

Condensed Statement of Profit or Loss and Other Comprehensive Income For Financial Year Ended 31 March 2017

(The figures have not been audited.)

	Current quarter ended <u>31/3/2017</u> RM'000	Preceding year corresponding quarter ended 31/3/2016 RM'000	Current year-to-date ended 31/3/2017 RM'000	Preceding year-to-date ended 31/3/2016 RM'000
Revenue	31,319	12,345	81,051	52,094
Cost of sales	(10,419)	(8,439)	(38,201)	(36,467)
Gross profit	20,900	3,906	42,850	15,627
Other income	14,014	1,765	30,766	3,461
Operating expenses	(13,909)	(11,515)	(43,824)	(43,231)
Profit/(Loss) from operations	21,005	(5,844)	29,792	(24,143)
Finance costs	(1)	-	(33)	(93)
Profit/(Loss) before tax	21,004	(5,844)	29,759	(24,236)
Income tax (expense)/credit	(9,415)	1,473	(10,754)	860
Profit/(Loss) for the financial year	11,589	(4,371)	19,005	(23,376)
Other comprehensive income Items that may be reclassified subsequently to profit or loss - Foreign currency translation differences	(15)	(16)	11	12
ltems that may not be reclassified subsequently to profit or loss - Adjustment of deferred tax on asset revaluation reserve - Revaluation deficit on land and buildings - Income tax relating to components of other	5,971 -	(18,487)	5,971 -	(18,487)
comprehensive income - Effect on change in tax rate	-	4,437 5,444	- -	4,437 5,444
<u>-</u>	5,971	(8,606)	5,971	(8,606)
Other comprehensive income for the financial year	5,956	(8,622)	5,982	(8,594)
Total comprehensive income for the financial year	17,545	(12,993)	24,987	(31,970)
Profit/(Loss) for the financial year attributable to:- Owners of the parent Non-controlling interest	11,589	(4,371)	19,005	(23,376)
- -	11,589	(4,371)	19,005	(23,376)
Total comprehensive income attributable to :- Owners of the parent Non-controlling interest	17,545	(12,993)	24,987 -	(31,970)
-	17,545	(12,993)	24,987	(31,970)
Earnings/(Loss) per share (sen) Basic Diluted	0.20 N/A	(0.08) N/A	0.33 N/A	(0.40) N/A

(The Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the Annual Financial Report for the year ended 31 March 2016 and the accompanying explanatory notes attached to the interim financial statements.)

KARAMBUNAI CORP BHD (6461-P) Condensed Consolidated Statement of Financial Position As at 31 March 2017

	(Unaudited)	(Audited)
	As at	As at
	31/3/2017	31/3/2016
	RM'000	RM'000
ASSETS		
Non-Current Assets		
Property, plant and equipment	934,552	949,023
Land held for property development	439,753	435,237
Available-for-sale financial assets	60	60
Goodwill on consolidation	14,937	14,937
	1,389,302	1,399,257
Current Assets		
Property development costs	-	4,816
Inventories	3,656	6,062
Receivables, deposits and prepayments	14,469	15,273
Cash and bank balances	23,141	18,734
	41,266	44,885
TOTAL ASSETS	1,430,568	1,444,142
Equity attributable to owners of the parent Share capital Reserves	577,659 273,734	577,659 248,747
TOTAL EQUITY	851,393	826,406
Non-Current Liabilities		***
Finance lease liabilities	306	300
Bank borrowings	4,467	17,394
Deferred tax liabilities	229,212	227,946
Deterior was traditional	233,985	245,640
Current Liabilities		273,070
Payables and accruals	140,176	184,055
Deferred income	1,247	1,275
Amount owing to a shareholder	194,981	137,394
Finance lease liabilities	251	661
Bank borrowings	2,680	1,583
Taxation	5,855	47,128
	345,190	372,096
TOTAL LIABILITIES	579,175	617,736
TOTAL EQUITY AND LIABILITIES	1,430,568	1,444,142
NET ASSETS PER SHARE (SEN)	14.74	14.31

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Financial Report for the year ended 31 March 2016 and the accompanying explanatory notes attached to the interim financial statements.)

