

TAHPS Group Berhad (37-K)

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2017**

	Unaudited As at 31.03.2017 RM'000	Audited As at 31.12.2016 RM'000
Property, plant and equipment	167,604	168,350
Investments	5,878	5,236
Investment property	3,174	3,179
Land held for property development	148,703	147,692
Goodwill on consolidation	27,100	27,100
	<u>352,459</u>	<u>351,557</u>
Current assets		
Property development costs	2,907	50,154
Inventories	93,644	45,443
Receivables	43,465	30,077
Current tax assets	817	262
Short-term investments	56,636	54,756
Deposits, cash and bank balances	9,214	16,561
	<u>206,683</u>	<u>197,253</u>
Current liabilities		
Payables	22,020	21,581
Current tax liabilities	-	45
	<u>22,020</u>	<u>21,626</u>
Net current assets	184,663	175,627
Long-term liabilities		
Deferred tax liabilities	41,285	41,219
	<u>495,837</u>	<u>485,965</u>
Share capital	74,853	74,853
Reserves	420,984	411,112
Equity attributable to owners of the Company	<u>495,837</u>	<u>485,965</u>
Net Assets per share (RM)	<u>6.62</u>	<u>6.49</u>

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the financial period ended 31 December 2016 and the accompanying notes.

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD ENDED 31 MARCH 2017

	<u>Individual Quarter</u>		<u>Cumulative Quarter</u>	
	Current Quarter Ended 31 Mar 2017 RM'000	Preceding Corresponding Quarter 31 Mar 2016 RM'000	Current Year To Date 31 Mar 2017 RM'000	Preceding Corresponding Year To Date 31 Mar 2016 RM'000
Revenue	18,898	N/A	18,898	N/A
Cost of Sales	(7,007)	N/A	(7,007)	N/A
Gross profit	11,891		11,891	
Interest income	700	N/A	700	N/A
Other income	4,686	N/A	4,686	N/A
Depreciation	(354)	N/A	(354)	N/A
Amortisation of leasehold land	(359)	N/A	(359)	N/A
Administration and other expenses	(5,282)	N/A	(5,282)	N/A
Profit before taxation	11,282	N/A	11,282	N/A
Income tax expense	(2,052)	N/A	(2,052)	N/A
Profit net of tax	9,230	N/A	9,230	N/A
Other comprehensive income:				
Changes in fair value of investments	642	N/A	642	N/A
Effect of change in tax rate	-	N/A	-	N/A
Total comprehensive income	9,872	N/A	9,872	N/A
Profit attributable to owners of the parent	9,230	N/A	9,230	N/A
Total comprehensive income attributable to owners of the parent	9,872	N/A	9,872	N/A
Earnings per share attributable to owners of the Company	sen	sen	sen	sen
Basic / Diluted	12.33	N/A	12.33	N/A

Due to the change of financial year end from 31 March 2017 to 31 December 2016, there are no comparatives to be presented in this condensed consolidated statement of comprehensive income.

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the financial period ended 31 December 2016 and the accompanying notes.

TAHPS Group Berhad (37-K)

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 31 MARCH 2017**

	Attributable to owners of the parent						Total RM'000
	Share capital	Non-distributable			Distributable		
		Share premium	Fair value reserve	Revaluation reserve	General reserve	Retained profits	
RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	
Balance as at 1 January 2017	74,853	92	4,942	26,272	250	379,556	485,965
Total comprehensive income for the period	-	-	642	-	-	9,230	9,872
Transfer within reserves	-	-	-	(77)	-	77	-
Balance as at 31 March 2017	74,853	92	5,584	26,195	250	388,863	495,837

Due to the change of financial year end from 31 March 2017 to 31 December 2016, there are no comparatives to be presented in this condensed consolidated statement of changes in equity.

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the financial period ended 31 December 2016 and the accompanying notes.

TAHPS Group Berhad (37-K)

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 31 MARCH 2017**

	Current Year To Date Ended 31 Mar 2017 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES	
Profit before taxation	11,282
Adjustments for :	
Depreciation	354
Amortisation of leasehold land	359
Gain on disposal of property, plant and equipment	(4,359)
Dividend Income	(2)
Interest Income	(700)
Operating profit before working capital changes	<u>6,934</u>
Decrease in inventories and property development costs	5,042
Increase in receivables	(8,361)
Decrease in payables	<u>(10,561)</u>
Cash absorbed by operations	(6,946)
Interest received	680
Tax refunded	34
Tax paid	<u>(2,621)</u>
Net cash used in operating activities	<u>(8,853)</u>
CASH FLOWS FROM INVESTING ACTIVITIES	
Purchase of property, plant and equipment	(776)
Proceeds from disposal of property, plant and equipment	4,859
Payment for land held for property development	(697)
Dividend received from quoted equity securities in Malaysia	<u>2</u>
Net cash used in investing activities	<u>3,388</u>
Net decrease in cash and cash equivalents	(5,465)
Cash and cash equivalents at 1 January	<u>70,765</u>
Cash and cash equivalents at 31 March	<u><u>65,300</u></u>
Cash and cash equivalents comprise :	
Short term investments - money market fund	56,636
Short term deposits	1,661
Cash and bank balances	<u>7,553</u>
	65,850
Pledged short-term deposits	<u>(550)</u>
Cash and cash equivalents	<u><u>65,300</u></u>

