

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD ENDED 30 NOVEMBER 2014**

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	Current Year Quarter	Preceding Year Corresponding Quarter	Current Year To Date	Preceding Year Corresponding Period
	30/11/2014 RM'000	30/11/2013 RM'000	30/11/2014 RM'000	30/11/2013 RM'000
Revenue	5,351	5,017	10,483	12,945
Cost of sales	(700)	(1,149)	(2,251)	(4,346)
Gross profit	4,651	3,868	8,232	8,599
Other operating income	3,766	4,699	4,171	25,748
Distribution costs	(2,292)	(151)	(2,067)	(274)
Administration expenses	(3,881)	(2,691)	(5,564)	(5,316)
Other operating expenses	(782)	(556)	(1,254)	(991)
Profit from operations	1,462	5,169	3,518	27,766
Finance costs	(1,341)	(1,240)	(2,670)	(2,493)
Profit before tax	121	3,929	848	25,273
Income tax expense	-	(241)	-	(512)
Net profit for the period	121	3,688	848	24,761
Attributable to:				
Owners of the Company	150	3,701	866	24,789
Non-controlling interests	(29)	(13)	(18)	(28)
Net profit for the period	121	3,688	848	24,761
Other comprehensive income, net of tax				
Available-for-sale financial assets				
- Gain on fair value changes	(17)	41	(10)	49
- Reclassification adjustments relating to derecognition	-	-	-	-
Exchange differences on translation of financial statements of foreign subsidiaries	(5)	1	(2)	(2)
Total comprehensive income for the period	99	3,730	836	24,808
Total comprehensive income for the period				
Attributable to:				
Owners of the Company	128	3,743	854	24,836
Non-controlling interests	(29)	(13)	(18)	(28)
	99	3,730	836	24,808
Basic earnings per ordinary share (sen)	0.02	0.57	0.13	3.81
Diluted earnings per ordinary share (sen)	0.02	N/A	0.12	N/A

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Statements for the financial year ended 31 May 2014.

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 NOVEMBER 2014**

	(Unaudited) 30/11/2014 RM'000	(Audited) 31/5/2014 RM'000
Non-current assets		
Plant and equipment	6,167	5,029
Investment properties	381,556	381,561
Other financial assets	2,378	2,348
	<u>390,101</u>	<u>388,938</u>
Current assets		
Inventories	8	8
Property development costs	53,387	24,710
Trade receivables	3,546	3,095
Other receivables, deposits and prepayments	26,733	19,208
Tax recoverable	70	70
Fixed deposits with licensed banks	18,444	1,734
Cash and bank balances	3,101	2,785
	<u>105,289</u>	<u>51,610</u>
TOTAL ASSETS	<u>495,390</u>	<u>440,548</u>
Equity		
Share capital	73,015	325,074
Reserves	128,184	(144,729)
Equity attributable to owners of the Company	<u>201,199</u>	<u>180,345</u>
Non-controlling interests	<u>13,923</u>	<u>13,941</u>
Total equity	<u>215,122</u>	<u>194,286</u>
Non current liabilities		
Hire purchase liabilities	679	344
Borrowings	133,277	115,183
Deferred tax liability	2,781	2,781
	<u>136,737</u>	<u>118,308</u>
Current liabilities		
Trade payables	19,919	5,445
Other payables and accruals	87,504	86,602
Hire purchase liabilities	199	102
Borrowings	5,426	4,620
Tax payable	30,483	31,185
	<u>143,531</u>	<u>127,954</u>
TOTAL EQUITY AND LIABILITIES	<u>495,390</u>	<u>440,548</u>
Net assets per share attributable to ordinary equity holders of the Company (RM)	0.2756	0.2774

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Financial Statements for the financial year ended 31 May 2014.