Condensed Consolidated Statement of Changes in Equity

For Financial Year Ended 31 March 2017

(The figures have not been audited.)

	←			ble to owners of ributable ———	the parent-					
	Share Capital RM'000	Share Premium RM'000	Capital Reserves RM'000	Warrant Reserves RM'000	Asset Revaluation Reserves RM'000	Foreign Currency Translation Reserves RM'000	Accumulated Losses RM'000	Total RM'000	Non-controlling Interest RM'000	Total Equity RM'000
As at 01/04/2016	577,659	77,959	269,918	69,529	199,023	(2,861)	(364,821)	826,406	-	826,406
Profit for the year	-	-	-	-	-	-	19,005	19,005	-	19,005
Foreign currency translation differences	- .	-	-	-	-	11	-	11	• -	11
Adjustment of deferred tax on asset revaluation reserve	-	-	-	-	5,971	-	-	5,971	-	5,971
As at 31/3/2017	577,659	77,959	269,918	69,529	204,994	(2,850)	(345,816)	851,393	.	851,393
As at 01/04/2015	577,659	77,959	269,918	69,529	207,629	(2,873)	(341,445)	858,376	-	858,376
Loss for the year	-	-	-	-	-	-	(23,376)	(23,376)	-	(23,376)
Foreign currency translation differences	-	-	-	-	· -	12	-	12	-	12
Revaluation deficit on land and buildings	-	-	-	-	(18,487)	•	-	(18,487)	-	(18,487)
Income tax relating to components of other comprehensive income	-	-	-	-	4,437	-	-	4,437	-	4,437
Effect on change in tax rate	-	-	-	-	5,444	~	-	5,444	-	5,444
As at 31/3/2016	577,659	77,959	269,918	69,529	199,023	(2,861)	(364,821)	826,406	-	826,406

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended 31 March 2016 and the accompanying explanatory notes attached to the interim financial statements.)

Condensed Consolidated Statement of Cash Flows

For Financial Year Ended 31 March 2017

(The figures have not been audited.)

Adjustment for non-cash items:- Bad debts recovered -	(24,236) (94) 15,629 28 93 (506)
Adjustment for non-cash items:- Bad debts recovered -	(94) 15,629 28 93
Bad debts recovered -	15,629 28 93
Demonstrian of annualty plant and agricument	28 93
Depreciation of property, plant and equipment 14,167	93
(Gain)/loss on disposal of property, plant and equipment (35)	
Finance lease interest 33	(506)
Interest income (619)	_
(Reversal of)/provision for impairment loss on:	_
- land held for property development, net (4,800)	
- property, plant and equipment (684)	-
- receivables, net (7)	397
(Reversal of)/Provision for tax penalties (15,461)	3,935
Unrealised loss on foreign exchange 2,697	1,125
Write-off of:	
- bad debts 14	263
- deposits 12	-
- inventories 6	8
- land held for property development . 8,376	825
- property, plant and equipment 47	27
Operating profit/(loss) before working capital changes 33,505	(2,506)
Changes in working capital:-	
Net change in current assets 501	(9,462)
Net change in current liabilities (42,787)	6,639
Net change in development expenditure	5,460
Cash (used in)/generated from operations (7,224)	131
Income tax paid (45,055)	(6,098)
Interest paid (33)	(93)
Interest received619	506
Net cash used in operating activities (51,693)	(5,554)
Investing activities	,
Purchase of property, plant & equipment (816)	(437)
Proceeds from disposal of property, plant and equipment35	128
Net cash used in investing activities (781)	(309)
Financing activities	
Advances from a shareholder, net 57,588	6,739
Repayment of finance lease liabilities (718)	(886)
Net cash generated from financing activities56,870	5,853
Net change in cash & cash equivalents 4,396	(10)
Cash & cash equivalents at beginning of the year 18,734	18,732
Foreign currency translation differences 11	12
Cash & cash equivalents at end of the year 23,141	18,734

(The Condensed Consolidated Statement of Cash Flow should be read in conjunction with the Annual Financial Report for the year ended 31 March 2016 and the accompanying explanatory notes attached to the interim financial statements.)

