

**Notes to the Interim Financial Statements
For the Fourth Quarter ended 30 June 2016**

A1. BASIS OF PREPARATION

The interim financial statements have not been audited and have been prepared in accordance with the requirements of Financial Reporting Standard (“FRS”) 134: “Interim Financial Reporting” and paragraph 9.22 Main Market Listing Requirements (“Listing Requirements”) of the Bursa Malaysia Securities Berhad (“Bursa Securities”) and should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 June 2015. 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 year ended 30 June 2015.

A2. CHANGES IN ACCOUNTING POLICIES

In conjunction with the planned convergence of FRSs with International Financial Reporting Standards as issued by the International Accounting Standards Board on 1st January 2012, the MASB had on 19th November 2011 issue a new MASB approved accounting standards, MFRSs (“MFRSs Framework”) for application in the annual periods beginning on or after 1st January 2012.

The MFRSs Framework is mandatory for adoption by all Entities Other Than Private Entities for annual periods beginning on or after 1st January 2012, with the exception of entities subject to the application of MFRS 141 Agriculture and/or IC Int 15 Agreements for the Construction of Real Estate (“Transitioning Entities”). The Transitioning Entities shall apply the MFRSs framework for annual periods beginning on or after 1st January 2017. Transitioning Entities also includes those entities that consolidate or equity account or proportionately consolidate another entity that has chosen to continue to apply the FRSs framework for annual periods beginning on or after 1st January 2012.

Accordingly, the Group which are Transitioning Entities have chosen to defer the adoption of the MFRSs framework. The Group will prepare their first MFRSs financial statements using the MFRSs framework for annual periods beginning on 1st July 2018.

The accounting policies adopted are consistent with those as applied in the preparation of the Group’s audited financial statements for the financial year ended 30 June 2015.

A3. AUDITORS’ REPORT

The audit report of the Group’s audited financial statements for the financial year ended 30 June 2015 was not subject to any audit qualification.

A4. SEASONAL OR CYCLICAL FACTORS

Other than the hospitality sector, the operation of the Group was not affected by any significant seasonal or cyclical factors during the quarter under review.

A5. UNUSUAL ITEMS DUE TO THEIR NATURE, SIZE OR INCIDENCE

Save for the event explained under note A11, there were no unusual items for the quarter under review.

A6. CHANGES IN ESTIMATES

There were no changes in the estimates of amounts reported which have material effect in the current quarter under review.

A7. DEBT AND EQUITY SECURITIES

There were no issuance, cancellation, repurchase, resale and repayment of debt and equity securities in the current quarter under review.

A8. DIVIDENDS PAID

No dividend has been paid for the current financial period.

A9. SEGMENTAL REPORTING

Segmental information is presented in respect of the Group's business segments. The primary format, business segments, is based upon the industry of the underlying investment.

The activities of the Group are carried out mainly in Malaysia and as such, segmental reporting by geographical locations is not presented.

12 months ended 30-June- 2016	Property development/ Management	Resorts and Club Operation/ Management	Construction	Investment holding	Elimination	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue						
External sales	8,327	1,885	-	-	-	10,212
Inter-segment sales	76	704	-	140	(920)	-
Total revenue	8,403	2,589	-	140	(920)	10,212
Results						
(Loss) from operations	(4,218)	(706)	-	(1,120)	51	(5,993)
Finance costs						(2,724)
Loss before taxation						(8,717)
Taxation						-
Loss after taxation						(8,717)
Other comprehensive income						-
Total comprehensive loss						(8,717)
Other Information						
Depreciation and amortisation	766	2,049	-	14	(51)	2,778
Consolidated Statements of Financial Position						
Assets						
Segment assets	323,614	92,517	9,815	284,794	(441,653)	269,087
Liabilities						
Segment liabilities	(230,071)	(92,598)	(9,814)	(139,594)	356,355	(115,721)

A10. VALUATION OF PROPERTY, PLANT AND EQUIPMENT

There were no material changes in the valuation on property, plant and equipment in the current quarter under review.

A11. MATERIAL EVENTS SUBSEQUENT TO THE END OF THE INTERIM PERIOD

As at 23 August 2016, being the latest practicable date that is not earlier than 7 days from the date of issue of this quarterly report, the material events of the Group subsequent to the end of the interim period are as follows:

- (i) On 4 April 2014, the Board of Directors of the Group announced that Tanco Resorts Berhad (“TRB”), a wholly owned subsidiary of the Company, proposed to undertake the proposed payment in cash to the respective eligible Vacation SuperClub (“VSC”) members an entitlement sum calculated based on the remaining unutilized tenure of their respective VSC membership agreements as at 30 April 2014 (“cut-off date”) and proposed distribution and refund and thereafter the proposed termination and dissolution of the VSC (“Proposal”). The proposal was duly approved by the VSC Members at the Extraordinary General Meeting held on 26 April 2014 by a poll with a 86.17% majority. On 29 August 2014, the Group has secured a loan facility of RM15,000,000.00 from HSBC Bank Malaysia Berhad to fund the Pay-Out Sum.