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 30 NOVEMBER 2014**

	Share capital RM'000	Share premium RM'000	Warrant reserve RM'000	Fair value adjustment reserve RM'000	Foreign exchange translation reserve RM'000	Retained profits/ (Accumulated losses) RM'000	Equity attributable to owners of the Company RM'000	Non-controlling interests RM'000	Total equity RM'000
Balance as at 1 June 2014	325,074	295,727	-	812	7	(441,275)	180,345	13,941	194,286
Net profit for the period	-	-	-	-	-	866	866	(18)	848
Other comprehensive loss for the period	-	-	-	(10)	(2)	-	(12)	-	(12)
Total comprehensive income for the period	-	-	-	(10)	(2)	866	854	(18)	836
Capital reduction	(260,059)	-	-	-	-	260,059	-	-	-
Share premium reduction	-	(270,238)	-	-	-	270,238	-	-	-
	65,015	25,489	-	802	5	89,888	181,199	13,923	195,122
Private placement	8,000	7,801	4,199	-	-	-	20,000	-	20,000
Balance as at 30 November 2014	73,015	33,290	4,199	802	5	89,888	201,199	13,923	215,122
Balance as at 1 June 2013	325,074	295,727	-	838	10	(471,382)	150,267	13,528	163,795
Net profit for the period	-	-	-	-	-	24,789	24,789	(28)	24,761
Other comprehensive income for the period	-	-	-	49	(2)	-	47	-	47
Total comprehensive income for the period	-	-	-	49	(2)	24,789	24,836	(28)	24,808
Balance as at 30 November 2013	325,074	295,727	-	887	8	(446,593)	175,103	13,500	188,603

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Statements for the financial year ended 31 May 2014.

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 30 NOVEMBER 2014**

	6 months ended 30/11/2014 RM'000	6 months ended 30/11/2013 RM'000
Cash flows from/(used in) operating activities		
Profit before tax	848	25,273
Adjustments for :		
- Non-cash items	591	500
- Non-operating items	<u>(854)</u>	<u>(23,017)</u>
Operating profit before working capital changes	585	2,756
Changes in working capital		
- Inventories	-	(2)
- Trade and other receivables	(4,808)	9,694
- Trade and other payables	15,238	(6,341)
- Development costs	(28,677)	1,800
- Designated bank accounts for repayment of borrowings	<u>(71)</u>	<u>-</u>
Cash (used in)/generated from operations	(17,733)	7,907
- Income tax paid	<u>(702)</u>	<u>(1,913)</u>
Net cash (used in)/from operating activities	(18,435)	5,994
Cash flows from/(used in) investing activities		
- Increase in fixed deposits pledged	(1,502)	-
- Net dividend/interest received	159	49
- Proceeds from disposal of property, plant and equipment/ other financial assets	158	-
- Purchase of property, plant and equipment	<u>(1,227)</u>	<u>(300)</u>
Net cash used in investing activities	(2,412)	(251)
Cash flows from/(used in) financing activities		
- Proceeds from private placement	20,000	-
- Proceeds from term loan	19,291	-
- Interest paid	(2,529)	(2,493)
- Net repayment of hire purchase liabilities	(71)	(49)
- Net repayment of borrowings/loan capitalisation	<u>(391)</u>	<u>(1,941)</u>
Net cash from/(used in) financing activities	36,300	(4,483)
Net increase in cash and cash equivalents	15,453	1,260
Effects of exchange rate changes	-	(2)
Cash and cash equivalents at beginning of period	1,515	845
Cash and cash equivalents at end of period	16,968	2,103
Cash and cash equivalents comprise:		
	RM'000	RM'000
Cash and bank balances	3,101	2,103
Fixed deposits with licensed banks	<u>18,444</u>	<u>511</u>
	21,545	2,614
Less : Fixed deposits pledged	(3,236)	(511)
Less : Designated bank accounts for repayment of borrowings	<u>(1,341)</u>	<u>-</u>
	16,968	2,103

The Condensed Consolidated Cash Flow Statements should be read in conjunction with the Annual Financial Statements for the year ended 31 May 2014.

**NOTES TO THE INTERIM FINANCIAL REPORT
FOR THE PERIOD ENDED 30 NOVEMBER 2014**

A. DISCLOSURE REQUIREMENTS AS PER FRS 134

1. Basis of Preparation

The interim financial report is unaudited and has been prepared in accordance with requirements of FRS 134: Interim Financial Reporting and the applicable disclosure provisions of the Listing Requirements of the Bursa Malaysia Securities Berhad.