Unaudited Quarterly Report on the Consolidated Results for the Fourth Quarter Ended 31 March 2017

Part A - Notes In Compliance with FRS 134

A1. Basis of Preparation and Accounting Policies

The quarterly consolidated financial statements should be read in conjunction with the Group's audited financial statements for the financial year ended 31 March 2016. The explanatory notes attached to the quarterly consolidated 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 31 March 2016.

The quarterly consolidated financial statements have been prepared by applying accounting policies and methods of computation consistent with those used in the preparation of the most recent audited financial statements of the Group and are in accordance with FRS 134, Interim Financial Reporting and Paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("BMSB").

Adoption of new and amended standards

During the financial year, the Group and the Company have adopted the following amendments to FRSs issued by the Malaysian Accounting Standards Board ("MASB") that are mandatory for current financial year:

FRS 14	Regulatory Deferral Accounts	1 January 2016
Amendments to FRS 11	Accounting for Acquisitions of Interests in Joint Operations	1 January 2016
Amendments to FRS 101	Disclosure Initiative	1 January 2016
Amendments to FRS 116 and FRS 138	Clarification of Acceptable Methods of Depreciation and Amortisation	1 January 2016
Amendments to FRS 127	Equity Method in Separate Financial Statements	1 January 2016
Annual Improveme	nts to FRSs 2012 – 2014 Cycle	1 January 2016
Amendments to FRS 10, FRS 12 and FRS 128	Investment Entities: Applying the Consolidation Exception	1 January 2016

The adoption of the above amendments to FRSs did not have any significant impact on the financial statements of the Group and the Company.

A1. Basis of Preparation and Accounting Policies (Cont'd)

Standards issued but not yet effective

Financial reporting standards under the existing FRS Framework that have yet to be adopted in presenting this quarterly consolidated financial statements are disclosed below. These adoptions will not result in any significant changes to the Group's accounting policies, results and financial position.

Effective for financial periods beginning on or after

Amendments to FRS 112	Recognition of Deferred Tax Assets for Unrealised Losses	1 January 2017
Amendments to FRS 107	Disclosure Initiative	1 January 2017
Amendments to FRS 2	Classification and Measurement of Share-based Payment Transactions	1 January 2018
FRS 9	Financial Instruments (IFRS 9 issued by IASB in July 2014)	1 January 2018
Amendments to FRS 10 and FRS 128	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	To be announced

The adoption of the above applicable standards and amendments to published standards are not expected to have a material impact on the financial statements of the Group except for FRS 9 as explained in the Group's 2016 audited annual financial statements.

New Malaysian Financial Reporting Standards ("MFRS Framework") issued but not yet effective

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 and IC Interpretation 15 Agreements for the Construction of Real Estate, including its parent, significant investor and venturer (herein called "Transitioning Entities").

Transitioning Entities will be allowed to defer adoption of the new MFRS Framework and continue to use the existing Financial Reporting Standards ("FRS Framework"). The adoption of the MFRS Framework by Transitioning Entities will be mandatory for annual periods beginning on or after 1 January 2018.

The Group is a transitioning entity, elected to continue preparing its financial statements in accordance with the FRS framework for annual financial periods beginning before 1 January 2018. As such, the Group will prepare its first financial statements using the MFRS Framework for the financial year ending 31 March 2019. In presenting its first MFRS financial statements, the Group may be required to restate the comparative financial statements to amounts reflecting the application of the MFRS Framework.

The Group is currently in the process of determining the financial impact arising from the adoption of the MFRS Framework.

A2. Audit Report of Previous Annual Financial Report

The audit report of the immediate preceding annual financial statements for the year ended 31 March 2016 was not qualified.

