BERJAYA ASSETS BERHAD (COMPANY NO: 3907-W)

25 May 2016

UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2016

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(COMPANY NO: 3907-W)

UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2016 CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	<u>Group</u>		
	As at 31/03/16	As at 30/06/15 (Audited)	
	RM'000	RM'000	
NON-CURRENT ASSETS			
Property, plant and equipment	288,612	292,401	
Investment properties	2,462,783	2,475,216	
Land held for development	95,099	95,071	
Joint ventures	16,824	14,450	
Investments	171,623	170,835	
Intangible assets	155,175	156,002	
	3,190,116	3,203,975	
CURRENT ASSETS			
Inventories	196,474	196,603	
Receivables	32,420	35,692	
Tax recoverable	40	36	
Deposits with licensed banks	42,754	64,066	
Cash and bank balances	22,358	22,890	
	294,046	319,287	
TOTAL ASSETS	3,484,162	3,523,262	
EQUITY			
Share capital	1,113,042	1,113,042	
Share premium	258,985	258,985	
Reserves:			
Foreign currency translation reserve	7,026	7,178	
Available-for-sale ("AFS") reserve	36,486	25,416	
Retained earnings	844,898	708,901	
	888,410	741,495	
Equity attributable to owners of the parent	2,260,437	2,113,522	
Non-controlling interests	9,530	416,711	
Total equity	2,269,967	2,530,233	
NON-CURRENT LIABILITIES			
Long term bank borrowings	487,467	314,710	
Senior bonds	159,148	158,891	
Hire purchase liabilities	1,153	82	
Other long term liabilities	73,518	77,530	
Deferred tax liabilities	67,378	67,775	
	788,664	618,988	

(COMPANY NO: 3907-W)

UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2016 CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONT'D)

	<u>Group</u>		
	As at 31/03/16	As at 30/06/15	
		(Audited)	
	RM'000	RM'000	
CURRENT LIABILITIES			
Payables	172,840	126,409	
Short term bank borrowings	239,692	231,658	
Hire purchase liabilities	285	23	
Tax payable	12,714	15,951	
	425,531	374,041	
Total liabilities	1,214,195	993,029	
TOTAL EQUITY AND LIABILITIES	3,484,162	3,523,262	
Net assets per share attributable to ordinary			
owners of the parent (sen)	203	190	

(COMPANY NO: 3907-W)

UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2016 CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

	CURRENT QUARTER ENDED			FINANCIAI END	
	Note	31/03/16 RM'000	31/03/15 RM'000	31/03/16 RM'000	31/03/15 RM'000
Revenue		97,771	106,085	288,765	309,539
Operating expenses		(77,275)	(80,556)	(219,890)	(240,395)
Profit from operations		20,496	25,529	68,875	69,144
Other income	A4	1,013	14,827	16,566	71,632
Other expenses	A4	(6,967)	(4,280)	(21,999)	(24,658)
Share of results from joint ventures		(96)	266	(426)	(98)
Finance costs		(14,479)	(9,651)	(38,205)	(31,069)
(Loss)/Profit before tax		(33)	26,691	24,811	84,951
Income tax expense	В5	(1,846)	(2,942)	(7,354)	(7,717)
(Loss)/Profit net of tax		(1,879)	23,749	17,457	77,234
Attributable to:					
- Owners of the Parent		(2,539)	18,961	11,085	66,604
- Non-controlling interests		660	4,788	6,372	10,630
		(1,879)	23,749	17,457	77,234
(Loss)/Earnings per share (sen):					
Basic	B10	(0.23)	1.70	1.00	5.98
Diluted	B10	N/A	N/A	N/A	N/A

N/A denotes Not Applicable

The Condensed Consolidated Statement Of Profit or Loss should be read in conjunction with the audited financial statements for the year ended 30 June 2015.

(COMPANY NO: 3907-W)

UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2016 CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	CURRENT QUARTER ENDED		FINANCIAL PERIO ENDED	
	31/03/16 RM'000	31/03/15 RM'000	31/03/16 RM'000	31/03/15 RM'000
(Loss)/Profit net of tax	(1,879)	23,749	17,457	77,234
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	2,863	563	12,566	(6,397)
- Transfer to profit or loss upon disposal	-	(2,475)	(790)	(1,768)
Currency translation difference	(6,125)	615	(114)	1,430
Total comprehensive income	(5,141)	22,452	29,119	70,499
Attributable to:				
- Owners of the Parent	(5,801)	18,140	22,003	60,837
- Non-controlling interests	660	4,312	7,116	9,662
	(5,141)	22,452	29,119	70,499

BERJAYA ASSETS BERHAD (COMPANY NO: 3907-W)

UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2016 CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