The interim financial report has been prepared in accordance with the same accounting policies adopted in 2014 annual financial statements.

The interim financial report should be read in conjunction with the audited financial statements of the Group for the year ended 31 May 2014. The explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the year ended 31 May 2014.

2. Significant Accounting Policies

The significant accounting policies adopted are consistent with those of the audited financial statements for the year ended 31 May 2014.

3. Qualification of Audit Report

The audit report of the financial statements of the Group for the financial year ended 31 May 2014 was not qualified.

4. Seasonal or Cyclical Factors

There are no seasonal factors affecting the Group performance.

5. Material Changes in Estimates

There were no material changes in estimates that have had a material effect in the financial period to-date results.

6. Debt and Equity Securities

Save for the issuance of 80,000,000 new ordinary shares of RM0.10 each and 136,000,000 warrants pursuant to the Private Placement With Warrants at an issue price of RM0.25 per share together with 65,013,983 free warrants pursuant to the Free Warrants Issue which were approved by the shareholders on 20 June 2014, there were no cancellation, repurchases, resale and repayments of debts and equity securities during the financial period to-date.

A. DISCLOSURE REQUIREMENTS AS PER FRS 134

7. Dividends Paid

There were no dividends paid during the financial period to-date.

8. Segmental Reporting

	Gross Operating Revenue RM'000	Profit/(Loss) Before Tax RM'000
Property Investment	9,748	5,875
Property Management	720	(78)
Property Development	-	(2,421)
Investment and Others	747	142
	<u>11,215</u>	<u>3,518</u>
Elimination Inter-Group	(732)	-
Financing Costs	-	(2,670)
	<u>10,483</u>	<u>848</u>

9. Valuation of Property, Plant & Equipment

The valuation of land and building has been brought forward, without amendments from the previous annual report.

10. Material Subsequent Events

There were no material events subsequent to the end of the interim period to 20 January 2015 (being the last practicable date which is not earlier than 7 days from the date of issue of this quarterly report) that have not been reflected in the financial statements for the financial period ended 30 November 2014.

11. Effect of Changes in the Composition of the Group

There were no changes in the composition of the Group during the current interim period.

12. Changes in Contingent Liabilities/Contingent Assets

The following contingent liabilities have not been provided for in the financial statements, as it is not anticipated that any material liabilities will arise from these contingencies:

	30/11/2014 RM'000
Bank guarantee issued for utility companies	<u>522</u>

B. ADDITIONAL DISCLOSURE PURSUANT TO CHAPTER 9, PART K OF THE LISTING REQUIREMENTS OF THE BURSA MALAYSIA SECURITIES BERHAD

1. Review of Performance

The Group achieved a profit before tax of RM0.8 million against a revenue of RM10.5 million for the six month period ended 30 November 2014 which was contributed mainly from recurring income from the two retail malls of the Group in Seri Kembangan, Selangor and Segamat, Johor.

The Group's profit before tax for the current year to date was lower at RM0.8 million as compared to RM25.3 million in the previous year corresponding period primarily due to waiver of financial liability and allowance for doubtful debts no longer required during the said period.

2. Variation of Results against Preceding Quarter

The Group's revenue for the current quarter at RM5.4 million was marginally higher than the preceding quarter of RM5.1 million. The Group recorded a lower profit before tax of RM0.1 million in the current quarter, compared to RM0.7 million in the preceding quarter mainly due to initial sales and marketing expenses incurred in promoting the Upper East @ Tiger Lane project in Ipoh, Perak.

3. Current Year's Prospects

On 21 May 2014, the Group through its wholly-owned subsidiary, Curah Bahagia Sdn Bhd ("CBSB"), acquired a piece of prime vacant freehold land measuring approximately 7.6 acres situated at Jalan Kelab Golf, Ipoh, Perak. The development known as "Upper East @ Tiger Lane" will consist of five blocks of high end 12-storey condominiums comprising 529 units with a projected gross development value of RM302 million and projected profit before interest and tax of RM82 million. The development has been successfully launched in December 2014 and the Group expects part of the profit contribution will come on stream in the second half of the financial year.

