



**LAND & GENERAL BERHAD (COMPANY NO. 5507-H)**  
**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**  
**for the financial year ended 31 March 2014**

	INDIVIDUAL QUARTER		CUMULATIVE PERIOD	
	3 months ended		12 months ended	
	31/03/2014	31/03/2013	31/03/2014	31/03/2013
	RM'000	RM'000	RM'000	RM'000
<b>Revenue</b>	120,742	83,145	491,916	216,293
Operating expenses	(88,883)	(52,115)	(324,855)	(148,795)
Other operating income	12,008	3,623	17,473	19,049
<b>Profit from operations</b>	43,867	34,653	184,534	86,547
Investment related income/(expenses) (Note A9)	315	774	(631)	(7,341)
Finance costs	(653)	(428)	(2,061)	(1,717)
Share of results of jointly controlled entity	(1,393)	(612)	(4,083)	(4,728)
<b>Profit before taxation</b>	42,136	34,387	177,759	72,761
Income tax expense	(9,175)	(6,329)	(46,172)	(15,584)
<b>Profit for the period</b>	32,961	28,058	131,587	57,177
<b>Other Comprehensive Income:</b>				
Foreign currency translation differences from foreign operations	(132)	(109)	(85)	(68)
Realisation of foreign exchange reserve upon deconsolidation of foreign subsidiaries	-	-	-	666
<b>Other comprehensive income, net of tax</b>	(132)	(109)	(85)	598
<b>Total comprehensive income for the period</b>	32,829	27,949	131,502	57,775
<b>Profit attributable to:</b>				
- Owners of the Company	19,722	19,664	78,239	43,969
- Non-controlling interests	13,239	8,394	53,348	13,208
	32,961	28,058	131,587	57,177
<b>Total comprehensive income attributable to:</b>				
- Owners of the Company	19,590	19,555	78,154	44,567
- Non-controlling interests	13,239	8,394	53,348	13,208
	32,829	27,949	131,502	57,775
<b>Earnings per share attributable to Owners of the Company (sen):</b>				
- Basic	3.22	3.29	12.77	7.35
- Diluted	2.25	N/A	8.70	N/A

*The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2013.*



**LAND & GENERAL BERHAD (COMPANY NO. 5507-H)**  
**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**As at 31 March 2014**

	<b>31/03/2014</b>	<b>31/03/2013</b>
	<b>RM'000</b>	<b>RM'000</b>
		<b>(Audited)</b>
<b>ASSETS</b>		
<b>Non-current Assets</b>		
Property, plant and equipment	82,401	72,306
Land held for property development	26,815	30,954
Investment properties	99,266	34,413
Goodwill	12	12
Land use rights	57	58
Investment in associates	*	*
Investment in jointly controlled entity	(12,335)	(12,254)
Other investments	4,487	5,118
Deferred tax assets	1,418	-
Trade and other receivables	6	17,626
	<u>202,127</u>	<u>148,233</u>
<b>Current Assets</b>		
Property development costs	80,928	142,246
Inventories	8,828	9,733
Trade and other receivables	77,135	25,322
Other current assets	192,265	50,016
Tax recoverable	199	979
Deposits, cash and bank balances	183,758	172,371
	<u>543,113</u>	<u>400,667</u>
Non-current assets classified as held for sale	-	757
	<u>543,113</u>	<u>401,424</u>
<b>TOTAL ASSETS</b>	<b><u>745,240</u></b>	<b><u>549,657</u></b>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity attributable to owners of the Company</b>		
Share capital	127,105	119,661
Share premium	18,291	17,036
ICULS –equity portion	70,831	-
Retained profits	248,218	169,979
Other reserves	20,257	20,342
	<u>484,702</u>	<u>327,018</u>
<b>Non-controlling interests</b>	<u>64,019</u>	<u>22,568</u>
<b>Total Equity</b>	<b><u>548,721</u></b>	<b><u>349,586</u></b>
<b>Non-current Liabilities</b>		
Provisions	35,162	33,712
Trade and other payables	39,401	15,935
Borrowings	14,428	57,234
Deferred tax liabilities	2,192	3,887
ICULS –liability portion	2,537	-
	<u>93,720</u>	<u>110,768</u>
<b>Current Liabilities</b>		
Provisions	1,283	2,294
Trade and other payables	90,457	73,785
Borrowings	5,675	9,530
Tax payable	5,384	3,694
	<u>102,799</u>	<u>89,303</u>
<b>Total Liabilities</b>	<b><u>196,519</u></b>	<b><u>200,071</u></b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b><u>745,240</u></b>	<b><u>549,657</u></b>

