BERJAYA ASSETS BERHAD (COMPANY NO: 3907-W)

26 May 2015

UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2015

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(COMPANY NO : 3907-W)

UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2015 CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Group		
	As at 31/03/15	As at 30/06/14	
	RM'000	(Audited) RM'000	
NON-CURRENT ASSETS			
Property, plant and equipment	293,420	298,526	
Investment properties	2,340,542	2,117,775	
Land held for development	95,702	27,104	
Joint ventures	11,752	9,144	
Investments	188,268	271,339	
Derivative asset	10	37	
Intangible assets	156,276	157,103	
_	3,085,970	2,881,028	
CURRENT ASSETS			
Inventories	196,507	196,630	
Receivables	27,440	49,047	
Tax recoverable	38	2	
Deposits with licensed banks	83,260	96,434	
Cash and bank balances	24,455	26,951	
Cash and bank balances	331,700	369,064	
TOTAL ASSETS	3,417,670	3,250,092	
EQUITY			
Share capital	1,113,042	1,113,042	
Share premium	258,985	258,985	
Reserves:			
Foreign currency translation reserve	3,758	2,329	
Available-for-sale ("AFS") reserve	39,603	46,799	
Retained earnings	702,794	658,491	
	746,155	707,619	
Equity attributable to owners of the parent	2,118,182	2,079,646	
Non-controlling interests	418,413	418,681	
Total equity	2,536,595	2,498,327	
NON-CURRENT LIABILITIES			
Long term bank borrowings	303,525	236,586	
Senior bonds	158,811	158,569	
Other long term liabilities	76,594	80,998	
Deferred tax liabilities	54,534	54,664	
	593,464	530,817	

(COMPANY NO: 3907-W)

UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2015 CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONT'D)

	<u>Group</u>		
	As at 31/03/15	As at 30/06/14 (Audited)	
	RM'000	RM'000	
CURRENT LIABILITIES			
Payables	124,852	120,740	
Short term bank borrowings	145,206	77,354	
Tax payable	17,553	22,854	
	287,611	220,948	
Total liabilities	881,075	751,765	
TOTAL EQUITY AND LIABILITIES	3,417,670	3,250,092	
Net assets per share attributable to ordinary			
owners of the parent (sen)	190	187	

(COMPANY NO: 3907-W)

UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2015 CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

		~	FINANCIAI END	
Note	31/03/15 RM'000	31/03/14 RM'000	31/03/15 RM'000	31/03/14 RM'000
	106,085	106,543	309,539	312,932
	(80,556)	(82,038)	(240,395)	(234,428)
	25,529	24,505	69,144	78,504
A4	14,827	19,717	71,632	31,722
A4	(4,280)	(688)	(24,658)	(1,440)
	266	141	(98)	371
	(9,651)	(9,150)	(31,069)	(28,550)
	26,691	34,525	84,951	80,607
B5	(2,942)	(48,780)	(7,717)	(58,067)
	23,749	(14,255)	77,234	22,540
	18,961	(12,254)	66,604	20,993
	4,788	(2,001)	10,630	1,547
	23,749	(14,255)	77,234	22,540
B10	1.70	(1.10)	5.98	1.89
B10	N/A	N/A	N/A	N/A
	A4 A4 B5	Note END 31/03/15 RM'000 RM'00	Note RM'000 RM'000 106,085 106,543 (80,556) (82,038) 25,529 24,505 A4 14,827 19,717 A4 (4,280) (688) 266 141 (9,651) (9,150) 26,691 34,525 B5 (2,942) (48,780) 23,749 (14,255) 18,961 (12,254) 4,788 (2,001) 23,749 (14,255)	ENDED END 31/03/15 31/03/14 31/03/15 RM'000 RM'000 RM'000 106,085 106,543 309,539 (80,556) (82,038) (240,395) 25,529 24,505 69,144 A4 14,827 19,717 71,632 A4 (4,280) (688) (24,658) 266 141 (98) (9,651) (9,150) (31,069) 26,691 34,525 84,951 B5 (2,942) (48,780) (7,717) 23,749 (14,255) 77,234 18,961 (12,254) 66,604 4,788 (2,001) 10,630 23,749 (14,255) 77,234 B10 1.70 (1.10) 5.98

N/A denotes Not Applicable

(COMPANY NO: 3907-W)

UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2015 CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	CURRENT QUARTER ENDED		FINANCIAI END	
	31/03/15 RM'000	31/03/14 RM'000	31/03/15 RM'000	31/03/14 RM'000
Profit net of tax	23,749	(14,255)	77,234	22,540
Other comprehensive income Items that may be subsequently reclassified to profit or loss				
Net gain/(loss) on available-for-sale investments:				
- Gain/(Loss) on fair value changes	563	338	(6,397)	2,656
- Transfer to profit or loss upon disposal	(2,475)	-	(1,768)	-
Currency translation difference	615	57	1,430	2,106
Total comprehensive income	22,452	(13,860)	70,499	27,302
Attributable to:				
- Owners of the Parent	18,140	(11,859)	60,837	25,755
- Non-controlling interests	4,312	(2,001)	9,662	1,547
	22,452	(13,860)	70,499	27,302

BERJAYA ASSETS BERHAD (COMPANY NO: 3907-W)

UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2015 CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

<-----> Attributable to the owners of the Parent ----->

		< N	on - distributa	ble>	Distributable			
	Share Capital RM'000	Share Premium RM'000	AFS Reserve RM'000	Foreign Currency Translation Reserve RM'000	Retained Earnings RM'000	Equity Funds RM'000	Non- controlling Interests RM'000	Total Equity RM'000
At 1 July 2014	1,113,042	258,985	46,799	2,329	658,491	2,079,646	418,681	2,498,327
Total comprehensive income	-	-	(7,196)	1,429	66,604	60,837	9,662	70,499
Transactions with owners: Final dividend # Non-controlling	-	-	-	-	(22,261)	(22,261)	-	(22,261)
interests share of dividend Partial disposal of a subsidiary	-	-	-	-	(40)	(40)	(10,100) 170	(10,100) 130
At 31 March 2015	1,113,042	258,985	39,603	3,758	702,794	2,118,182	418,413	2,536,595
At 1 July 2013	1,113,042	258,985	48,901	(45)	789,229	2,210,112	3,841	2,213,953
Total comprehensive income	-	-	2,656	2,106	20,993	25,755	1,547	27,302
Transaction with owners: Final dividend * Non-controlling	-	-	-	-	(22,261)	(22,261)	-	(22,261)
interests share of dividend Non-controlling interests arising from additional subscription of	-	-	-	-	-	-	(5,600)	(5,600)
shares in a subsidiary Partial disposal of a subsidiary	-	- -	-	-	- (149,147)	- (149,147)	13,144 399,147	13,144 250,000
At 31 March 2014	1,113,042	258,985	51,557	2,061	638,814	2,064,459	412,079	2,476,538

[#] In respect of financial year ended 30 June 2014

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 30 June 2014.

^{*} In respect of financial year ended 30 June 2013

(COMPANY NO: 3907-W)

UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2015 CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	FINANCIAL PERIOD ENDED	
	31/03/15 RM'000	31/03/14 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from operations	329,084	320,365
Payments for operating expenses (including taxes)	(267,827)	(249,568)
Other receipts	880	554
Net cash generated from operating activities	62,137	71,351
CASH FLOWS FROM INVESTING ACTIVITIES		
Sales of other investments	100,772	3,087
Sales of plant and machinery	100,772	20
Sales of properties	20,354	47,185
Partial disposal of equity interest in a subsidiary	130	250,000
Acquisition of plant and machinery	(2,867)	(1,115)
Acquisition of properties	(272,937)	(70,228)
Subscription of RPS in a joint venture	(2,700)	(3,060)
Acquisition of investments	-	(178,346)
Interest received	2,818	2,332
Dividend received	3,395	2,460
Other (payments)/receipts	(1,777)	11,975
Net cash (used in)/generated from investing activities	(152,812)	64,310
CASH FLOWS FROM FINANCING ACTIVITIES		
Issuance of share capital to non-controlling interests	_	13,145
Draw down of bank and other borrowings	175,471	15,750
Repayment of borrowings and loans	(46,652)	(67,496)
Dividend paid to shareholders of the Company	(22,261)	(22,261)
Dividend paid to	(==,==1)	(==,==1)
non-controlling interests of a subsidiary company	(10,100)	(5,600)
Interest paid	(24,336)	(22,227)
Other receipts/(payments)	278	(627)
Net cash generated from/(used in) financing activities	72,400	(89,316)
NET CHANGE IN CASH AND CASH EQUIVALENTS	(18,275)	46,345
EFFECTS OF EXCHANGE RATE CHANGES	2,580	(725)
OPENING CASH AND CASH EQUIVALENTS	116,058	62,524
CLOSING CASH AND CASH EQUIVALENTS	100,363	108,144
The closing cash and cash equivalents comprise the following:		
Deposits with licensed banks	83,260	104,667
Cash and bank balances	83,260 24,455	104,667
Bank overdrafts	(7,352)	(7,165)
Dank Overdians	100,363	108,144
	100,303	100,144

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the year ended 30 June 2014.