The Group's other acquisition of 61.58 acres of prime freehold land in Ulu Kelang, Selangor was approved by shareholders at the Extraordinary General Meeting ("EGM") held on 20 June 2014. Application for development order has been submitted.

Rental income under the Property Investment Division, derived from the Group's two retail malls will form a substantial source of recurring income for the Group.

4. Variance of Profit Forecast / Profit Guarantee

Not applicable.

B. ADDITIONAL DISCLOSURE PURSUANT TO CHAPTER 9, PART K OF THE LISTING REQUIREMENTS OF THE BURSA MALAYSIA SECURITIES BERHAD

5. Notes to the Consolidated Statement of Comprehensive Income

	Current Quarter Ended 30/11/2014 RM'000	Comparative Quarter Ended 30/11/2013 RM'000	6 months cumulative 30/11/2014 RM'000	6 months cumulative 30/11/2013 RM'000
Profit before tax is arrived at after charging/(crediting) :				
Interest income	(141)	(11)	(159)	(15)
Finance costs				
- Interest expense	1,270	1,240	2,529	2,493
- Amortisation of financial liabilities carried at amortised cost	71	-	141	-
Bad debts written off	5	-	5	-
Depreciation of plant and equipment	322	258	591	500
Tax penalty interest	859	-	1,722	-
Reversal of over provision of RPGT and tax penalty interest	-	-	(2,127)	-
Waiver of term loan liabilities	-	-	-	(16,000)
Writeback of provision for receivables	(3,208)	(4,542)	(3,208)	(9,463)
Foreign exchange loss/(gain)	(7)	1	(4)	(2)

6. Income Tax Expense

	Current Quarter Ended 30/11/2014 RM'000	Cumulative Year To-Date 30/11/2014 RM'000
Current income tax :		
- Malaysian tax	-	-
Deferred tax		
- Malaysian tax	-	-
Income tax expense	-	-

B. ADDITIONAL DISCLOSURE PURSUANT TO CHAPTER 9, PART K OF THE LISTING REQUIREMENTS OF THE BURSA MALAYSIA SECURITIES BERHAD

7. Status of Corporate Proposals Announced

(a) Corporate Proposal

Save for the following, there are no other corporate proposals announced by the Company but not completed as at 20 January 2015 (being the last practicable date which is not earlier than 7 days from the date of issue of this quarterly report).

The following proposal was approved at the EGM held on 20 June 2014 :-

Proposed acquisition by CBSB from Zurich Insurance Malaysia Berhad ("ZIMB"), of two pieces of freehold land held under H.S. (D) 24220, P.T. No. 14250 and H.S. (M) 10339, P.T. No. 14251 Tempat 5 ½ Mile Ulu Kelang, both within Mukim Ulu Kelang, Daerah Gombak, Negeri Selangor measuring a total area of approximately 61.58 acres, for a total cash consideration of RM145.0 million ("Acquisition").

On 31 December 2014, CBSB has been granted one month extension by ZIMB to complete the Acquisition pending further clarification and information from the relevant authorities on a planned elevated highway which, may affect certain parts of the lands.

(b) Utilisation of Proceeds

The status of utilisation of the gross proceeds from the Private Placement With Warrants as at 20 January 2015 is as follows :

Description	Expected utilisation time frame upon receipt of proceeds	Proposed Utilisation	Actual Utilisation	Balance
		RM'000	RM'000	RM'000
Upgrading of investment properties	Within 24 months	7,000	183	6,817
Business expansion	Within 24 months	9,000	1,329	7,671
Repayment of bank borrowings	Within 12 months	1,500	1,500	-
Working capital	Within 12 months	1,900	1,900	-
Estimated expenses relating to the Proposals	Within 6 months	600	600	-
Total		20,000	5,512	14,488

B. ADDITIONAL DISCLOSURE PURSUANT TO CHAPTER 9, PART K OF THE LISTING REQUIREMENTS OF THE BURSA MALAYSIA SECURITIES BERHAD

8. Group Borrowings and Debt Securities

Total Group borrowings as at 30 November 2014 are as follows:

