(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2015

As at	As at
• • • • • • • • • • • • • • • • • • • •	1.03.2015
(UNAUDITED) (A	(UDITED
ASSETS RM'000	RM'000
Non-current assets	
Property, plant and equipment 176,887	177,007
Investment properties 318,679	336,616
Land held for development 0	0
Investment in jointly controlled entities 191,166	170,945
Available-for-sale financial assets 0	6
Deferred tax assets 2,965	2,988
689,697	687,562
Current assets	
Inventories 91,109	96,633
Property Development Costs 440,513	321,007
Trade and other receivable 122,993	161,978
Tax recoverable 10,371	2,294
Cash and Cash Equivalents 179,132	164,331
844,118	746,243
TOTAL ASSETS 1,533,815	1,433,805
EQUITY AND LIABILITIES	
Equity attributable to owners of the Company	
Share Capital 213,064	213,064
Reserves 621,231	557,584
834,295	770,648
Non-controlling interest 0	770,010
Total equity 834,295	770,648
10iai equity 0.54,275	170,040
Non-current liabilities	
Bank Borrowings 424,711	341,200
Deferred taxation12,347	13,292
437,058	354,492
Current liabilities	
Trade and other payables 123,562	140,595
Bank Borrowings 138,900	163,900
Bank Overdraft 0	0
	4,170
	308,665
Total liabilities 699,520	663,157
TOTAL EQUITY AND LIABILITIES 1,533,815	1,433,805
Net assets per ordinary share attributable to	
owners of the Company (sen) 195.79	180.85

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Financial Report for the year ended 31st March 2015

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED INCOME STATEMENT

for the 3rd quarter ended 31 December 2015

(The figures have not been audited)

	Current quarter ended 31.12.2015	Comparative quarter ended 31.12.2014	Current 9 months ended 31.12.2015	Corresponding 9 months ended 31.12.2014
	RM'000	RM'000	RM'000	RM'000
Revenue	62,591	112,822	179,552	296,117
Operating expenses	(55,943)	(95,499)	(162,550)	(248,766)
Other operating income	(597)	4,351	24,868	7,287
Profit from operations	6,051	21,674	41,870	54,638
Depreciation	(1,579)	(1,593)	(4,654)	(4,382)
Finance costs	(5,456)	(5,193)	(17,059)	(12,528)
Share of jointly controlled entities results	7,992	(2,954)	19,623	4,678
Profit before taxation	7,008	11,934	39,780	42,406
Taxation	(784)	(3,892)	(2,948)	(11,379)
Profit for the period	6,224	8,042	36,832	31,027
Attributable to:				
Owners of the Company	6,224	8,042	36,832	31,027
Non-controlling interest	0	0	0	0
Profit for the period	6,224	8,042	36,832	31,027
Earning per share - basic (sen) - diluted (sen)	1.46 -	1.89	8.64 -	7.28 -

The Condensed Consolidated Income Statement should be read in conjunction with the Annual Financial Report for the year ended 31st March 2015

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

for the 3rd quarter ended 31 December 2015

(The figures have not been audited)

	Current quarter ended 31.12.2015	Comparative quarter ended 31.12.2014	Current 9 months ended 31.12.2015	Corresponding 9 months ended 31.12.2014
	RM'000	RM'000	RM'000	RM'000
Profit for the period	6,224	8,042	36,832	31,027
Fair value changes in available-for-sale financial asset	0	0	0	0
Foreign currency translation differences for foreign operations	(2,544)	7,506	39,598	8,305
Fair Value changes in PPE	0	0	0	0
Other comprehensive income	(2,544)	7,506	39,598	8,305
Total comprehensive income	3,680	15,548	76,430	39,332
Attributable to:				
Owners of the Company	3,680	15,548	76,430	39,332
Non-controlling interest	0	0	0	0
Total comprehensive income	3,680	15,548	76,430	39,332

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Report for the year ended 31st March 2015

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

for the 9 months ended 31 December 2015

(The figures have not been audited)

	Share capital RM'000	Share premium RM'000	Revaluation reserve RM'000	Capital reserve RM'000	Fair value reserve RM'000	Exchange Fluctuation RM'000	Retained profits RM'000	Total RM'000
Current 9 months ended 31 December 2015								
As at 1 April 2015 Effects of adopting FRS 139	213,064	477	34,640	7,861	-	26,345	488,261	770,648
Restated	213,064	477	34,640	7,861		26,345	488,261	770,648
Movement during the period: - Total comprehensive income for the the period - Dividend paid	- -	<u>.</u>	<u>-</u> -	- -	- -	39,598 -	36,832 (12,783)	76,430 (12,783)
As at 31 December 2015	213,064	477	34,640	7,861	-	65,943	512,310	834,295
Preceeding 9 months ended 31 December 2014								
As at 1 April 2014 Effects of adopting FRS 139	213,064	477	34,640	7,861	0	14,278	434,097	704,417 -
Restated	213,064	477	34,640	7,861	0	14,278	434,097	704,417
Movement during the period: - Total comprehensive income for the the period - Dividend paid	- -	- -	- •	: :	- -	8,305	31,027 (12,783)	39,332 (12,783)
As at 31 December 2014 =	213,064	477	34,640	7,861	0	22,583	452,341	730,966