A3. Seasonal or Cyclical Factors

The Group's leisure and tourism business segment are subject to seasonal fluctuations, generally performs better with higher sales during festive seasons and holidays.

A4. Unusual Items

Save as disclosed in note B10 on the reversal of provision for tax penalties amounting to RM15.46 million for the twelve months ended 31 March 2017, there were no items affecting assets, liabilities, equities, net income or cash flows that were unusual because of their nature, size or incidence.

A5. Nature and Amount of Changes in Estimates

There were no material changes in estimates of amounts reported in previous financial years which have a material effect for the current quarter and twelve months ended 31 March 2017.

A6. Issuance and Repayment of Debt and Equity Securities

There were no issuance and repayment of debts and equity securities, share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares for the current quarter and twelve months ended 31 March 2017.

A7. Dividend Paid

No dividend has been paid for the current quarter and twelve months ended 31 March 2017.

A8. Segmental Information

	3 months ended				
	31/3/2017	31/3/2017	31/3/2016	31/3/2016	
		Operating		Operating	
	Revenue	(Loss)/Profit	Revenue	(Loss)/Profit	
	RM'000	RM'000	RM'000	RM'000	
Property development and construction	13,082	10,774	(171)	(3,744)	
Leisure and tourism	18,228	8,760	12,488	(2,690)	
Management services	9	1,470	28	590	
	31,319	21,004	12,345	(5,844)	

A8. Segmental Information (Cont'd)

	12 months ended				
	31/3/2017	31/3/2016			
		Operating		Operating	
•	Revenue	Profit / (Loss)	Revenue	Profit / (Loss)	
	RM'000	RM'000	RM'000	RM'000	
Property development and construction	22,933	22,697	14,431	(12,938)	
Leisure and tourism	58,041	11,305	37,567	(7,844)	
*					
Management services	77	(4,243)	96	(3,454)	
	81,051	29,759	52,094	(24,236)	

A9. Valuation of Property, Plant and Equipment

The Group carried out independent valuation on certain parcels of land held under property, plant and equipment during the financial year ended 31 March 2017. The net fair value changes arising from the valuation was recognized in the statement of comprehensive income for the financial year ended 31 March 2017.

Save as disclosed above, there were no changes to the valuation of property, plant and equipment brought forward from the last audited financial statements for the financial year ended 31 March 2016.

A10. Material Subsequent Events

There were no material subsequent events occurred between 1 April 2017 and 25 May 2017 (being the latest practicable date which is not earlier than 7 days from the date of issue of this Quarterly Report) that have not been reflected in this interim financial report.

A11. Changes in the Composition of the Group

There were no material changes in the composition of the Group for the twelve months ended 31 March 2017.

A12. Changes in Contingent Liabilities or Contingent Assets

Save as disclosed below, there were no material changes in contingent liabilities or contingent assets since the financial year ended 31 March 2016:

	31/3/2017 RM'000	31/3/2016 RM'000
Unsecured: Corporate guarantee given to licensed banks to secure banking facilities granted to subsidiary companies	17,828	18,977

Part B - Notes in compliance with BMSB Main Market Listing Requirements

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

Revenue of the Group expanded by RM18.97 million (153.7%) to RM31.31 million for the three months ended 31 March 2017, from RM12.34 million recorded in the same period last year. The increase was driven by higher revenue achieved in both the property development & construction and the leisure & tourism segments. Property development & construction segment recorded an increase of RM13.25 million, attributed to the development project in Bandar Sierra. This, however, is not expected to recur as Bandar Sierra project is at the tail end. There were no new project launches and therefore the Group expects revenue from property development segment to drop substantially in the ensuing financial year. Leisure & tourism segment revenue expanded by 45.9% to RM18.23 million driven largely by the continued improvement in the business of Nexus Resort & Spa Karambunai which recorded higher occupancy and average room rate. On profitability, in line with the increased in revenue, the Group recorded RM21.00 million profit before tax for the three months ended 31 March 2017, from a loss of RM5.84 million a year ago.