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

		< N	on - distributa	ıble> Foreign	Distributable			
	Share Capital RM'000	Share Premium RM'000	AFS Reserve RM'000	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 2015	1,113,042	258,985	25,416	7,178	708,901	2,113,522	416,711	2,530,233
Total comprehensive income	-	-	11,070	(152)	11,085	22,003	7,116	29,119
Transactions with owners: Final dividend # Non-controlling interests share of dividend	-	-	-	-	(11,130)	(11,130)	(28,255)	(11,130) (28,255)
Acquisition of additional interests in a subsidiary company (Note A10)	-	-	-	-	136,042	136,042	(386,042)	(250,000)
At 31 March 2016	1,113,042	258,985	36,486	7,026	844,898	2,260,437	9,530	2,269,967
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	-	-	-	-	-	-	(10,100)	(10,100)
Partial disposal of a subsidiary company	-	-	-	-	(40)	(40)	170	130
At 31 March 2015	1,113,042	258,985	39,603	3,758	702,794	2,118,182	418,413	2,536,595

[#] In respect of financial year ended 30 June 2015

^{*} In respect of financial year ended 30 June 2014

(COMPANY NO : 3907-W)

UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 31 MARCH 2016 CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	FINANCIAL PERIOD ENDED	
	31/03/16 RM'000	31/03/15 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from operations	300,591	329,084
Payments for operating expenses (including taxes)	(239,021)	(267,827)
Other receipts	112	880
Net cash generated from operating activities	61,682	62,137
CASH FLOWS FROM INVESTING ACTIVITIES		
Sales of other investments	1,205	100,772
Sales of plant and machinery	1	, -
Sales of properties	7,000	20,354
Partial disposal of equity interest in a subsidiary company	-	130
Acquisition of plant and machinery	(3,734)	(2,867)
Additions to land held for development/acquisition of properties	(28)	(272,937)
Additions to investment properties	(3,113)	-
Subscription of RPS in a joint venture	(3,000)	(2,700)
Acquisition of additional equity interest in a subsidiary company	(250,000)	-
Interest received	2,065	2,818
Dividend received	1,626	3,395
Other payments	-	(1,777)
Net cash used in investing activities	(247,978)	(152,812)
CASH FLOWS FROM FINANCING ACTIVITIES		
Drawdown of bank and other borrowings	271,243	175,471
Repayment of borrowings and loans	(62,211)	(46,652)
Dividend paid to shareholders of the Company	(11,130)	(22,261)
Dividend paid to		
non-controlling interests of a subsidiary company	(3,255)	(10,100)
Interest paid	(32,022)	(24,336)
Payment of hire purchase liabilities	(79)	-
Placements in banks as security pledged for borrowings	24,299	-
Other receipts	165	278
Net cash generated from financing activities	187,010	72,400
NET CHANGE IN CASH AND CASH EQUIVALENTS	714	(18,275)
EFFECTS OF EXCHANGE RATE CHANGES	(501)	2,580
OPENING CASH AND CASH EQUIVALENTS	16,188	116,058
CLOSING CASH AND CASH EQUIVALENTS	16,401	100,363
The closing cash and cash equivalents comprise the following:		
Deposits with licensed banks	42,754	83,260
Cash and bank balances	22,358	24,455
- ···· ·· ··· · ··· · · ··· ·	65,112	107,715
Less:	•	,
Bank overdrafts	(9,943)	(7,352)
Cash and cash equivalent restricted in usage	(38,768)	
-	16,401	100,363

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the year ended 30 June 2015.

(COMPANY NO : 3907-W)

Quarterly Report 31-03-2016

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 2015, 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 2015.

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 2015.

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 2015.

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 2016 except for the following:

	Current	Financial
	Quarter	Period
	ended	ended
	31/03/16	31/03/16
	RM'000	RM'000
Amortisation of intangible assets	(275)	(826)
Impairment in value of AFS quoted investments	(2,539)	(10,594)
Gain on disposal of investment properties	-	3,934
Gain on disposal of quoted investments	-	790
	(2,814)	(6,696)

- b) There were no material changes in estimates of amounts reported in the current financial period ended 31 March 2016.
- 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 year ended 31 March 2016. In addition, none of the outstanding 415,982,348 Warrants 2008/2018 were exercised in the financial period ended 31 March 2016.
- At the Company's Annual General Meeting held on 27 November 2015, the shareholders of the Company approved a single tier final dividend of 1 sen per ordinary share of RM1.00 each in respect of the financial year ended 30 June 2015. The said final dividend was paid on 28 January 2016.
- A7 Segmental information for the financial period ended 31 March 2016:

		Inter -	
	External	segment	Total
REVENUE	RM '000	RM '000	RM '000
Property development and investment	116,922	-	116,922
Gaming and related activities	147,134	2,844	149,978
Hotel and recreation	24,709	-	24,709
Elimination: Intersegment revenue		(2,844)	(2,844)
Total revenue	288,765		288,765

