

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME  
FOR THE PERIOD ENDED 31 MAY 2016**

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	Current Year Quarter	Preceding Year Corresponding Quarter	Current Year To-Date	Preceding Year Corresponding Period
	31/5/2016 RM'000	31/5/2015 RM'000	31/5/2016 RM'000	31/5/2015 RM'000
<b>Revenue</b>	<b>43,750</b>	42,063	<b>121,176</b>	81,201
Cost of sales	<b>(27,856)</b>	(27,250)	<b>(73,965)</b>	(46,881)
Gross profit	<b>15,894</b>	14,813	<b>47,211</b>	34,320
Other operating income	<b>8,229</b>	11,551	<b>20,036</b>	15,937
Distribution costs	<b>(633)</b>	(2,632)	<b>(3,304)</b>	(8,466)
Administration expenses	<b>(2,407)</b>	(6,338)	<b>(14,382)</b>	(16,157)
Other operating expenses	<b>(19,348)</b>	(9,405)	<b>(24,079)</b>	(12,258)
<b>Profit from operations</b>	<b>1,735</b>	7,989	<b>25,482</b>	13,376
Finance costs	<b>(1,266)</b>	(1,325)	<b>(5,233)</b>	(5,312)
<b>Profit before tax</b>	<b>469</b>	6,664	<b>20,249</b>	8,064
Income tax expense	<b>603</b>	(2,023)	<b>(3,683)</b>	(2,023)
<b>Net profit for the period</b>	<b>1,072</b>	4,641	<b>16,566</b>	6,041
Attributable to:				
Owners of the Company	<b>1,108</b>	4,674	<b>16,702</b>	6,123
Non-controlling interests	<b>(36)</b>	(33)	<b>(136)</b>	(82)
<b>Net profit for the period</b>	<b>1,072</b>	4,641	<b>16,566</b>	6,041
<b>Other comprehensive income, net of tax</b>				
Available-for-sale financial assets				
- Gain/(loss) on fair value changes	-	1	<b>(4)</b>	(42)
- Reclassification adjustments relating to derecognition	-	(770)	-	(770)
Exchange differences on translation of financial statements of foreign subsidiaries	<b>5</b>	3	<b>(10)</b>	(4)
<b>Total comprehensive income for the period</b>	<b>1,077</b>	3,875	<b>16,552</b>	5,225
<b>Total comprehensive income for the period</b>				
Attributable to:				
Owners of the Company	<b>1,113</b>	3,908	<b>16,688</b>	5,307
Non-controlling interests	<b>(36)</b>	(33)	<b>(136)</b>	(82)
	<b>1,077</b>	3,875	<b>16,552</b>	5,225
Basic earnings per ordinary share (sen)	<b>0.15</b>	0.64	<b>2.29</b>	0.87
Diluted earnings per ordinary share (sen)	<b>0.15</b>	0.62	<b>2.29</b>	0.85

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Statements for the financial year ended 31 May 2015.

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION  
 AS AT 31 MAY 2016**

	(Unaudited) 31/5/2016 RM'000	(Audited) 31/5/2015 RM'000
<b>Non-current assets</b>		
Plant and equipment	2,225	5,700
Investment properties	272,180	382,703
Other financial assets	1,156	1,160
Deferred tax assets	279	-
	<u>275,840</u>	<u>389,563</u>
<b>Current assets</b>		
Inventories	2,455	3,657
Non current assets held for sale	101,601	-
Property development costs	53,214	61,169
Trade receivables	27,442	45,969
Other receivables, deposits and prepayments	63,204	43,156
Tax recoverable	70	70
Fixed deposits with licensed banks	1,146	3,446
Cash and bank balances	6,079	2,880
	<u>255,211</u>	<u>160,347</u>
<b>TOTAL ASSETS</b>	<u>531,051</u>	<u>549,910</u>
<b>Equity</b>		
Share capital	76,615	73,015
Reserves	154,185	132,637
<b>Equity attributable to owners of the Company</b>	<u>230,800</u>	<u>205,652</u>
<b>Non-controlling interests</b>	<u>13,723</u>	<u>13,859</u>
Total equity	<u>244,523</u>	<u>219,511</u>
<b>Non current liabilities</b>		
Hire purchase liabilities	682	1,012
Borrowings	100,050	135,827
Trade payables	6,747	3,735
Other payables	20,266	336
Deferred tax liabilities	194	2,814
Tax payable	4,539	-
	<u>132,478</u>	<u>143,724</u>
<b>Current liabilities</b>		
Trade payables	42,359	62,550
Other payables and accruals	81,121	88,068
Hire purchase liabilities	448	399
Borrowings	4,008	5,259
Tax payable	26,114	30,399
	<u>154,050</u>	<u>186,675</u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<u>531,051</u>	<u>549,910</u>
Net assets per share attributable to ordinary equity holders of the Company (RM)	0.3012	0.2817

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Financial Statements for the financial year ended 31 May 2015.