The Group achieved RM81.05 million revenue for the twelve months ended 31 March 2017 from RM52.09 million recorded in the preceding year corresponding period, a 55.6% increase contributed by both the leisure & tourism and property development & construction segments. Revenue from leisure & tourism segment expanded by RM20.47 million (54.5%) on better performance from Nexus Resort & Spa Karambunai. Revenue from property development and construction segment increased by 58.9% to RM22.93 million on contribution from Bandar Sierra project. On profitability, the Group registered a profit before taxation of RM29.76 million for the twelve months ended 31 March 2017, from a loss of RM24.24 million a year ago. The better performance was in line with higher revenue for the year, boosted by reversals of impairment loss on land held for property development and property plant and equipment amounting to RM5.48 million, and a non-recurring gain from the reversal of net provision for tax penalties amounting to RM15.46 million.

B2. Material Changes in the Quarterly Results Compared to the Results of the Preceding Quarter

The Group recorded a profit before tax of RM21.00 million for the current quarter ended 31 March 2017 as compared to RM8.93 million recorded in the third quarter. The Group attributes the improvement in the financial performance of Nexus Resort and Spa Karambunai, and the reversals of impairment loss on land held for property development and property plant and equipment amounting to RM5.48 million, as the main reasons for the material changes between the current and the third quarter results.

B3. Prospects

The Group will continue to maintain its competitive position as the leading tourism player in Sabah Malaysia with its world-class resorts known as Nexus Resort & Spa Karambunai. Currently, the Group is refurbishing its resort and hotel in stages. The refurbishment exercise will enable the Group to enhance the quality and appeal of Nexus Resort & Spa Karambunai to a broader range of international leisure travellers. The Group will focus on yield and cost management so as to improve its financial performance and to stay competitive. The future performance of the Group's hotel and resort hinges on its ability to attract more visitors.

On Karambunai Peninsula, the Group plans for the development of an eco-nature integrated resort. Karambunai Peninsula lies within 3,835 acres of eco-sanctuary, nestled by South China Sea on one end, rolling hills in the center and a natural cove on the other end. It is a natural perfection of the white sandy beach, wetland, crystal blue cove, flatland, highland, rainforest and river. This development will continue to strengthen the competitive advantage of the Group as a leading tourism player in Sabah as well as contributing to tourist arrivals and receipts.

B4. Profit Forecast / Profit Guarantee

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

B5. Taxation

The taxation charges for current quarter and the twelve months ended 31 March 2017 are as follows:

	3 months	ended	12 months ended		
	31/3/2017	31/3/2017 31/3/2016		31/3/2016	
*	RM'000	RM'000	RM'000	RM'000	
Current taxation	(2,256)	155	(3,073)	(556)	
Deferred taxation	(7,105)	1,907	(7,105)	1,898	
	(9,361)	2,062	(10,178)	1,342	
Underprovision in prior years	(54)	(589)	(576)	(482)	
	(9,415)	1,473	(10,754)	860	

The effective tax rate of the Group for the current quarter and twelve months ended 31 March 2017 was higher than the statutory tax rate mainly due to the taxable profits in certain subsidiaries cannot be set-off against the tax losses incurred by the Company and other subsidiaries.

B6. Status of Corporate Proposals Announced But Not Completed as at 25 May 2017 (being the latest practicable date which is not earlier than 7 days from the date of issue of this Quarterly Report)

There were no corporate proposals announced but not completed.

B7. Bank Borrowings

The details of the Group's bank borrowings are as set out below:

	31/3/2017	31/3/2016
Non-current	RM'000	RM'000
Secured: Syndicated Term Loan	4,467	17,394
Current		
Secured: Syndicated Term Loan	2,680	1,583

The Syndicated Term Loan is a US Dollar loan with an outstanding sum of USD1,614,484.