NOTES (CONTINUED)

A7 Segmental information for the financial period ended 31 March 2016 (Contd.):

RESULTS	RM '000
Property development and investment	64,117
Gaming and related activities	16,658
Hotel and recreation	(8,955)
	71,820
Unallocated corporate expenses	(2,945)
Profit from operations	68,875
Other income	
- property development and investment	7,214
- gaming and related activities	2,128
- hotel and recreation	143
- unallocated	7,081
	16,566
	85,441
Other expenses	
- property development and investment	(1,937)
- gaming and related activities	(9,791)
- hotel and recreation	(20)
- unallocated	(10,251)
	(21,999)
	63,442
Share of results after tax from joint ventures	(426)
Finance costs	(38,205)
Profit before tax	24,811
Income tax expense Profit for the period	(7,354)
Profit for the period	17,457

- 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.

NOTES (CONTINUED)

- A10 There were no material changes in the composition of the Group for the financial period ended 31 March 2016 including business combination, acquisition or disposal of subsidiaries and long term investments, restructuring and discontinuing operations except for:
 - a) the acquisition of additional 20% equity interest in BTSSB for a total cash consideration of RM250.0 million or at RM1.67 per BTSSB share. Consequently, BTSSB is now a wholly owned subsidiary of the Company.
 - b) the subscription of 3,000 redeemable preference shares ("RPS") of RM0.01 nominal value in TREC Holdings Sdn Bhd ("TREC") at an issue price of RM1,000 per RPS for a total consideration of RM3.0 million by Jernih Wiramas Sdn Bhd, a wholly owned subsidiary of the Company. The principal activity of TREC is property development and investment; and
 - c) the acquisition of 100% equity interest comprising 2 ordinary shares of RM1.00 each in Aroma Kiara Sdn Bhd ("AKSB") for a total cash consideration of RM2.00. AKSB is currently dormant and the intended principal activity is investment holding.
- A11 There were no material changes in contingent liabilities or contingent assets since the last audited statement of financial position as at 30 June 2015.
- A12 The changes in capital commitments since the last audited statement of financial position as at 30 June 2015 are as follows:

	At 31/03/16 RM'000	At 30/06/15 RM'000
Capital expenditure approved and contracted for	27,431	27,431
Proposed RPS subscription in a joint venture		6,150
	27,431	33,581

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

B1 In the previous quarters, revenue from gaming business segment was recognised based on ticket sales net of gaming tax but inclusive of Malaysian Goods and Services Tax ("GST"). With effect from the current quarter, revenue from gaming business segment has been adjusted to net of gaming tax as well as GST on gaming supply. The GST was previously classified under Cost of Sales.

For the Quarter

The Group registered a revenue of RM97.8 million and pre-tax loss of RM0.03 million in the current quarter ended 31 March 2016 as compared to a revenue of RM106.1 million and a pre-tax profit of RM26.7 million reported in the previous year corresponding quarter. The lower Group revenue was mainly due to the gaming business segment operated by Natural Avenue Sdn Bhd ("NASB") being impacted by rampant illegal gaming activities and the effect of GST as NASB's revenue is currently presented net of GST. This was partly mitigated by the hotel and recreation business segment which reported an increase in revenue mainly due to the commencement of food and beverage business (Greyhound Cafe) by Berjaya Assets Food (BAF) Sdn Bhd. The revenue from property development and property investment business segment for this quarter was comparable to the previous year corresponding quarter.

The Group incurred a pre-tax loss for the current quarter under review as compared to the previous year corresponding quarter mainly due to the lower profit contribution by NASB from lower revenue, higher prize payout and the effect of GST, higher operating expenses incurred by both the property development and property investment business segment and hotel and recreation business segment and higher finance costs. In addition, the Group registered a gain on disposal of certain quoted shares and investment properties amounting to about RM5.4 million in the previous year corresponding quarter.

For the 9-month Period

For the cumulative nine months ended 31 March 2016, the Group registered a revenue of RM288.8 million and a pre-tax profit of RM24.8 million as compared to a revenue of RM309.5 million and a pre-tax profit of RM85.0 million reported in the previous year corresponding period. The drop in revenue was mainly due to lower revenue generated from NASB which was impacted by rampant illegal gaming activities and the effect of GST and lower revenue from the hotel and recreation business segment with lower average room rates reported. The aforementioned was partly mitigated by higher rental income from property development and investment business segment.

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

The Group reported lower pre-tax profit in the current 9-month period under review primarily due to the impact of higher operating expenses incurred by the property development and property investment business segment and hotel and recreation business segment and higher finance costs. Despite reporting lower revenue, the profit contribution from NASB was 10% higher than the previous year corresponding period due to lower prize payout. In addition, the Group registered higher gain on disposal of certain quoted shares and investment properties in the previous year corresponding period.