\* The costs of investment in the associates have been fully impaired

*The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2013*



**LAND & GENERAL BERHAD (COMPANY NO. 5507-H)**  
**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
**for the financial year ended 31 March 2014**

	Attributable to owners of the Company								
	Non-distributable						Total	Non-Controlling interests	Total equity
	Share capital	Share premium	ICULS -equity portion	Capital reserve	Foreign exchange reserve	Retained profits			
RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	
<b>At 1 April 2013</b>	119,661	17,036	-	12,133	8,209	169,979	327,018	22,568	349,586
Issuance of ICULS	-	-	75,569	-	-	-	75,569	-	75,569
Conversion of ICULS	7,444	2,233	(4,738)	-	-	-	4,939	-	4,939
ICULS issuance expenses	-	(978)	-	-	-	-	(978)	-	(978)
Issuance of shares by a subsidiary company to a non-controlling interest	-	-	-	-	-	-	-	250	250
Total comprehensive income for the financial year	-	-	-	-	(85)	78,239	78,154	53,348	131,502
Dividend payable to a non-controlling interest of a subsidiary company	-	-	-	-	-	-	-	(12,147)	(12,147)
<b>At 31 March 2014</b>	<b>127,105</b>	<b>18,291</b>	<b>70,831</b>	<b>12,133</b>	<b>8,124</b>	<b>248,218</b>	<b>484,702</b>	<b>64,019</b>	<b>548,721</b>

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
**for the financial year ended 31 March 2013**

	Attributable to owners of the Company							Non-controlling interests	Total equity
	Non-distributable					Retained profits	Total		
	Share capital	Share premium	Capital redemption reserve	Foreign exchange reserve	Foreign exchange reserve				
RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	
<b>1 April 2012</b>	119,661	17,036	12,133	7,611	126,010	282,451	9,360	291,811	
Total comprehensive income for the financial year	-	-	-	598	43,969	44,567	13,208	57,775	
<b>31 March 2013</b>	<b>119,661</b>	<b>17,036</b>	<b>12,133</b>	<b>8,209</b>	<b>169,979</b>	<b>327,018</b>	<b>22,568</b>	<b>349,586</b>	

*The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2013.*



**LAND & GENERAL BERHAD (COMPANY NO. 5507-H)**  
**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**for the financial year ended 31 March 2014**

	<b>CUMULATIVE PERIOD</b>	
	<b>12 months ended</b>	
	<b>31/03/2014</b>	<b>31/03/2013</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>Cash Flows From Operating Activities</b>		
Cash receipts from customers	351,263	179,118
Cash payments to suppliers and employees	(239,823)	(112,858)
Interest received	4,572	3,611
Returns of short term funds	450	621
Tax paid	(48,684)	(15,483)
Tax refund	2,560	671
Other operating receipts	971	735
Other operating payments	(4,046)	(277)
<b>Net cash inflow from operating activities</b>	<u>67,263</u>	<u>56,138</u>
<b>Cash Flows From Investing Activities</b>		
Additions of property, plant and equipment	(4,368)	(3,670)
Proceeds from disposal of property, plant and equipment	103	8
Part payment for an acquisition of office building (Note B6)	(65,237)	-
Payment made to redeem charges on land secured for borrowing of a former subsidiary	-	(4,300)
Part payment paid to purchase a piece of land	(35,550)	-
Proceeds from disposal of non-current assets held for sale	1,127	413
Subsequent expenditure on investment properties	-	(3,661)
Dividend income	-	2,590
<b>Net cash inflow from investing activities</b>	<u>(103,925)</u>	<u>(8,620)</u>
<b>Cash Flows From Financing Activities</b>		
ICULS issuance proceeds	77,780	-
ICULS conversion proceeds	4,802	-
Drawdown of bridging loan	35,322	24,962
Repayment of term loan	(92)	(18,748)
Repayment of bridging loan	(59,163)	-
Repayment of revolving credit	(4,203)	-
Advances to a jointly controlled entity	(1,047)	(3,946)
Payment of hire purchase obligations	(124)	(168)
Advance from a non-controlling interest to a subsidiary company	18,030	-
Dividend paid to a non-controlling interest of a subsidiary company	(12,147)	-
Interest payments	(1,781)	(3,322)
<b>Net cash inflow/(outflow) from financing activities</b>	<u>57,377</u>	<u>(1,222)</u>
<b>Net change in cash &amp; cash equivalents</b>	20,715	46,296
<b>Effects of foreign exchange rate changes</b>	50	66
	<u>20,765</u>	<u>46,362</u>
<b>Cash &amp; cash equivalents at beginning of financial year</b>	<u>162,993</u>	<u>116,631</u>
<b>Cash &amp; cash equivalents at end of financial year</b>	<u>183,758</u>	<u>162,993</u>
<b>Cash &amp; cash equivalents at end of financial year comprise:</b>		
Cash on hand and at banks	25,531	33,830
Short term funds with financial institutions	38,801	26,258
Deposits with financial institutions	119,426	112,283
	<u>183,758</u>	<u>172,371</u>
Bank overdraft	-	(9,378)
	<u>183,758</u>	<u>162,993</u>