	Secured RM'000	Unsecured RM'000	Total RM'000
Long-Term Borrowings			
Amount repayable after twelve months	133,277	-	133,277
	<u>133,277</u>	<u>-</u>	<u>133,277</u>
Short-Term Borrowings			
Current portion of long term borrowings	4,426	-	4,426
Non-Convertible Redeemable Preference Shares	-	1,000	1,000
	<u>4,426</u>	<u>1,000</u>	<u>5,426</u>
Total Group Borrowings	<u>137,703</u>	<u>1,000</u>	<u>138,703</u>

9. Changes in Material Litigation

Further to the disclosure in the previous quarter's report on material litigation, the changes in material litigation as at 20 January 2015 (being the last practicable date which is not earlier than 7 days from the date of issue of this quarterly report) are as follows:

- (i) *Jiddi Joned Enterprises Sdn Bhd and 3 other subsidiary companies v Yeng Chong Realty Sdn Bhd (“1st Defendant”) / Louis KH Wong (“2nd Defendant”)*

The Court of Appeal has on 25 February 2008 allowed the Plaintiffs' appeal against the striking out of the Plaintiffs' suit by the 1st Defendant. The matter was reinstated in the High Court and fixed for full trial. However, as a winding up order was made against the 1st Defendant, the suit has been stayed until the sanction to proceed is obtained from the winding up court. However, on 19 April 2011, the Defendant's solicitor has obtained a stay against the winding up order and the matter proceeded with trial on 7 to 9 December 2011. The Court allowed the Plaintiffs' claim against the 1st Defendant and dismissed the action against the 2nd Defendant. The Plaintiffs have on 20 December 2012 served the Notice of Demand pursuant to Section 218 on the 1st Defendant. Both the Plaintiffs and 1st Defendant had filed appeal to the Court of Appeal respectively. The Plaintiffs' appeal against the decision in respect of the 2nd Defendant was allowed and damages are to be assessed. The Court of Appeal has fixed 18 February 2015 for continued hearing.

B. ADDITIONAL DISCLOSURE PURSUANT TO CHAPTER 9, PART K OF THE LISTING REQUIREMENTS OF THE BURSA MALAYSIA SECURITIES BERHAD

9. Changes in Material Litigation (Cont'd)

In respect of the litigation cases stated below, for accounting purposes, all the amounts owed have been provided for in the financial statements.

(ii) 24 purchasers of South City Plaza v Pujian Development Sdn Bhd ("Pujian")

The High Court has allowed the Plaintiffs' claims to rescind the sale and purchase agreements and Pujian has filed an appeal to the Court of Appeal. The Court of Appeal dismissed Pujian's appeal with cost on 3 October 2011. Plaintiffs filed application for assessment of damages at the High Court. The Court proceeded with trial on 4 November 2014 and to be continued on 17, 18 and 19 March 2015.

(iii) The Government of Malaysia (Inland Revenue Board) ("IRB") v Mudek Sdn Bhd ("Mudek")

Mudek was successful in its application to set aside the judgement in default obtained earlier by IRB. The court has dismissed IRB's application to renew the summons with costs on 3 October 2007. IRB has since filed and served a fresh writ of summons of which the defence has been filed by Mudek on 22 May 2008. IRB applied for summary judgement and was allowed by the court on 14 January 2011. Our appeal to the Court of Appeal was allowed on 25 February 2013 and the case was referred to the High Court. IRB then filed an application for leave at Federal Court to seek an order to appeal to Federal Court against the decision of the Court of Appeal. Federal Court allowed IRB's leave to appeal. The case is now pending the hearing of IRB's appeal in Federal Court.

(iv) Yeng Chong Realty Bhd ("Yeng Chong") v Tenaga Nasional Bhd ("TNB"), Mudek and Berembang

Yeng Chong has also applied for an injunction against TNB to prevent TNB from entering into the property and making compensation to Mudek and Berembang, the injunction of which was refused on 27 September 2006. Yeng Chong has since filed an appeal against the decision but has withdrawn it on 12 April 2010. Both our applications to transfer proceedings to Kuala Lumpur and for leave to file Rejoinder were dismissed by the Court with costs. Our application to strike out the Plaintiff's claim was dismissed and we have filed an appeal to the Court of Appeal which was dismissed on 17 November 2014. Pursuant to the dismissed appeal, the High Court has fixed 28 January 2015 for trial.