B2 Third Quarter vs Preceding Second Quarter

For the current quarter under review, the Group registered a marginally higher revenue of RM97.8 million compared to the revenue of RM95.5 million in the preceding quarter ended 31 December 2015. Despite reporting a higher revenue in the current quarter, the Group has registered a pre-tax loss of RM0.03 million compared to a pre-tax profit RM7.0 million reported for the preceding quarter.

NASB has reported a higher revenue in the quarter under review as compared to the preceding quarter with the same number of draws. Both the property development and property investment business segment and hotel and recreation business segment reported lower revenue from lower occupancy rate and lower ticket sales mainly due to the end of school holidays and year end festive season.

The pre-tax loss reported in the current quarter under review was mainly due to higher prize payout from NASB coupled with higher finance cost and higher operating expenses incurred from other business segments compared to preceding quarter.

B3 Future Prospects

The implementation of the Goods and Services Tax in April 2015 and the continued poor crude oil prices as well as the lacklustre performance of the tourism industry and the weakening Ringgit Malaysia do have an impact on the Malaysian economy. Despite the aforesaid, 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 quarter in financial year ending 30 June 2016 will be challenging.

B4 There is no profit forecast or profit guarantee for the financial period ended 31 March 2016.

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

B5 The income tax expense for the financial quarter and period ended 31 March 2016 are detailed as follows:

	Current	Financial
	Quarter	Period
	ended	ended
	31/03/16	31/03/16
Malaysian taxation:	RM'000	RM'000
Current period provision	1,585	7,138
Under provision in prior years	196	157
Deferred tax	(41)	(397)
Real property gains tax	36	98
Withholding tax	70	358
	1,846	7,354

The disproportionate tax charge of the Group for the financial period ended 31 March 2016 was mainly due to certain expenses being disallowed for tax purposes and non-availability of the Group tax relief in respect of losses incurred by certain subsidiary companies.

B6 Other than the outstanding proposals below, the Company does not have any other outstanding corporate proposals at the date of this announcement.

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 KMSB SPA has been mutually extended to 9 April 2017 by BWSB and KMSB as the conditions precedent stipulated in the KMSB SPA are still pending.

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

B7 The Group borrowings as at 31 March 2016 are as follows:

Secured:	RM'000
Short term bank borrowings	
- Denominated in Ringgit Malaysia	216,369
- Denominated in GBP (£4,125,000)	23,323
	239,692
Long term bank borrowings	
- Denominated in Ringgit Malaysia	324,207
- Denominated in GBP (£28,875,000)	163,260
	487,467
Senior bonds	159,148
Total borrowings	886,307

- 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 2015 : Nil).
- 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:

	31/03/2016 RM'000	Current Qu 31/03/2015 RM'000	31/03/2016 Sen	31/03/2015 Sen
(Loss)/Profit for the quarter	(2,539)	18,961		
Weighted average number of ordinary shares ('000)	1,113,042	1,113,042		
Basic (loss)/earnings per share			(0.23)	1.70

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

	Financial Period Ended			
	31/03/2016	31/03/2015	31/03/2016	31/03/2015
	RM'000	RM'000	Sen	Sen
Profit for the period	11,085	66,604		
Weighted average number of				
ordinary shares ('000)	1,113,042	1,113,042		
Basic earnings per share			1.00	5.98

No diluted earnings/(loss) per share is presented for the current financial quarter and period ended 31 March 2016 as the computation based on the outstanding warrants would have an antidilutive effect.

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

	Current	Financial
	Quarter	Period
	ended	ended
	31/03/2016	31/03/2016
	RM'000	RM'000
Interest income	(462)	(2,207)
Dividend income	(50)	(1,650)
Other income excluding dividend and interest income	(496)	(1,576)
Gain on disposal of investment properties	-	(3,934)
Depreciation of property, plant and equipment	2,966	8,814
Amortisation of intangible assets	275	826
Impairment loss on receivables	1,018	3,050
Gain on disposal of AFS quoted investments	-	(790)
Impairment in value of AFS quoted investments	2,539	10,594
Provision for and write off of inventories	N/A	N/A
Foreign exchange loss	4,140	4,154
Gain or loss on derivatives	N/A	N/A

N/A denotes Not Applicable

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

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

	As at 31/03/2016 RM'000	As at 30/06/2015 RM'000
Total retained earnings of the Company and its subsidiaries:		
- realised	537,377	525,857
- unrealised	784,390	786,359
	1,321,767	1,312,216
Less: Consolidation adjustments	(476,869)	(603,315)
Total group retained earnings as per financial statements	844,898	708,901

cc: Securities Commission