*The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2013.*

**Notes to the Interim Financial Report****A1. Basis of Preparation**

The interim financial statements are unaudited and have been prepared in accordance with the requirements of Financial Reporting Standard (“FRS”) 134, Interim Financial Reporting issued by the Malaysian Accounting Standards Board (“MASB”) and paragraph 9.22 and Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the year ended 31 March 2013. The significant accounting policies and methods of computation and basis of consolidation applied in these interim financial statements are consistent with those used in the preparation of the Group’s 31 March 2013 audited financial statements, except for the adoption of the following:

FRS 10	Consolidated Financial Statements
FRS 11	Joint Arrangements
FRS 12	Disclosure of Interests in Other Entities
FRS 13	Fair Value Measurement
FRS 119	Employee Benefits
FRS 127	Separate Financial Statements
FRS 128	Investment in Associates and Joint Ventures
IC Interpretation 20	Stripping Costs in the Production Phase of a Surface Mine
Amendments to FRS 1	First time Adoption of Malaysian Financial Reporting Standards - Government loans
Amendments to FRS 1	First time Adoption of Malaysian Financial Reporting Standards (Improvements to FRSs (2012))
Amendments to FRS 7	Disclosure - Offsetting Financial Assets and Financial Liabilities
Amendments to FRS 10	Consolidated Financial Statement
Amendments to FRS 11	Joint Arrangements
Amendments to FRS 12	Disclosure of Interest in Other Entities
Amendments to FRS 101	Presentation of Items of Other Comprehensive income
Improvements to FRSs (2012)	2009-2011 Cycle (effective from 1 January 2013)

**Standards and interpretations issued but not yet effective**

At the date of authorisation of these interim financial statements, the following new and amended FRSs were issued but not yet effective and have not been applied by the Group:

Effective for financial periods beginning on or after 1 January 2014

Malaysian Financial Reporting Standards
Amendment to FRS 10, FRS 12 and FRS 127 : Investment Entities
Amendments to FRS 132: Offsetting Financial Assets and Financial Liabilities

Effective for financial periods beginning on or after 1 January 2015

FRS 9 : Financial Instruments
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**A2. Audit Qualification**

The audit report of the Group’s audited financial statements for the financial year ended 31 March 2013 was not subjected to any qualification.

**A3. Seasonality and Cyclicity Factors**

The business operations of the Group were not materially affected by any seasonal and cyclical factors during the financial period under review.

## LAND & GENERAL BERHAD (COMPANY NO. 5507-H)

### A4. Nature and Amounts of Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flow

There were no unusual items affecting assets, liabilities, equity, net income or cash flow during the financial period under review except for impairment loss on loans granted to a jointly controlled entity amounted to RM4.2 million and allowance for impairment on amount due from a jointly controlled entity amounted to RM9.8 million, as disclosed in Note A9.

### A5. Changes in Estimates of Amounts Reported in Prior Interim Periods of the Current Financial Year or Prior Financial Years

There were no changes in estimates of amounts reported in prior interim periods of the current financial year or in prior financial years that have any material effects in the current quarter/financial year.

### A6. Issuance and Repayment of Debt and Equity Securities

There were no issuances, cancellations, repurchases, resales and repayments of debt and equity securities during the current financial quarter and financial year-to-date except for the following:-

#### (i) 1% 5 year Irredeemable Convertible Loan Stocks (ICULS)

The 5 year ICULS was completed with the issuance of RM77,779,589 ICULS in nominal value of RM0.13 each on 30 September 2013; and

#### (ii) Share capital

During the financial year ended 31 March 2014, the issued and paid-up share capital of the Company increased from 598,304,530 ordinary shares of RM0.20 each to 635,523,930 ordinary shares of RM0.20 each by the issuance of 37,219,400 new ordinary shares of RM0.20 each pursuant to the conversion of ICULS as follow:

- a) The non cash conversion of 569,000 ICULS into 284,500 new ordinary shares of RM0.20 each; and
- b) The conversion of 36,934,900 ICULS into 36,934,900 new ordinary shares of RM0.20 each following the receipt of cash proceeds of RM4,801,537.

As at 31 March 2014, the balance of outstanding ICULS in issue was 560,800,630.

### A7. Dividends Paid

During the current quarter and the financial year under review, no dividend was paid by the Company.