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

for the 9 months ended 31 December 2015

(The figures have not been audited)

RM'000 RM'00	
CASHFLOW FROM OPERATING ACTIVITIES Profit before taxation 39,780 42	2,406
Adjustment for:	
·	4,242
	7,362
Operating profit before working capital changes 27,590 54	4,010
Changes in working capital	
	9,335)
	7,134
	2,365) 1,755)
Net cashflows from operating activities (98,387)	2,311)
CASHFLOW FROM INVESTING ACTIVITIES Equity investments -	_
Other investments 30,650	(359)
	3,416
	2,862)
Proceeds from disposal of property, plant and equipment 130	140
Net cashflows from investing activities 54,561 30	0,335
CASHFLOW FROM FINANCING ACTIVITIES	
Dividend paid to MI Shareholders of subsidiary companies -	_
	2,783)
Withdrawal of fixed deposit pledged	-
	5,000
	9,888)
Repayment of hire purchase liability -	-
Net cashflows from financing activities 45,728 (3'	7,671)
NET CHANGE IN CASH & CASH EQUIVALENTS 1,902 (9	9,647)
CASH & CASH EQUIVALENTS AT BEGINNING OF THE PERIOD 163,682 144	8,279
EFFECT OF EXCHANGE RATE CHANGES 12,963	1,263
CASH & CASH EQUIVALENTS AT END OF THE PERIOD 178,547 139	9,895
Penrosented by:	
Represented by: Cash and Cash Equivalents 179,132 14	10,480
less:	
Amount pledged as security for bank facilities (585)	(585)
178,547 13	39,895

The Condensed Consolidated Statemement of Cash Flows should be read in conjunction with the Annual Financial Report for the year ended 31st March 2015

QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE 3RD FINANCIAL QUARTER ENDED 31 DECEMBER 2015

Part A - Selected Explanatory Notes pursuant to Financial Reporting Standard 134 ("FRS 134")

A1. Accounting Policies and Method of Computation

The interim financial report has been prepared in accordance with FRS 134 - Interim Financial Reporting and Chapter 9 Part K of the Listing Requirements of Bursa Malaysia Securities Berhad. The same accounting policies and method of computation are followed in the interim financial statements as compared with the most recent annual financial statements for the year ended 31 March 2015.

The Group have not applied the following standards, amendments and interpretations that have been issued by the MASB but are not yet effective:

		Effective for annual periods beginning on or after
FRS 9	: Financial Instruments	1 January 2016
FRS 14	: Regulatory Deferral Accounts	1 January 2016
Amendments to: FRS 2, FRS 3, FRS 8 FRS 116, FRS 124	8,	
and FRS 138 FRS 3, FRS 13	: Annual Improvements to FRS 2010-2012 Cycle	1 July 2014
and FRS 140	: Annual Improvements to FRS 2011-2013 Cycle	1 July 2014
FRS 119	: Defined Benefit Plans: Employee Contributions	1 July 2014
FRS 116 and 138	: Acceptable Method of Depreciation	1 January 2016
FRS 11	: Accounting for Acquisition of Interests in	·
	Joint operation	1 January 2016
FRS 127	: Equity Method in Separate Financial Statement	1 January 2016
FRS 5, FRS 7,		
FRS 119 and		
FRS 134	: Annual Improvements to FRSs 2012-2014 Cycle	1 January 2016
FRS 101	: Disclosure Initiative	1 January 2016
FRS 10, FRS 12	. Comentidation Franchism	1.1
and FRS 128	: Consolidation Exception	1 January 2016

The above new/revised standards, amendments and improvements are not expected to have any significant financial impact on the Group upon their initial application.

Malaysian Financial Reporting Standards ("MFRS")

On 19 November 2011, the Malaysian Accounting Standards Board ("MASB") issued a new MASB approved accounting framework, the MFRS. The MFRS 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 subject to the application of MFRS 141 Agriculture ("MFRS 141") and IC Interpretation 15 Instruments Agreements for Construction of Real Estate ("IC 15"), including its parent, significant investor and venture (here in referred to as "Transitioning Entities"). Transitioning Entities will be allowed to defer adoption of the new MFRS for an additional one year.