B. ADDITIONAL DISCLOSURE PURSUANT TO CHAPTER 9, PART K OF THE LISTING REQUIREMENTS OF THE BURSA MALAYSIA SECURITIES BERHAD

9. Changes in Material Litigation (Cont'd)

(v) *IRB v Tashima Development Sdn Bhd ("Tashima")*

IRB commenced action against Tashima for income tax outstanding for assessment years 2001 and 2002. The court has allowed the Plaintiff's summary judgement application on 12 February 2008. Tashima's appeal against the said decision was dismissed on 18 July 2013. Our stay of execution application was dismissed by the Senior Assistant Registrar and Tashima's appeal to the High Court in relation to the stay application has been dismissed. On 2 June 2014, our appeal was dismissed by the Court of Appeal. In respect of tax assessment for the year 2000, IRB has sent a Notice of Demand of which Tashima has commenced instalment payments towards the outstanding income tax.

(vi) *IRB v Pujian*

IRB has obtained summary judgement for 4 separate legal suits against Pujian for outstanding income tax for assessment years 1998 – 2000, 2001 and 2004 including penalties. Pujian's appeals have been dismissed by the Courts. Pujian has commenced instalment payments towards the outstanding income tax.

(vii) *IRB v Sawitani Sdn Bhd ("Sawitani")*

IRB filed a suit against Sawitani for real property gains tax outstanding for assessment year 2000. IRB filed an application for summary judgement which was allowed on 27 September 2011. Sawitani's appeal to the Court of Appeal was dismissed on 15 May 2012.

(viii) The Company was served with a writ of summons by a co-operative based on an alleged Profit Guarantee Agreement for the sum of RM1.5 million. The court had allowed the Company's application to strike out the summons on 19 September 2012. The plaintiff subsequently filed an appeal against the court's decision which was allowed on 30 May 2013. The Court proceeded with trial on 21 January 2015 and a decision will be made on 30 March 2015.

The directors are of the opinion that the outcome of the suit will be favourable to the Company. Accordingly, no provision is made for the amount claimed.

10. Dividend

No dividend has been declared for the current financial year to-date.

B. ADDITIONAL DISCLOSURE PURSUANT TO CHAPTER 9, PART K OF THE LISTING REQUIREMENTS OF THE BURSA MALAYSIA SECURITIES BERHAD

11. Earnings Per Share

The earnings per share have been calculated based on the consolidated net earnings attributable to ordinary shareholders for the period and the weighted average number of ordinary shares in issue during the period.

<i>Earnings per share</i>	Current Quarter Ended	Comparative Quarter Ended	Cumulative Period To-Date	
	30/11/2014	30/11/2013	30/11/2014	30/11/2013
	(RM'000)	(RM'000)	(RM'000)	(RM'000)
Earnings				
Net earnings attributable to ordinary shareholders	150	3,701	866	24,789
	('000)	('000)	('000)	('000)
Weighted average number of ordinary shares (Basic)	721,356	650,148	685,557	650,148
	(sen)	(sen)	(sen)	(sen)
Basic earnings per ordinary share	0.02	0.57	0.13	3.81
	('000)	('000)	('000)	('000)
Weighted average number of ordinary shares (Diluted)	734,610	650,148	692,148	650,148
	(sen)	(sen)	(sen)	(sen)
Diluted earnings per ordinary share	0.02	N/A	0.12	N/A

12. Realised and Unrealised Profit/(Losses)

	Group	
	30/11/2014	30/11/2013
	RM'000	RM'000
Total accumulated losses of the Company and its subsidiaries		
- Realised	(11,541)	(561,291)
- Unrealised	30,964	33,336
Add : Consolidation adjustments	70,465	81,362
Total Group accumulated losses as per consolidated accounts	<u>89,888</u>	<u>(446,593)</u>