### A8. Segmental Reporting

The operating segment information for the financial year ended 31 March 2014 is as follows:

#### Revenue for the 12 months period ended 31 March 2014

	Properties RM'000	Education RM'000	Others RM'000	Elimination RM'000	Total RM'000
Sales to external customers	469,279	13,022	6,158	-	488,459
Interest & returns of short term funds	-	-	3,457	-	3,457
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	469,279	13,022	9,615	-	491,916
Inter-segment sales	2,314	-	19,327	(21,641)	-
Total revenue	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
	471,593	13,022	28,942	(21,641)	491,916

**LAND & GENERAL BERHAD (COMPANY NO. 5507-H)****Segment results for the financial year ended 31 March 2014**

	<b>Properties</b>	<b>Education</b>	<b>Others</b>	<b>Total</b>
	RM'000	RM'000	RM'000	RM'000
Segment results	188,506	5,618	(9,590)	184,534
Share of results of jointly controlled entity				(4,083)
Loss on fair value changes on financial assets at fair value through profit or loss				(631)
Finance costs				(2,061)
Profit before taxation				<u>177,759</u>

**Segment assets as at 31 March 2014**

	<b>Properties</b>	<b>Education</b>	<b>Others</b>	<b>Total</b>
	RM'000	RM'000	RM'000	RM'000
Segment assets	520,284	28,450	202,263	750,997
Fair value surplus of a landed property arising from acquisition of a subsidiary				4,961
Investment in jointly controlled entity				(12,335)
Investment in associates				-
Deferred tax assets				1,418
Tax recoverable				199
Total assets				<u>745,240</u>

**Segment liabilities as at 31 March 2014**

	<b>Properties</b>	<b>Education</b>	<b>Others</b>	<b>Total</b>
	RM'000	RM'000	RM'000	RM'000
Segment liabilities	142,122	4,650	39,634	186,406
Tax payable				5,384
Deferred tax liabilities				2,192
ICULS – liability portion				2,537
Total liabilities				<u>196,519</u>

## LAND & GENERAL BERHAD (COMPANY NO. 5507-H)

### A9. Profit Before Taxation

The following amounts have been included in arriving profit before taxation:

	Current Quarter RM'000	Cumulative Period RM'000
Interest income	1,207	4,805
Returns of short term funds	175	464
Discount on loan from a related company to a subsidiary company	3,912	3,912
Reversal of impairment loss on property, plant and equipment	6,469	6,469
Gain on disposal of asset held for sale	-	393
Realised foreign exchange loss	(1)	(3)
Unrealised foreign exchange loss	(31)	(344)
Impairment loss on re-measurement of loan to a jointly controlled entity (Note B8)	221	(4,198)
Allowance for impairment on financial assets :		
- Amount due from a jointly controlled entity	(9,819)	(9,819)
- Amount due from third parties	(460)	(523)
Investment related expenses:		
- Loss on fair value changes on financial assets at fair value through profit or loss	315	(631)
Interest expenses	(73)	(154)
Depreciation and amortisation	(550)	(2,148)

### A10. Valuations of Property, Plant, and Equipment

The valuations of land and buildings have been brought forward, without amendment from the previous audited financial statements.

### A11. Material Events Subsequent to the End of the Financial Year

There are no other material events subsequent to the end of the financial year ended 31 March 2014 that have not been reflected in this interim financial report.

### A12. Changes in the Composition of the Group

- (i) On 7 August 2013, the Company acquired the entire issued and paid up share capital comprising 2 ordinary shares of RM1.00 each in Pillar Quest Sdn Bhd ("PQSB"). Consequently, PQSB became a wholly-owned subsidiary of the Company;
- (ii) On 12 February 2014, the Company announced that PQSB subscribed 250,050 ordinary shares of RM1.00 each fully paid in Xtreme Meridian Sdn Bhd, ("XMSB"), thereby making XMSB a 50.01% subsidiary. Further details on this transaction has been disclosed in Note B6(b).

Other than the above, there were no other changes in the composition of the Group for the current financial year ended 31 March 2014.



**LAND & GENERAL BERHAD (COMPANY NO. 5507-H)****A13. Capital Commitments**

	<b>31/3/2014</b>	<b>31/3/2013</b>
	<b>RM'000</b>	<b>RM'000</b>
Capital expenditure:		
Approved and contracted for		
- property, plant and equipment	278	2,011
- investment property	7,248	-
	<hr/> 7,526	<hr/> 2,011
Approved but not contracted for		
- property, plant and equipment	849	1,412
	<hr/> 8,375	<hr/> 3,423

**A14. Contingent Liabilities**

There were no contingent liabilities as at end of the financial year under review.