The relevant Court Order ratifying the Proposal has been obtained by the VSC Trustee and the funds for the Pay-Out Sum have been deposited with the VSC Trustee, towards enabling the Trustee to effect the relevant pay-outs to the eligible VSC members. As at 23 August 2016, only the balance of the advance maintenance fees remain to be processed for payment to the Eligible VSC Members.

A12. CHANGES IN THE COMPOSITION OF THE GROUP

Cool-Wheels SuperClub Berhad and Wheels, Sails & Wings SuperClub Berhad are wholly-owned subsidiaries of the Company, have on 21 June 2016 and 19 July 2016 respectively, received the final notices dated 18 May 2016 and 20 June 2016 from the Companies Commission of Malaysia informing that the names of these subsidiaries have been struck off from the Register pursuant to Section 308 (4) of the Companies Act, 1965.

Save for the above, there was no material change to the composition of the Group during the current financial quarter under review.

A13. CONTINGENT ASSETS AND CONTINGENT LIABILITIES

As at 30 June 2016, the Group has no other contingent assets and contingent liabilities save as disclosed below.

	RM’000
Corporate guarantees given by our Company to banks for credit facilities granted to the subsidiaries	46,011
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Bursa Securities Listing Requirements (Part A of Appendix 9B)

B1. REVIEW OF PERFORMANCE

For the financial year ended 30 June 2016, the Group had recorded a loss before taxation (“LBT”) of RM8.72 million as compared to a LBT of RM14.87 million in the preceding year corresponding financial year ended 30 June 2015. The decrease in LBT was mainly attributed to higher property development revenue recognised during the financial year based on the stage of completion of the current development project.

For the current quarter under review, the Group had recorded a LBT of RM1.58 million as compared to a LBT of RM5.71 million in the preceding year’s corresponding quarter ended 30 June 2015, due mainly to the above mentioned revenue in the current quarter, followed by lower operating and administrative expenses as compared to preceding year’s corresponding quarter.

B2. MATERIAL CHANGES IN THE QUARTERLY RESULTS COMPARED TO THE RESULTS OF THE PRECEDING QUARTER ENDED 31 MARCH 2016

For the current quarter ended 30 June 2016, the Group recorded revenue of RM3.28 million and a LBT of RM1.58 million as compared to RM3.47 million in revenue and a LBT of RM2.18 million for the preceding quarter ended 31 March 2016. The decrease in revenue and lower losses were primarily due to decrease in development activities of Splash Park Suites and lower rental operation costs in the current quarter ended 30 June 2016.

B3. PROSPECTS

A more challenging environment is anticipated for the Financial Year 2016/2017 with the continuing controls on property financing, coupled with the softening of the local and regional markets and the currency fluctuations. Notwithstanding this, the Group will pursue with more innovative sales strategies to enhance the sales of Splash Park Suites.

The Board is cautiously optimistic that the prospects of the Group will be satisfactory for the financial year ending 30 June 2017. The Group will continue to explore business opportunities and formulate strategic partnerships to further develop and to obtain greater values for the Group’s landed assets.

B4. PROFIT FORECAST

The Company did not announce any profit forecast nor profit guarantee for the current financial period under review.

B5. TAXATION

	Current Quarter 30/06/2016 RM'000	Current Year to date 30/06/2016 RM'000
Income Tax		
- Current period/year	-	-
	<u>-</u>	<u>-</u>
	<u>-</u>	<u>-</u>

The Group's tax rate is disproportionate to the statutory tax rate due to unabsorbed tax loss and unutilised tax allowances and deferred tax benefits of certain companies within the Group.

B6. PROFIT ON SALE OF UNQUOTED INVESTMENTS AND/OR PROPERTIES

There was no other sale of unquoted investments or properties other than those exercised in the ordinary course of business of the Group for the quarter.

B7. QUOTED SECURITIES

a) There were no purchases or disposal of quoted securities made in this quarter.

b) Investments in Quoted Securities

	RM'000
Quoted shares in Malaysia, at cost	23
Provision for diminution in value	(21)
	<u>2</u>
	<u>2</u>
Market value of quoted shares	<u>2</u>

B8. STATUS OF CORPORATE PROPOSALS

On 2 March 2016, the Board of Directors of the Group announced that the Company is proposing to undertake the following proposals:-

- (i) Reduction of its issued and paid-up share capital via cancellation of RM0.15 of the par value of each existing ordinary share of RM0.20 each in Tanco ("Existing Share") pursuant to Section 64(1) of the Companies Act, 1965 ("Act") ("Proposed PVR"); and
- (ii) Issuance of redeemable convertible commercial papers and/or redeemable convertible medium term notes ("Notes") with an aggregate principal amount of up to RM100.0 million under a redeemable convertible notes programme ("Proposed Notes Issue") after the Proposed PVR. (Collectively "the Proposals")

The Proposals were approved by the shareholders at the Extraordinary General Meeting held on 27 July 2016. Following this approval, the relevant administrative matters are presently being undertaken to facilitate the implementation of the Proposals with 9 September 2016 set for the High Court to hear and sanction the Proposed PVR.

