-street and a St. and a		
Profit from operations is stated after crediting:	766	2 226
Foreign exchange gain	766	3,336
Other income (excluding finance income and dividend income)	2,593	8,506
Reversal of impairment provision on receivables	2,393	2,686
Realized and unrealized retained earnings Total retained earnings	As at 30.06.2015 RM '000	31.12.2014
i) Company and subsidiaries		,
- realised profit	3,763,676	3,692,887
- unrealised loss	(190,627)	(177,719)
	3,573,049	3,515,168
ii) Associates	252.445	202.062
- realised profit	252,415	303,862
- unrealised profit	(3,291)	(4,118)
iii) Cuarra aanaalidakian adirrakmaanta	249,124	299,744
iii) Group consolidation adjustments	(332,143)	(303,896)
Total Group retained earnings as per unaudited consolidated statement of financial position	3,490,030	3,511,016

K16 Authorisation for issue

This Interim Financial Report was authorized for issue by the Board of Directors in accordance with a resolution of the Directors on 18 August 2015.