**LAND & GENERAL BERHAD (COMPANY NO. 5507-H)****PART B: EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD****B1. Review of Performance of the Company and its Principal Subsidiaries**

For the quarter ended on 31 March 2014

Quarter	Revenue		Operating profit	
	4Q2014 RM'000	4Q2013 RM'000	4Q2014 RM'000	4Q2013 RM'000
Property	114,988	77,588	47,864	32,815
Education	3,264	3,285	1,026	1,295
Others	2,490	2,272	(5,023)	543
<b>Total</b>	<b>120,742</b>	<b>83,145</b>	<b>43,867</b>	<b>34,653</b>
Investment related income			315	774
Finance costs			(653)	(428)
Share of results of jointly controlled entity			(1,393)	(612)
<b>Profit Before Tax</b>			<b>42,136</b>	<b>34,387</b>

For the quarter ended 31 March 2014, the Group's revenue rose from RM83.1 million that was recorded in the corresponding quarter of the preceding year to RM120.7 million. The Group's operating profit rose from RM34.7 million to RM43.9 million mainly due to property division.

**Property division**

The property division's revenue rose from RM77.6 million in the corresponding quarter of the previous year to RM115.0 million in the quarter of the current year, with the near completion of the development of Elements@ Ampang and progress of Damansara Foresta project at 30%.

The division's operating profit also increased from RM32.8 million to RM47.9 million for the quarter.

**Education division**

The education division's revenue remained unchanged at RM3.3 million compared to its corresponding quarter of the previous year. However, the operating profit was lower due to higher overheads and lower enrolment compared to the corresponding quarter of the preceding year.

**Others**

Other operations recorded an operating loss of RM5.0 million (4Q2013: operating profit of RM0.5 million) on the back of a revenue of RM2.5 million (4Q2013: RM2.3 million) for the quarter due to allowance for impairment loss made on the amount due from its jointly controlled entity in Australia of RM9.8 million.

Consequently, the Group's pretax profit stood at RM42.1 million for the quarter, RM1.8 million lower than its operating profit mainly due to share of losses from its jointly controlled entity in Australia of RM1.4 million.

## LAND & GENERAL BERHAD (COMPANY NO. 5507-H)

For the financial year ended on 31 March 2014

Year-to-date	Revenue		Operating profit	
	4Q2014 RM'000	4Q2013 RM'000	4Q2014 RM'000	4Q2013 RM'000
Property	469,279	191,492	188,506	66,182
Education	13,022	11,816	5,618	4,983
Others	9,615	12,985	(9,590)	15,382
<b>Total</b>	<b>491,916</b>	<b>216,293</b>	<b>184,534</b>	<b>86,547</b>
Investment related expenses			(631)	(7,341)
Finance costs			(2,061)	(1,717)
Share of results of jointly controlled entity			(4,083)	(4,728)
<b>Profit Before Tax</b>			<b>177,759</b>	<b>72,761</b>

For the financial year under review, the Group registered a two fold increase in both its revenue and operating profit. The Group's operating profit had risen to RM184.6 million (YTD4Q2013: RM86.5 million) on the back of a revenue of RM491.9 million (YTD4Q2013: RM216.3 million) respectively compared to the preceding financial year.

### Property division

The property division posted a revenue of RM469.3 million (YTD4Q2013: RM191.5 million) and an operating profit of RM188.5 million (YTD4Q2013: RM66.2 million) for the financial year, reflecting more than a two-fold increase in both revenue and operating profit.

The near completion of its Elements@Ampang project and the progress of the Damansara Foresta project to date since its launch in early 2012 coupled with the successful cumulative sales locked in up to 31 March 2014, by over 90% for both the projects have brought forth the stellar performance for the division and the Group for the current financial year.

### Education division

The education division recorded an operating profit of RM5.6 million (YTD4Q2013: RM5.0 million) on the back of a revenue of RM13.0 million (YTD4Q2013: RM11.8 million) following the revision in fees for academic year 2014, compared to the preceding financial year.

### Others

Other division posted an operating loss of RM9.6 million (YTD4Q2013: an operating profit of RM15.4 million) on the back of a revenue of RM9.6 million (YTD4Q2013: RM13.0 million). The adverse results for the current year was due to allowance for impairment made on the amount due from the jointly controlled entity in Australia of RM9.8 million and the impairment loss recognised on the interest free loan to the said entity for its operating expenses. The exceptional results in the preceding financial year were due to the write back of provision on redemption of land of RM12.3 million and the special dividend received from Vietnam Industrial Limited amounting to RM2.6 million.

For the financial year ended 31 March 2014, the Group's pretax profit stood at RM177.8 million compared to RM72.8 million achieved for the preceding financial year.