(COMPANY NO : 3907-W) Quarterly Report 31-03-2015

NOTES:

A1 The interim financial report is not audited and has been prepared in compliance with Malaysian Financial Reporting Standards (MFRS) 134 - Interim Financial Reporting and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial report should be read in conjunction with the audited financial statements of the Company for the year ended 30 June 2014, which were prepared under Malaysian Financial Reporting Standards. The explanatory notes attached to the interim financial statements provide an explanation of events and transactions which are significant for understanding the changes in the financial position and performance of the Company since the year ended 30 June 2014.

The accounting policies and methods of computations used in the preparation of the financial statements are consistent with those adopted in the audited financial statements for the year ended 30 June 2014.

The Group has not early adopted new or revised standards and amendments to standards that have been issued but not yet effective for the accounting period beginning 1 July 2014.

The initial application of the MFRSs, Amendments to MFRSs and IC Interpretations, which will be applied prospectively or which requires extended disclosures, is not expected to have any significant financial impact to the financial statements of the Group upon their first adoption.

- A2 The audit report of the Company's most recent annual audited financial statements did not contain any qualification.
- A3 Our principal business operations are not significantly affected by any seasonal or cyclical factors except for the gaming and recreation businesses that may be favourably impacted by the festive and school holiday seasons respectively.

NOTES (CONTINUED)

A4 a) There were no other unusual items as a result of their nature, size or incidence that had affected the financial statements for the financial quarter and period ended 31 March 2015 except for the following:

	Current	Financial
	Quarter	Period
	ended	ended
	31/03/15	31/03/15
	RM'000	RM'000
Amortisation of intangible assets	(275)	(826)
Reversal of impairment/(Impairment)		
in value of AFS quoted investments	1,301	(18,992)
Gain on disposal of investment properties	5,186	11,727
Gain on disposal of quoted investments	221	43,764
	6,433	35,673

- b) There were no material changes in estimates of amounts reported in the current financial quarter ended 31 March 2015.
- A5 There were no issuance and repayment of debts and equity securities, share buy-back, share cancellation, shares held as treasury shares and resale of treasury shares for the financial period ended 31 March 2015. In addition, none of the outstanding 415,982,348 Warrants 2008/2018 were exercised in the financial period ended 31 March 2015.
- A6 The Company did not pay any dividend in the financial quarter ended 31 March 2015. At the Company's Annual General Meeting held on 4 December 2014, the shareholders of the Company approved a single tier final dividend of 2 sen per ordinary share of RM1.00 each in respect of the financial year ended 30 June 2014. The Company paid this final dividend on 29 January 2015.
- A7 Segmental information for the financial period ended 31 March 2015:

		Inter -	
	External	segment	Total
<u>REVENUE</u>	RM '000	RM '000	RM '000
Property development and investment	111,015	-	111,015
Gaming and related activities	173,448	3,299	176,747
Hotel and recreation	25,076	-	25,076
Elimination: Intersegment revenue		(3,299)	(3,299)
Total revenue	309,539		309,539

NOTES (CONTINUED)

A7 Segmental information for the financial period ended 31 March 2015 (Contd.):

RESULTS	RM '000
Property development and investment	62,570
Gaming and related activities	15,724
Hotel and recreation	(7,611)
	70,683
Unallocated corporate expenses	(1,539)
Profit from operations	69,144
Other income	
- property development and investment	22,992
- gaming and related activities	5,582
- hotel and recreation	218
- unallocated	42,840
	71,632
	140,776
Other expenses	
- property development and investment	(4,340)
- gaming and related activities	(17,716)
- unallocated	(2,602)
	(24,658)
	116,118
Share of results after tax from joint ventures	(98)
Finance costs	(31,069)
Profit before tax	84,951
Income tax expense	(7,717)
Profit for the period	77,234

- A8 The valuation of land and buildings have been brought forward without amendment from the previous annual report.
- A9 There were no material events subsequent to the end of this current quarter that have not been reflected in the financial statements for this current financial quarter.