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY  
FOR THE PERIOD ENDED 31 MAY 2016**

	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 2015	73,015	33,290	4,199	-	3	95,145	205,652	13,859	219,511
Issuance of shares	3,600	4,860	-	-	-	-	8,460	-	8,460
Net profit for the period	-	-	-	-	-	16,702	16,702	(136)	16,566
Other comprehensive income for the period	-	-	-	(4)	(10)	-	(14)	-	(14)
Total comprehensive income for the period	-	-	-	(4)	(10)	16,702	16,688	(136)	16,552
Balance as at 31 May 2016	76,615	38,150	4,199	(4)	(7)	111,847	230,800	13,723	244,523
Balance as at 1 June 2014	325,074	295,727	-	812	7	(441,275)	180,345	13,941	194,286
Capital reduction	(260,059)	(270,238)	-	-	-	530,297	-	-	-
Issuance of shares	8,000	7,801	4,199	-	-	-	20,000	-	20,000
Net profit for the period	-	-	-	-	-	6,123	6,123	(82)	6,041
Other comprehensive income for the period	-	-	-	(812)	(4)	-	(816)	-	(816)
Total comprehensive income for the period	-	-	-	(812)	(4)	6,123	5,307	(82)	5,225
Balance as at 31 May 2015	73,015	33,290	4,199	-	3	95,145	205,652	13,859	219,511

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 2015.

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS  
FOR THE PERIOD ENDED 31 MAY 2016**

	12 months ended 31/5/2016 RM'000	12 months ended 31/5/2015 RM'000
<b>Cash flows from/(used in) operating activities</b>		
Profit before tax	20,249	8,064
Adjustments for :		
- Non-cash items	1,310	1,245
- Non-operating items	18,532	(2,263)
<b>Operating profit before working capital changes</b>	<b>40,091</b>	<b>7,046</b>
<b>Changes in working capital</b>		
- Inventories	725	1
- Trade and other receivables	6,879	(64,972)
- Trade and other payables	(3,178)	67,411
- Development costs	7,955	(40,109)
<b>Cash generated from/(used in) operations</b>	<b>52,472</b>	<b>(30,623)</b>
- Income tax paid	(6,328)	(2,776)
<b>Net cash generated from/(used in) operating activities</b>	<b>46,144</b>	<b>(33,399)</b>
<b>Cash flows from/(used in) investing activities</b>		
- Increase in investment properties	(2,698)	(1,068)
- Decrease/(Increase) in fixed deposits pledged	2,300	(1,712)
- Net dividend/interest received	84	425
- Proceeds from disposal of other financial assets	-	1,229
- Proceeds from disposal of plant and equipment	55	160
- Purchase of plant and equipment	(308)	(1,309)
<b>Net cash used in investing activities</b>	<b>(567)</b>	<b>(2,275)</b>
<b>Cash flows from/(used in) financing activities</b>		
- Proceeds from private placement	-	20,000
- Proceeds from term loan	-	23,538
- Interest paid	(4,949)	(5,029)
- Net repayment of hire purchase liabilities	(401)	(202)
- Net repayment of borrowings	(37,028)	(2,538)
<b>Net cash (used in)/from financing activities</b>	<b>(42,378)</b>	<b>35,769</b>
Net increase in cash and cash equivalents	3,199	95
Effects of exchange rate changes	-	-
Cash and cash equivalents at beginning of period	2,880	2,785
<b>Cash and cash equivalents at end of period</b>	<b>6,079</b>	<b>2,880</b>
Cash and cash equivalents comprise:		
	RM'000	RM'000
Cash and bank balances	6,079	2,880
Fixed deposits with licensed banks	1,146	3,446
	7,225	6,326
Less : Fixed deposits pledged	(1,146)	(3,446)
	6,079	2,880

The Condensed Consolidated Cash Flow Statements should be read in conjunction with the Annual Financial Statements for the year ended 31 May 2015.

**NOTES TO THE INTERIM FINANCIAL REPORT  
FOR THE PERIOD ENDED 31 MAY 2016**

**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 2015 annual financial statements.

The interim financial report should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 May 2015. 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 financial year ended 31 May 2015.