## LAND & GENERAL BERHAD (COMPANY NO. 5507-H)

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

Quarter	Revenue		Operating profit	
	4Q2014 RM'000	3Q2014 RM'000	4Q2014 RM'000	3Q2014 RM'000
Property	114,988	135,300	47,864	50,021
Education	3,264	3,368	1,026	1,764
Others	2,490	2,545	(5,023)	(37)
<b>Total</b>	<b>120,742</b>	<b>141,213</b>	<b>43,867</b>	<b>51,748</b>
Investment related income/(expense)			315	(244)
Finance costs			(653)	(516)
Share of results of jointly controlled entity			(1,393)	(953)
<b>Profit Before Tax</b>			<b>42,136</b>	<b>50,035</b>

There was no material changes in the Group's results for the current quarter compared to the results of the preceding quarter. The results for the quarter compared to the preceding quarter was mainly due recognition of the profit contribution arising from the constructions progress for Elements@Ampang and Damansara Foresta project for the quarter.

### B3. Prospects

Global growth was moderate in the first quarter of 2014 with several key economies affected by weather related and policy induced factors. Looking ahead, the global economy is expected to remain on a path of gradual recovery.

On the domestic front, the property market is continually challenged by:

- threats of rising construction costs fuelled by higher oil prices and labour shortages
- the cooling measures imposed to curb household debts and rein in speculative buying
- the introduction of Goods & Service Tax at 6% commencing April 2015

Amidst the aforesaid issues, the Group's main focus for the coming financial year would be on cost management and the delivery and completion of its existing projects for its property division. The Group is also planning to launch its newly acquired land adjacent to Elements@Ampang and the Phase 2 of Damansara Foresta in the coming financial year. In addition the Group also seeks opportunities to replenish its land banks to enhance its values to its shareholders.

The Group is confident that timely completion and delivery of its existing projects will enable it to sustain its existing growth momentum for the coming year since locked in sales to date for its launched projects have exceeded 90%.

### B4. Variance of actual results from forecast profits and shortfall in Profit Guarantee

Not applicable.

## LAND & GENERAL BERHAD (COMPANY NO. 5507-H)

### B5. Tax expense

	Individual Quarter		Cumulative Period	
	31/3/2014	31/3/2013	31/3/2014	31/3/2013
	RM'000	RM'000	RM'000	RM'000
Income tax:				
- Malaysian income tax	12,648	6,413	50,385	14,757
- Under provision in prior years	(2,130)	-	(1,791)	297
Deferred tax	(1,343)	(84)	(2,422)	530
	9,175	6,329	46,172	15,584

The domestic income tax is calculated at the Malaysian statutory tax rate of 25% (2013: 25%) of the estimated chargeable income for the year, while taxation for a foreign jurisdiction is calculated at the rate prevailing in that jurisdiction.

The effective tax rate (excluding share of profit/(loss) from jointly controlled entity) of the Group is higher than the statutory tax rate in the current financial year due to certain expenses are not allowable.

### B6. Status of corporate proposals

- (a) On 9 April 2013, the Company announced that it proposed to undertake the following:-
- (i) Proposed renounceable rights issue of RM77,779,589 nominal value of five (5)-year, 1%, Irredeemable Convertible Unsecured Loan Stocks("ICULS") at 100% of the nominal value of RM0.13 each on the basis of RM0.13 nominal value of the ICULS for every one (1) existing share of RM0.20 each in the Company; and
  - (ii) Proposed acquisition of one (1) block of thirteen (13)-storey stratified office floors being constructed over a piece of freehold land held under Geran 825, Lot No. 3, Presint 3, town and district of Putrajaya, state of Wilayah Persekutuan Putrajaya by Maple Domain Sdn Bhd, a wholly-owned subsidiary of the Company, from Mayland Avenue Sdn Bhd ("MASB") for a total cash consideration of RM72,485,000.

MASB is a related company of Mayland Parkview Sdn Bhd, which in turn is a major shareholder of the Company.

The above mentioned proposals were approved by the shareholders on 31 July 2013.

The Trust Deed constituting the terms and conditions of the ICULS has been duly executed on 6 August 2013.

The issuance and listing of the ICULS was completed on 30 September 2013 following the admission of RM77,779,589 nominal value of ICULS to the Official List and the listing of and quotation of the same on the Main Market of Bursa Malaysia Securities Sdn Bhd.

The completion of Acquisition would take place upon full payment of Purchase Consideration in accordance with the terms of the Sales and Purchase Agreement.