(COMPANY NO : 3907-W)

NOTES (CONTINUED)

- A10 There were no material changes in the composition of the Group for the financial period ended 31 March 2015 including business combination, acquisition or disposal of subsidiaries and long term investments, restructuring and discontinuing operations except for:
 - a) the subscription of 2,700 redeemable preference shares ("RPS") of RM0.01 nominal value in TREC Holdings Sdn Bhd (formerly known as Avant City Sdn Bhd) ("TREC") at an issue price of RM1,000 per RPS for a total consideration of RM2.7 million by Jernih Wiramas Sdn Bhd, a wholly owned subsidiary of the Company. The principal activity of TREC is property development and investment; and
 - b) the disposal by Berjaya Waterfront Sdn Bhd ("BWSB") of 18% equity interest in Jauhari Maksima Sdn Bhd ("JMSB") for a total cash consideration of RM130,001. BWSB is a wholly-owned subsidiary of Berjaya Times Square Sdn Bhd ("BTSSB") which in turn is a 80% owned subsidiary of the Company. Consequently, the equity interest of BWSB in JMSB is reduced to 52%.
- All There were no material changes in contingent liabilities or contingent assets since the last audited statement of financial position as at 30 June 2014.
- A12 The changes in capital commitments since the last audited statement of financial position as at 30 June 2014 are as follows:

At 30/06/1 00 RM'000	5/14
,431 192,0	2,032
- 67,8	7,857
,000 11,7	1,700
,431 271,5	1,589
)	- 6° 0,000 1

ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B1 For the Quarter

The Group registered a revenue of RM106.1 million and pre-tax profit of RM26.7 million in the current quarter ended 31 March 2015 as compared to a revenue of RM106.5 million and a pre-tax profit of RM34.5 million reported in the previous year corresponding quarter. The Group's revenue was comparable to the revenue reported in previous year corresponding quarter. The gaming business segment operated by Natural Avenue Sdn Bhd ("NASB") reported a 4% decrease in revenue despite having same number of draws. This was mitigated by higher rental income from property development and investment business segment.

NASB reported higher profit contribution, from lower prize payout despite having lower revenue. The property development and investment business segment also reported higher profit contribution from higher rental income. In spite of the aforementioned, the Group pre-tax profit for the current quarter under review was lower than the previous year corresponding quarter as the previous year corresponding quarter's profit had included higher gain on disposal of investment properties.

For the 9-month Period

For the financial period ended 31 March 2015, the Group registered a revenue of RM309.5 million and a pre-tax profit of RM85.0 million as compared to a revenue of RM312.9 million and a pre-tax profit of RM80.6 million reported in the previous year corresponding period. NASB reported lower revenue despite having higher number of draws in the current nine-month period. The decrease in revenue was mainly due to lower revenue from hotel and recreation business segment arising from lower occupancy rates. The aforementioned was partly mitigated by higher rental income from property development and investment business segment.

NASB reported lower profit contribution due to lower revenue and higher prize payout. The hotel and recreation business segment also reported lower profit contribution from lower occupancy rates. These were offset by the correspondingly higher profit contribution from the property development and investment business segment from higher revenue and higher gain registered on disposal of certain quoted investments (as disclosed in Note A4) despite the Group recording lower revenue.

B2 Third Quarter vs Preceding Second Quarter

For the current quarter under review, the Group registered a revenue of RM106.1 million which was comparable to the revenue of the preceding quarter ended 31 December 2014. The current quarter's pre-tax profit of RM26.7 million was lower than the pre-tax profit of RM48.4 million reported for the preceding quarter.

(COMPANY NO : 3907-W)

ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)

The higher revenue of NASB despite having lower number of draws in the quarter under review as compared to the preceding quarter has offset the lower revenue from hotel and recreation business segment arising from lower occupancy rates.

The Group reported lower pre-tax profit in the current quarter under review mainly due to higher gain registered on disposal of certain quoted shares amounting to RM42.0 million in the preceding quarter.

B3 <u>Future Prospects</u>

The implementation of the Goods and Services Tax in April 2015 and the falling crude oil prices as well as the lacklustre performance of the tourism industry may have an impact on the Malaysian economy. Despite this, the Directors expect the property investment and hotel and related businesses operated by BTSSB Group and the gaming business operated by NASB to maintain its occupancy rates and market share respectively going forward. The Directors envisage that the operating performance of the Group for the remaining financial quarter of the financial year ending 30 June 2015 will be challenging.

- B4 There is no profit forecast or profit guarantee for the financial period ended 31 March 2015.
- B5 The income tax expense for the financial quarter and period ended 31 March 2015 are detailed as follows:

	Current	Financial
	Quarter	Period
	ended	ended
	31/03/15	31/03/15
Malaysian taxation:	RM'000	RM'000
Current period provision	2,560	6,955
Under provision in prior years	58	58
Deferred tax	(62)	(130)
Real property gains tax	386_	834
	2,942	7,717

The disproportionate tax charge of the Group for the financial quarter and period ended 31 March 2015 was mainly due to the certain income not being subjected to tax and availability of unused tax losses and unabsorbed capital allowances.

ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)

- B6 Other than the outstanding proposals below, the Company does not have any other outstanding corporate proposals at the date of this announcement.
 - a) As disclosed in Note 44 in the Company's audited financial statements for the financial year ended 30 June 2013, BWSB had entered into a conditional sale and purchase agreement for the proposed acquisition by BWSB from Kelana Megah Sdn Bhd ("KMSB") of its intended lease interest in a parcel of vacant land measuring about 4.285 acres held under Lot No. PTB 20379, Bandar Johor Bahru, Daerah Johor Bahru, Negeri Johor for a cash consideration of RM27.99 million ("KMSB SPA").

The conditions precedent stipulated in the KMSB SPA are still pending.

- b) On 29 April 2015, the Company announced that its 80%-owned subsidiary, BTSSB has entered into a Deed of Novation cum Supplemental Agreement with MOL Properties Sdn Bhd ("MOL Properties") and Dunlop Estates Holdings Sdn Bhd ("Dunlop") for the proposed assumption of rights and obligations of MOL Properties under a sale and purchase agreement dated 2 July 2014 entered into between MOL Properties and Dunlop for the proposed acquisition of 76 unsold office units in Menara MSC Cyberport, Johor Bahru for a cash consideration of RM107.5 million. As at the date of this announcement, the proposed acquisition has not been completed.
- B7 The Group borrowings as at 31 March 2015 are as follows:

Secured:	RM'000
Short term bank borrowings	
- Denominated in Ringgit Malaysia	101,226
- Denominated in GBP (£8,000,000)	43,980
	145,206
Long term bank borrowings	
- Denominated in Ringgit Malaysia	166,087
- Denominated in GBP (£25,000,000)	137,438
	303,525
Senior bonds	158,811
Total borrowings	607,542

- B8 There was no pending material litigation since the date of the last audited statement of financial position to the date of this announcement.
- B9 The Board does not recommend any dividend in the current quarter (previous year corresponding quarter ended 31 March 2014 : Nil).

ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)

B10 The earnings/(loss) per share is calculated by dividing profit/(loss) attributable to owners of the Parent by the weighted average number of ordinary shares in issue:

	Current Quarter Ended			
	31/03/2015 RM'000	31/03/2014 RM'000	31/03/2015 Sen	31/03/2014 Sen
Profit/(Loss) for the quarter	18,961	(12,254)		
Weighted average number of ordinary shares ('000)	1,113,042	1,113,042		
Basic earnings/(loss) per share			1.70	(1.10)
	Financial Period Ended			
	31/03/2015 RM'000	31/03/2014 RM'000	31/03/2015 Sen	31/03/2014 Sen
Profit for the period	66,604	20,993		
Weighted average number of ordinary shares ('000)	1,113,042	1,113,042		
Basic earnings per share			5.98	1.89

No diluted earnings/(loss) per share is presented for the current financial quarter and period ended 31 March 2015 as the computation based on the outstanding warrants would have an antidilutive effect.

ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)

B11 Profit before tax is stated after charging/(crediting):

	Current Quarter ended 31/03/2015 RM'000	Financial Period ended 31/03/2015 RM'000
Interest income	(716)	(2,919)
Dividend income	(116)	(3,395)
Other income excluding dividend and interest income	(4,159)	(9,827)
Gain on disposal of investment properties	(5,186)	(11,727)
Depreciation of property, plant and equipment	2,890	8,588
Amortisation of intangible assets	275	826
Impairment loss on receivables	356	849
Gain on disposal of AFS quoted investments	(221)	(43,764)
(Reversal of impairment)/Impairment		
in value of AFS quoted investments	(1,301)	18,992
Provision for and write off of inventories	N/A	N/A
Foreign exchange loss	851	2,633
Gain or loss on derivatives	N/A	N/A

N/A denotes Not Applicable

B12 Realised and unrealised earnings of the Group is analysed as follows:

	As at 31/03/2015 RM'000	As at 30/06/2014 RM'000
Total retained earnings of the Company and its subsidiaries:		
- realised	536,915	485,601
- unrealised	770,636	775,828
	1,307,551	1,261,429
Less: Consolidation adjustments	(604,757)	(602,938)
Total group retained earnings as per financial statements	702,794	658,491

cc: Securities Commission