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Except as disclosed above, there are no other corporate proposals which have been announced but not completed as at 23 August 2016, being the latest practicable date, which is not earlier than 7 days from the date of issue of this quarterly report.

B9. GROUP BORROWINGS AND DEBT SECURITIES

Total Group's borrowings as at 30 June 2016 are as follows: -

	As at 30/06/2016 RM'000
Short term borrowings	
Secured: -	
- Short term loan	3,000
- Bank overdraft	2,588
- Hire purchase and lease liabilities	82
- Term loan	3,267
	<hr/> 8,937 <hr/>
Long Term Borrowings	
Secured: -	
- Hire purchase and lease liabilities	1,183
- Bridging loan	38,977
- Term loan	3,768
	<hr/> 43,928 <hr/>
Total	<hr/> 52,865 <hr/>

The above borrowings are denominated in Ringgit Malaysia (RM).

B10. OFF BALANCE SHEET FINANCIAL INSTRUMENTS

As at 23 August 2016, being the latest practicable date, which is not earlier than 7 days from the date of issue of this quarterly report, the Group does not have any off balance sheet financial instruments.

B11. MATERIAL LITIGATION

As at 23 August 2016, being the latest practicable date that is not earlier than 7 days from the date of issue of this quarterly report, the Group is not engaged in any material litigation except for:

- i. Claims by 2 purchasers against a wholly-owned subsidiary of the Company for specific performance and damages on units purchased totalling approximately RM758,148.97. Following hearings and appeals on the matter, the claims for specific performance have been dismissed and only the issue of damages remains to be re-assessed by the court. Following hearings for the assessment of damages, the Court awarded the purchasers the sums of RM75,054.00 (with an allocatur of RM3,002.15) and RM78,056.11 (with an allocatur of RM3,112.20) respectively. The Purchasers have filed an appeal on this award with 29 June 2016 set for hearing of the appeal.

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Pursuant to the hearing of both the purchasers' appeals on the issue of assessment for damages, the High Court on 27 July 2016 had ordered the subsidiary to pay RM165,054.00 and RM168,056.00 plus interest and cost of RM20,000.00 respectively to each of the purchasers. The subsidiary is appealing the decision to the Court of Appeal. No hearing date has been fixed for the subsidiary's appeal as yet.

- ii. A claim against a wholly-owned subsidiary of the Company by a group of claimants for damages, the sum of RM4,679,261/- together with interest at the rate of 8.9% per annum from 24 October 2003 until realisation, late payment interest and such further relief as the court may allow. This claim was initiated by way of a counterclaim against the subsidiary from an initial suit filed against the said group by a financial institution allegedly for breach of certain terms and conditions of a facilities agreement by the said group. The claim against the subsidiary is disputed and is being defended by the subsidiary's solicitors. No provision for losses has been made as the directors, based on the Company's solicitor's advice, are confident that the subsidiary will succeed in its defence. The claimants have also not pursued further action on their counterclaim against the subsidiary since judgment was taken against the claimants by the financial institution in October 2007. Solicitors of the subsidiary are in the process of checking court records on whether the claimants counterclaim was struck off when judgment was entered against the claimants in 2007 before filing an application to strike out the same for want of prosecution.

B12. DIVIDEND

There was no dividend declared during the current quarter under review.

B13. EARNINGS PER SHARE

<u>Basic</u>		Current Period Quarter <u>30/06/2016</u>	Preceding Year Corresponding Quarter <u>30/06/2015</u>	Current Year To Date <u>30/06/2016</u>	Preceding Year Corresponding Period <u>30/06/2015</u>
Net loss attributable to owners of the Company	(RM'000)	(1,589)	(5,728)	(8,720)	(14,876)
Weighted average number of ordinary shares	('000)	334,887	334,887	334,887	334,887
Basic loss per share	(Sen)	(0.47)	(1.71)	(2.60)	(4.45)

As at 30 June 2016, the Group has no potential dilutive ordinary shares. As such, there is no dilutive effect on the net loss per share of the Group for the current quarter under review.

B14. DISCLOSURE OF REALISED AND UNREALISED PROFITS OR LOSSES

The following analysis of realised and unrealised profits or losses at the legal entity level is prepared in accordance with Guidance on Special Matter No. 1, *Determination of Realised and Unrealised Profits or Losses in the Context of Disclosures Pursuant to Bursa Securities Listing Requirements*, as issued by the Malaysian Institute of Accountants whilst the disclosure at the Group level is based on the prescribed format by Bursa Securities:-

	As at 30/06/2016 (Unaudited) RM'000	As at 30/06/2015 (Audited) RM'000
Total retained profits of the Group:-		
- Realised	72,897	81,617
- Unrealised	-	-
Total group retained profits as per statements of financial position	72,897	81,617

By Order of the Board,

Chan Keng Yew
Choi Siew Fun
Company Secretaries
Date: 29th August 2016