B8. Material Litigation

As at 25 May 2017 (being the latest practicable date which is not more than 7 days from the date of this Quarterly Report), save as disclosed below, there are no significant developments and changes in material litigations:

i) As disclosed in the last audited financial statements for the financial year ended 31 March 2016, a group of 122 purchasers and owners of units ("Claimants") of a development known as Precinct Dillenia has on 10 December 2012 initiated an arbitration claim against Clear Sky Development Sdn Bhd (the "Respondent"), an indirect wholly-owned subsidiary of the Company, for an alleged outstanding lease rental of RM18.55 million and overdue interest of RM8.57 million pursuant to the hotel sub-lease agreements entered into between the respective Claimants and the Respondent. Hearings were held on 9 March 2015, 10 March 2015 and 25 May 2015. The Respondent has submitted its written reply submissions to the Arbitrator on 17 January 2017 and oral submissions is fixed on 30 June 2017. In the meantime, the Respondent continues its discussion to seek an amicable settlement with the Claimants. As at 31 March 2017, there were nine unit-owners left in the arbitration proceedings which represents a potential liability of approximately RM 4.8 million which has been fully provided for in the accounts.

B9. Dividend

No dividend has been proposed or declared for current quarter and twelve months ended 31 March 2017.

B10. Profit/(Loss) before taxation

	3 months ended		12 months ended	
	31/3/2017	31/3/2016	31/3/2017	31/3/2016
	RM'000	RM'000	RM'000	RM'000
Profit/(Loss) before taxation is arrived at after charging / (crediting):-				
Bad debts recovered	-	(94)	-	(94)
Depreciation of property, plant and equipment Loss/(Gain) on disposal of property, plant and	3,197	4,150	14,167	15,629
equipment	-	76	(35)	28
Finance lease interest	1	-	33	93
Interest income	(133)	(264)	(619)	(506)
(Reversal of)/Provision for impairment loss on:				
- land held for property development, net	(4,800)	-	(4,800)	-
- property, plant and equipment	(684)	-	(684)	-
- receivables, net	37	441	(7)	397
(Reversal of)/Provision for tax penalties (Gain)/loss on foreign exchange:	(2)	1	(15,461)	3,935
- realised	(59)	-	(93)	-
- unrealised Write-off of:	(225)	(1,929)	2,697	1,125
- bad debts	5	90	14	263
- deposits	12	-	12	_
- inventories	-	8	6	8
- land held for property development	8,696	-	8,376	825
- property, plant and equipment	19	27	47	27

B11. Realised and Unrealised Losses

The breakdown of accumulated losses of the Group at the reporting date, into realised and unrealised losses is as follows:

	31/3/2017	31/3/2016	
	RM'000	RM'000	
Total accumulated losses of the Group:-			
- Realised	(140,167)	(176,768)	
- Unrealised	(73,296)	(65,234)	
,	(213,463)	(242,002)	
Less: Consolidation adjustments	(128,353)	(122,819)	
·	(345,816)	(364,821)	

B12. Outstanding Derivatives

There are no outstanding derivatives (including instruments designated as hedging instruments) as at 31 March 2017.

B13. Fair Value Changes of Financial Liabilities

The Group does not have any financial liabilities measured at fair value through profit or loss as at 31 March 2017.

B14. Earnings/(Loss) per share

	3 months ended		12 months ended	
	31/3/2017	31/3/2016	31/3/2017	31/3/2016
Basic earnings/(loss) per share Profit/(Loss) after taxation attributable to owners of parent (RM'000)	11,589	(4,371)	19,005	(23,376)
Weighted average number of ordinary shares in issue	5,776,587,696	5,776,587,696	5,776,587,696	5,776,587,696
Basic earnings/(loss) per share (sen)	0.20	(0.08)	0.33	(0.40)

Diluted earnings/(loss) per share

The Group has no dilution in its earnings/(loss) per share as there is no dilutive potential on ordinary shares.

By order of the Board

Yew Nyuk Kwei (MACS 01247) Company Secretary

Kota Kinabalu 31 May 2017