On 8 September 2015, MASB further announced that the Transitioning Entities are allowed to extend their deferment on the adoption of MFRS Framework for another year. As such, the MFRS Framework will be mandatory for all companies for annual period beginning on or after 1 January 2018.

The Group falls within the definition of Transitioning Entities and has opted to defer adoption of the new MFRS to 1 January 2018. Accordingly, the Group will be required to prepare its first MFRS financial statements for the year ending 31 March 2019. In presenting its first MFRS financial statements, the Group will quantify the financial effects of the differences between the current FRS and MFRS. The majority of the adjustments required on transition will be made, retrospectively, against opening retained earnings.

Accordingly, the consolidated financial performance and financial position as disclosed in these financial statements for the year ended 31 December 2015 could be different if prepared under the MFRS.

A2. Audit Report of Preceding Annual Financial Statements

The Group's preceding annual financial statements were reported without any qualification.

A3. Seasonality or Cyclicality of Operations

The business operations of the Group are generally not affected by seasonal or cyclical factors except for the hotel operations which are generally affected by major festive seasons.

A4. Unusual items affecting Assets, Liabilities, Equity, Net Income or Cashflows

There are no unusual items affecting assets, liabilities, equity, net income or cashflows during the financial year under review.

A5. Change in Estimate

There were no material changes in estimates reported in prior interim periods of the current financial year or in prior financial years which have a material effect in the current interim period.

A6. Debt and Equity Securities

There were no issuance and repayment of debt and equity securities, share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares during the current financial quarter and period-to-date ended 31 December 2015.

A7. Dividend Paid

A first and final dividend of RM12,783,829.86 for the year ended 31 March 2015 was paid during the last financial period to-date.

A8. Segment Revenue and Segment Result By Business Segments

(a) Primary reporting format – business segment

All the operations of the Group are organised in Malaysia into six main business segments:

(i) Property investments - letting of industrial and commercial properties

(ii) Property development - property development

(iii) Hotel operations - operation of hotel and related services

(iv) Investment holding - holding of shares in quoted and non-quoted companies

(v) Property Support Service - providing support service to purchasers of properties developed by the SDB Group

(vi) Others - provision of management services and trading

Transactions between segments were entered into in the normal course of business and were established on terms and conditions that are not materially different from that obtainable in transactions with unrelated parties. The effects of such intersegmental transactions are eliminated on consolidation.

				Property			
	Property	Hotel	Property	Support	Investment	Others/	
	Investment	Operations	Development	Services	Holding	Elimination	Consolidated
RM'000							
REVENUE							
External Sales	17,539	17,338	144,230	445	0	0	179,552
Inter-segment Sales	880	0	0	134	0	(1,014)	0
Total revenue	18,419	17,338	144,230	579	0	(1,014)	179,552
RESULTS							
Segment results	22,730	(2,042)	20,554	(484)	17,356	(18,963)	39,151
Unallocated corporate							
(expenses)/income							(1,935)
Operating profit							37,216
Finance cost, net Share of net profit/(loss)							(17,059)
of associated companies			19,623				19,623
Income taxes			17,020				(2,948)
Profit for the period							36,832

(b) Secondary reporting format – geographical segment

The operations of the Group are substantially carried out in Malaysia except for SDB

Asia Pte Ltd and SDB UK Pte Ltd which is incorporated in Singapore.

A9. Valuation of property, plant and equipment

The valuations of property, plant and equipment have been brought forward without amendments from the most recent annual financial statements for the year ended 31 March 2015.

A10. Material Events Subsequent to the End of the Period

There are no material events subsequent to 31 March 2015 up to the date of this announcement that has not been reflected in the financial statements as at 31 December 2015.

A11. Effects of Changes in the Composition of the Group

There are no changes in the composition of the Group for the financial period to-date.

A12.

Changes in Contingent Liabilities and Contingent Assets

The Group does not have any contingent liabilities and contingent assets as at the last annual balance sheet date up to the current financial period to-date.

Part B - Selected Explanatory Notes pursuant to Appendix 9B of the Bursa Malaysia Securities Berhad Listing Requirements

B1. Review of Performance of the Company and its Principal Subsidiaries

For the 9 months ended 31 December 2015, the Group turnover has reduced to RM179.55 million compared to the corresponding period to-date last year due to the completion of By The Sea, Laman & Bayu, and Hijauan. The increase of net profit amounting to RM36.83 million compared to the corresponding period of last financial year was mainly contributed from the sale of a piece of land during the financial period.