Due to the change of financial year end from 31 March 2017 to 31 December 2016, there are no comparatives to be presented in this condensed consolidated statement of cash flow.

The condensed consolidated statement of cash flow should be read in conjunction with the audited financial statements for the financial period ended 31 December 2016 and the accompanying notes.

Part A – Explanatory Notes Pursuant to FRS134

1 Change of financial year end

On 16 November 2016, the Company announced a change in its financial year end from 31 March 2016 to 31 December 2017. Thereafter, the financial year shall end on 31 December for subsequent years. There are no comparatives to be presented for the condensed consolidated statement of comprehensive income, condensed consolidated statement of changes in equity and condensed statement of cash flows as the amounts are not comparable.

2 Basis of preparation

The interim financial statements are unaudited and have been prepared in accordance with the requirements of FRS134 Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad, and should be read in conjunction with the audited financial statements for the period ended 31 December 2016. These explanatory notes attached to the interim financial statements 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 period ended 31 December 2016.

The significant accounting policies adopted by the Group in the interim financial statements are consistent with those adopted in the financial statements for the period ended 31 December 2016.

The companies within the Group are Transitioning Entities under the Malaysian Financial Reporting Standards ('MFRS') Framework and will continue with the FRS Framework until the MFRS Framework is adopted by the Group in the financial year beginning on 1 January 2018.

3 Seasonal or cyclical factors

The Group's results for the current financial year were not materially impacted by any seasonal or cyclical factors apart from the plantation segment which is influenced by seasonal climatic conditions.

4 Unusual items due to their nature, size or incidence

None.

5 Changes in estimates

Not applicable.

6 Debt and equity securities

There were no issue, repurchase and repayment of debt and equity securities during the financial year.

7 Dividends paid

There was no dividend paid in the current quarter ended 31 March 2017.

8 Carrying amount of revalued assets

The valuations of property, plant and equipment and investment properties have been brought forward without amendment from the financial report for the period ended 31 December 2016.

9 Events after the interim period

There was no significant event after the current financial year.

10 Changes in composition of the Group

There was no change in the composition of the Group during the year under review.

11 Property, Plant and Equipment

The Group has disposed of two vacant shop offices with a carrying value of RM0.5 million during the financial period resulting in a gain of RM4.3 million. This gain has been recognized and included in Other Income in the Statement of Comprehensive Income.

12 Changes in contingent liabilities and contingent assets

There was no change in contingent liability or contingent asset since the end of the last financial year.

13 Capital commitments

Amounts contracted but not provided for capital expenditure as at 31 March 2017 amounted to RM0.6 million.

14 Significant Related Party Transactions

None.

15 Segmental information

Segmental information for the financial period ended 31 March 2017 is as follows:

	Property development RM'000	Plantation RM'000	Others RM'000	Consolidated RM'000
31 March 2017				
Revenue				
External customers	16,143	2,753	-	18,896
Dividend income	-	-	2	2
Total Revenue	16,143	2,753	2	18,898
Results				
Segment results	10,613	1,191	(522)	11,282
Income tax expense				(2,052)
Profit net of tax for the year				9,230
Assets				
Segment assets	350,061	89,524	119,557	559,142
Liabilities				
Segment liabilities	18,456	1,254	43,595	63,305

Due to the change in financial year end from 31 March 2017 to 31 December 2016, there are no comparatives to be presented in this section.

Part B – Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia**16 Auditors' Report on preceding Annual Financial Statements**

The auditors' report on the financial statements for the financial period ended 31 December 2016 was not qualified.

17 Review of performance

Due to the change in financial year end from 31 March 2017 to 31 December 2016, there is no commentary on the comparison with the previous year corresponding quarter/period since no comparatives are available.

The Group recorded revenue of RM18.9 million and profit before tax of RM11.3 million in the current quarter.