## LAND & GENERAL BERHAD (COMPANY NO. 5507-H)

### Utilisation of proceeds from the above corporate proposal

#### (i) ICULS fund raising

As at 21 May 2014, the total proceeds of RM77,779,589 arising from the rights issue of ICULS were utilised as follows:-

Purposes	Proposed utilisation	Actual utilisation	Balance unutilised	Intended timeframe for utilisation from completion date
	RM'000	RM'000	RM'000	
Funding for Proposed Acquisition	67,049	59,801	7,248	Within 24 months
Working capital	9,730	9,730	-	Within 12 months
Estimated expenses relation to the said corporate exercise	1,000	1,000	-	Within 6 months
<b>Total</b>	<b>77,779</b>	<b>70,531</b>	<b>7,248</b>	

#### (ii) Cash proceeds received from ICULS conversion

As at 21 May 2014, the Company has received cash proceeds of RM5,699,837 in respect of 43,844,900 ICULS for conversion and a non monetary conversion for 569,000 ICULS, which was converted into 44,129,400 ordinary shares of RM0.20 each. Of the said cash proceeds, the unutilised balance as at the date of this report amounted to RM897,000 whilst the remaining have been fully utilised for day-to-day operations such as employees remuneration, statutory related expenses and other administrative expenses.

#### (b) On 12 November 2013, the Company announced the following corporate proposals:

- Pillar Quest Sdn Bhd ("PQSB"), a wholly-owned subsidiary of the Company, had on the same date entered into a joint venture & shareholders' agreement with Positive Valley Sdn Bhd, a wholly-owned subsidiary of Malaysia Land Properties Sdn Bhd ("Mayland") and a related company of Mayland Parkview Sdn Bhd ("MPSB"), which in turn a major shareholder of the Company, to acquire and develop a parcel of commercial leasehold land in Jalan Ampang, Selangor via Xtreme Meridian Sdn Bhd ("XMSB") as the joint venture company; and
- XMSB had on the same day entered into a conditional Sale and Purchase Agreement ("SPA") with Bingo's Golf (Sdn) Bhd for the proposed acquisition of the said land for a total consideration of RM118,493,800.

The abovementioned proposals were approved by the shareholders by way of poll at Extraordinary General Meeting held on 11 February 2014. On 12 February 2014, PQSB subscribed 250,050 ordinary shares of RM1.00 each in XMSB, thereby making XMSB a 50.01% subsidiary.

The SPA however, was completed only on 16 April 2014 with the delivery of unencumbered title by Bingo's Golf (Sdn) Bhd.

Except as disclosed above, there are no other corporate proposals which have been announced but not completed as at 21 May 2014, being the latest practicable date that shall not be earlier than 7 days from the date of this quarterly report.

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### B7. Borrowings and debt securities

The Group's total borrowings and debt securities as at 31 March 2014 are as follows:

	Short Term RM'000	Long Term RM'000	Total RM'000
Secured:			
Hire purchase and finance lease liabilities	123	316	439
Term loan	5,552	6,948	12,500
Bridging loan	-	7,164	7,164
	<u>5,675</u>	<u>14,428</u>	<u>20,103</u>
Unsecured:			
ICULS –liability portion	-	2,537	2,537
	<u>5,675</u>	<u>16,965</u>	<u>22,640</u>

All denominated in the local currency.

### B8. Provisions of Financial Assistance

The Group's total provisions of financial assistance for a jointly controlled entity as of 31 March 2014 are as follows:

	31/3/2014 RM'000	31/3/2013 RM'000
Advances	<u>599</u>	<u>3,963</u>

The financial impacts of the provisions of financial assistance are as follows:

#### (a) Impact to the financial position of the Group

	31/3/2014 RM'000	31/3/2013 RM'000
Advances **	<u>-</u>	<u>17,545</u>

\*\* the receivable carried at amortised cost has been fully impaired as at 31 March 2014, as shown in Note (b) below.

#### (b) Impact to the results of the Group

	Current Quarter RM'000	Cumulative Period RM'000
Unwinding of discount on loans	-	350
Impairment loss on re-measurement of loans	221	(4,198)
Allowance for impairment loss on amount due from a jointly controlled entity	<u>(9,819)</u>	<u>(9,819)</u>

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### B9. Retained Profits

	31/3/2014 RM'000	31/3/2013 RM'000
Total retained profits/(accumulated losses) of the Company and its subsidiaries:		
- Realised	196,674	83,730
- Unrealised	(30,186)	(33,778)
	166,488	49,952
Total share of retained profits from associated companies:		
- Realised	940	940
Total share of accumulated losses from jointly controlled entity:		
- Realised	(11,823)	(10,999)
	155,605	39,893
Add: Consolidation adjustments	92,613	130,086
Total Group's retained profits as per consolidated accounts	248,218	169,979

### B10. Material Litigation

- (a) On 21 January 2000, Las Maha Corporation Sdn Bhd ("Las Maha") entered into a contract with Sri Damansara Sdn Bhd ("SDSB"), a wholly-owned subsidiary of the Company, to carry out construction and completion of building and relevant infrastructure works of the development project in Bandar Sri Damansara for a contract sum of RM11.5 million. Due to late delivery of the project SDSB has imposed liquidated damages on Las Maha for late completion of the project.