B2. Material Changes in Profit Before Tax of the Current Quarter compared to the Immediate Preceding Quarter

For the quarter ended 31 December 2015, the Group registered a lower profit before tax of RM7.01 million compared to RM10.37 million recorded in the preceding quarter ended 30 September 2015. The lower profit was mainly due to unrealized forex loss resulted from the weaker Singapore currency compared to last quarter.

B3. Prospects for the Current Financial Year

The outlook for coming year is expected to remain challenging in view of the current economic sentiment mainly due to post implementation of GST, depreciation of our national currency, lower oil price and tighter lending from banks.

The Group expects the above mentioned factors will soften the demand in the Malaysian real property market. However, with an unbilled sale of approximately RM399 million in hand, the Group expects the remaining financial year performance to be satisfactory.

B4. Variance of Actual Profit from Forecast Profit and Shortfall in Profit Guarantee Not Applicable.

B5. Taxation

Tax charge comprises the following:-

	Current	Financial
	quarter	year
	31/12/2015	31/12/2015
	RM'000	RM'000
- current taxation	1,260	4,346
- associated companies	0	0
- deferred taxation	0	(922)
- under/(over) provision in prior years	s	
- Current	(476)	(476)
- Deferred	0	0
	784	2,948

For the current quarter, the Group's taxation was lower compared to the statutory rate mainly due to movement in deferred tax provision in relation to the disposal of investment properties.

B6. Status of Corporate Proposal

- (a) Since the last balance sheet date, there were no corporate proposals announced.
- (b) Status of utilization of proceeds raised from any corporate proposal Not Applicable.

B7. Group Borrowings and Debts Securities

Total Group borrowings as at 31 December 2015 are as follows:-

Long Term Bank Borrowing		RM'000
Secured:		
Revolving Credit		112,500
Term Loan		308,111
Repayments due within the next 12 months	_	(20,900)
	Sub-Total	399,711
Unsecured:		
Revolving Credit		0
Term Loan		25,000
Repayments due within the next 12 months		0
	Sub-Total	25,000
Short Term Bank Borrowing	·	
Secured:		
Revolving Credit		58,000
Term Loan		0
Current portion of long term borrowing		20,900
	Sub-Total	78,900
Unsecured:		
Revolving Credit		60,000
Term Loan		0
Current portion of long term borrowing		0
	Sub-Total	60,000
	Total	563,611

There were no borrowings or debt securities denominated in foreign currencies.

B8. Material Litigation

There were no significant changes in material litigation since the last annual balance sheet date.

B9. Dividend

No interim dividend has been recommended in respect of the current financial period.

B10. Realised and Unrealised Profits and Losses

The retained profits of the Group as at 31 December 2015 and 31 March 2015 are analysed as follows:

	31/12/2015 RM'000	31/03/2015 RM'000
Total retained profits of the Company and its subsidiaries: - Realised - Unrealised	240,432 201,119 441,551	222,327 218,664 440,991
Total share of retained profits from jointly controlled entities: - Realised - Unrealised	74,280 1,907	43,776 1,906
- Officalised	76,187	45,682
Less: Consolidation adjustment	517,738 (5,428)	486,673 1,588
Total Group retained profits	512,310	488,261

B11. Earnings Per Share

Basic earnings per share is calculated by dividing the Group's net profit for the period by the weighted average number of ordinary shares in issue during the period, disclosed as follows:-

		Current quarter ended 31/12/2015	Comparative quarter ended 31/12/2014	Current 9 months ended 31/12/2015	Corresponding 9 months ended 31/12/2014
(i)	Net profit for the period (RM'000)	6,224	8,042	36,832	31,027
(ii)	Weighted average number of ordinary shares in issue ('000)	426,127	426,127	426,127	426,127
	Basic earnings per share (sen)	e 1.46	1.89	8.64	7.28

The company does not have any dilutive potential ordinary shares outstanding as at 31 December 2015. Accordingly, no diluted earnings per share is presented.

B12. Profit for the Year

	Current	Comparative	Current	Corresponding
	quarter	quarter	9 months	9 months
	ended	ended	ended	ended
	31.12.2015	31.12.2014	31.12.2015	31.12.2014
	RM'000	RM'000	RM'000	RM'000
Profit for the period is arrived at after crediting:				
Interest Income	277	252	551	488
Other Income	1,038	3,109	16,324	5,821
Foreign Exchange Gain	(1,911)	990	7,993	990
Gain on disposal of quoted investment	0	0	0	0
and after charging:				
Interest expense	5,456	5,193	17,059	12,528
Depreciation	1,579	1,593	4,654	4,382
Provision for/write off of receivables	0	0	0	0
Provision for/write off of inventories	0	0	0	0
Foreign Exchange Loss	0	0	0	(12)