	Current Quarter Ended 31 March 2017		Current Year To Date Ended 31 Mar 2017	
	RM'000	%	RM'000	%
Revenue				
Property	16,143	85.4	16,143	85.4
Plantation	2,753	14.6	2,753	14.6
Others	2	0.0	2	0.0
Total	<u>18,898</u>	<u>100.0</u>	<u>18,898</u>	<u>100.0</u>
Profit before Tax				
Property	10,613	94.0	10,613	94.0
Plantation	1,191	10.6	1,191	10.6
Others	(522)	(4.6)	(522)	(4.6)
Total	<u>11,282</u>	<u>100.0</u>	<u>11,282</u>	<u>100.0</u>

18 Material changes in profit/(loss) before taxation vs preceding quarter

The Group recorded a decrease in revenue by 6% from RM20.1 million to RM18.9 million as compared to the preceding quarter. The reduction was mainly caused by lower sales achieved by the property division. At the same time, the plantation division recorded a lower production yield due to the unfavorable weather condition.

There is an increase in profit before taxation from RM5.8 million to RM11.3 million as compared to the preceding quarter. The improvement was mainly contributed by the disposal of shop offices and has recorded a gain of RM4.3 million.

19 Commentary on prospects (current financial year)

For the financial year ending 2017, the Group anticipate that the fundamental of the property sector to remain largely unchanged from 2016 with general outlook remains to be challenging given the prevailing weakness in domestic consumption and macro uncertainties both domestically and abroad. During this period of market slow down, the Group is taking the opportunity to focus on the re-planning of its township development in Bandar Bukit Puchong in order to rejuvenate the township with innovative and market receptive products. At the same time, the Group is embarking on a rebranding exercise to refresh the brand and image of the Group which is targeted to complete by second half of 2017.

The plantation segment is undergoing a replanting programme and hence not expected to contribute significantly to the performance of the Group for the current financial year.

20 Statement of board of directors' opinion as to whether the revenue or profit estimate, forecast, projection or internal targets are likely to be achieved

Not applicable. The Company has not announced or disclosed any estimates, forecasts, projections or internal targets.

21 Variance of actual profit from forecast profit or profit guarantee

Not applicable.

22 Taxation

	Current Quarter Ended 31 March 2017 RM'000	Current Year To Date Ended 31 March 2017 RM'000
Malaysian income tax:		
Current tax	1,986	1,986
Deferred tax	67	67
Income tax expense	2,052	2,052

The effective tax rate for the quarter is lower than the statutory tax rate owing to the benefit of certain non-taxable incomes.

23 Corporate proposals

(a) Status of corporate proposals

Not applicable.

(b) Status of utilisation of proceeds

Not applicable.

24 Group borrowings and debt security

There was no borrowing and debt security as at 31 March 2017.

25 Changes in material litigation

There was no material litigation since the date of the last financial position on 31 December 2016.

26 Dividends

No interim ordinary dividend has been declared for the quarter ended 31 March 2017.

27 Earnings per share**(a) Basic earnings per share**

Basic earnings per share is calculated by dividing the profit net of tax for the year by the weighted average number of shares in issue during the year.

	Current Quarter Ended 31 March 2017 RM'000	Current Year To Date Ended 31 March 2017 RM'000
Profit net of tax (RM'000)	9,230	9,230
Weighted average number of ordinary shares in issue ('000)	74,853	74,853
Basic earnings per share (sen)	12.33	12.33

(b) **Diluted earnings per share** – Not applicable.**28 Disclosure of realised and unrealised profits/(losses)**

	As at 31 December 2016 RM'000	As at 31 March 2017 RM'000
Total retained profits of TAHPS Group Berhad and its subsidiaries:		
- Realised profits	464,157	474,251
- Unrealised profits	(1,593)	(1,792)
	<u>462,564</u>	<u>472,459</u>
Less: Consolidation adjustments	(83,008)	(83,596)
Total retained profits as per consolidated accounts	<u>379,556</u>	<u>388,863</u>

29 Disclosure requirements to the Statement of Comprehensive Income

	Current Quarter Ended 31 March 2017 RM'000	Current Year to date Ended 31 March 2017 RM'000
(a) dividend income	2	2
(b) interest expense		
(c) provision for and write off of receivables	Nil	Nil
(d) provision for and write off of inventories		
(e) gain or loss on disposal of quoted or unquoted investments or properties	4,359	4,359
(f) impairment of assets		
(g) foreign exchange gain or loss	Nil	Nil
(h) gain or loss on derivatives		
(i) exceptional items		

30 Authorisation for issue

The interim financial statements were authorised for issue by the Board of Directors.

By Order of the Board

Lim Lee Kuan (MAICSA 7017753)
Secretary

Kuala Lumpur
Date: 26 May 2017