On 2 April 2004, Las Maha sent a Notice of Arbitration to SDSB alleging, inter alia, that SDSB was not entitled for any damages for late completion of the project as Las Maha had achieved Practical Completion of works within reasonable time. In view of this, SDSB has decided to refer the matter to Arbitration. Las Maha is claiming for the sum of RM2.2 million and SDSB has submitted a counter-claim for the amount of RM4.8 million, being liquidated damages claim of RM2.8 million and other claims totalling RM2.0 million.

SDSB was subsequently informed by its solicitors that Las Maha has been wound up on 15 February 2005. SDSB's solicitors have filed the proof of debt on 20 February 2006. The Provisional Liquidator has yet to notify SDSB of a creditors meeting.

- (b) A claim of RM6.1 million was made against Navistar, a wholly-owned subsidiary of our Group, by AK2 Runding Sdn Bhd ("AK2"). The claim is for purported fees due and outstanding for unpaid balance of professional fees for architectural consultancy services rendered for a proposed three stage commercial development then undertaken by Navistar. AK2 served the Writ of summons dated 20 August 2008 on Navistar and Navistar had responded. The decision of the trial judge was handed down on 26 March 2013 whereby judgement has been entered against Navistar for the whole sum of RM6,059,573.90 together with the interest on the said judgment principal sum at 5% per annum from 26 March 2013 to the date of full realisation and cost at RM60,000.00. Navistar has filed an appeal to the Court of Appeal against the High Court's decision on 8 April 2013.

On 15 May 2013, Navistar had also filed a notice for a stay of execution of the said High Court's judgment ("Stay of Execution"). On 2 July 2013, the High Court had decided in Navistar's favour and granted the Stay of Execution.

As at the reporting date, no provision for the judgment sum was made as the Directors of the Company, after consultation with the solicitors, are of the opinion that Navistar has a strong chance of succeeding in the appeal against the High Court's decision. The matter is fixed for case management on 5 June 2014.



## LAND & GENERAL BERHAD (COMPANY NO. 5507-H)

Apart from the above, the Directors are not aware of any other proceedings pending against the Company and/or its subsidiaries or of any facts likely to give rise to any proceedings which may materially affect the position of the Company and/or its subsidiaries.

### B11. Dividend Proposed

The Board is pleased to recommend a final single tier dividend payment of 2 sen per ordinary share of 20 sen each (2013: Nil) in respect of the financial year ended 31 March 2014, for shareholders' approval at the forthcoming Annual General Meeting. The payment and entitlement dates will be announced at a later date.

### B12. Earnings per Share

#### Basic

The basic earnings per share is calculated by dividing the net profit attributable to owners of the Company for the quarter/year to date by the weighted average number of ordinary shares outstanding during the quarter/year to date.

	Individual Quarter		Cumulative Period	
	31/3/2014	31/3/2013	31/3/2014	31/3/2013
Profit attributable to owners of the Company (RM'000)	19,722	19,664	78,239	43,969
Weighted average number of ordinary shares ('000)	612,732	598,305	612,732	598,305
Basic earnings per share (sen)	3.22	3.29	12.77	7.35

#### Diluted

The diluted earnings per share has been calculated by dividing the Group's adjusted net profit for the year attributable to owners of the Company by the weighted average number of shares would have been in issue upon the full exercise of the conversion under the ICULS issued.

Adjusted profit attributable to the owners of the Company	Individual Quarter		Cumulative Period	
	31/3/2014	31/3/2013	31/3/2014	31/3/2013
	RM'000	RM'000	RM'000	RM'000
Profit for the period	19,722	19,664	78,239	43,969
Add: Notional interest net of tax	1,036	-	2,167	-
Adjusted profit for the period	20,758	19,664	80,406	43,969

Weighted average number of ordinary shares	Individual Quarter		Cumulative Period	
	31/3/2014	31/3/2013	31/3/2014	31/3/2013
	'000	'000	'000	'000
Weighted average number of ordinary shares per basic earnings per share computation	612,732	598,305	612,732	598,305
Effects of dilution in ICULS	311,643	-	311,643	-
As at 31 March 2014	924,375	598,305	924,375	598,305
Diluted earnings per share (sen)	2.25	N/A	8.70	N/A

**LAND & GENERAL BERHAD (COMPANY NO. 5507-H)**

**By Order of the Board**

LEE SIW YENG  
SECRETARY (MAICSA 7048942)

Kuala Lumpur  
28 May 2014