**2. Significant Accounting Policies**

The significant accounting policies adopted are consistent with those of the audited financial statements for the financial year ended 31 May 2015.

**3. Qualification of Audit Report**

The audit report of the financial statements of the Group for the financial year ended 31 May 2015 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 year to-date results.

**6. Debt and Equity Securities**

Save for the issuance of 36,000,000 new ordinary shares of RM0.10 each pursuant to the Private Placement at an issue price of RM0.235 per share (please refer to Note B7(iii)), there were no cancellation, repurchases, resale and repayments of debts and equity securities during the financial year to-date.

**A. DISCLOSURE REQUIREMENTS AS PER FRS 134**

**7. Dividends Paid**

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

**8. Segmental Reporting**

	Gross Operating Revenue RM'000	Profit/(Loss) Before Tax RM'000
Property Investment	22,515	10,185
Property Management	1,440	(315)
Property Development	97,099	22,758
Investment and Others	1,273	(7,146)
	<u>122,327</u>	<u>25,482</u>
Elimination Inter-Group	(1,151)	-
Financing Costs	-	(5,233)
	<u>121,176</u>	<u>20,249</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 19 July 2016 (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 year ended 31 May 2016.

**11. Effect of Changes in the Composition of the Group**

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

**A. DISCLOSURE REQUIREMENTS AS PER FRS 134**

**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:

31/5/2016  
RM'000

Bank guarantee issued for :

- utility companies	546
- government authority	600
	<hr/>
	1,146
	<hr/>

Inland Revenue Board (“IRB”) had on 3 June 2016 raised an additional income tax assessment of RM32.1 million to Pujian Development Sdn Bhd (“PDSB”), a subsidiary of the Company, for assessment year 2004. PDSB disagreed on the basis of the additional tax assessment and had filed a formal appeal against the assessment by submitting the prescribed Form Q to the IRB Malaysia.

The matter now is pending the representation to the Dispute Resolution Division of IRB Malaysia. PDSB is contingently liable for the additional income tax assessment of RM32.1 million should the Dispute Resolution Division reject this appeal. However, if the appeal is rejected by the Dispute Resolution Division, this matter may be pursued at the Special Commissioner of the IRB Malaysia.

**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 recorded a profit before tax of RM0.47 million for the current quarter with a cumulative profit before tax of RM20.2 million for the financial year ended 31 May 2016. This was achieved against a revenue of RM43.8 million and RM121.2 million respectively.

The performance of the Group for the financial year ended 31 May 2016 is vastly improved as compared to last financial year, both in terms of revenue and profit before tax. As compared to last financial year's performance, revenue and profit before tax increased by 49% and 151% respectively.

The improved financial results were achieved despite the RM17.6 million of loss on re-measurement of non current assets held for sale in relation to the Proposed Disposal of the Group's retail mall in Segamat (which is described in more detail in Note B7(iv) below).

The main operational contribution was mainly from the Group's development project in Ipoh, Perak known as "Upper East @ Tiger Lane" ("Upper East") followed by recurring income from the two malls of the Group. The 529 unit luxury condominium Upper East project progressed according to schedule and contributed to 80% of the Group's revenue with RM21.6 million profit before tax (after finance cost) to Group's results.

**2. Variation of Results against Preceding Quarter**

The Group's revenue for the current quarter at RM43.8 million was 44% higher than the preceding quarter of RM30.5 million primarily due to increase in billings arising from higher percentage works completion and higher sales of the Upper East project.

The Group's profit before tax for the current quarter at RM0.47 million was lower as compared to profit before tax of RM3.4 million in the preceding quarter primarily due to the loss of re-measurement recognised, as stated above, but the effects of the loss was largely mitigated by RM3.8 million accretion in fair value of other investment properties as well as RM4.3 million reversal of over provision of litigation damages. The additional progress of the Upper East development project during the current quarter also added on to the Group income and reduced the effect of the loss on re-measurement.

**3. Next Financial Year's Prospects**

Upper East project in Ipoh, Perak is expected to continue contribute significantly to the Group's performance in the ensuing period as construction works progress accordingly and further sales are planned for.



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

**3. Next Financial Year's Prospects (Cont'd)**

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

The disposal of 1Segamat mall is expected to be completed by end of financial year ending 31 May 2017 and will accordingly contribute to the full year's results.

The Group has on 29 June 2016 completed its acquisition of freehold land measuring 62 acres in Klang Valley (please refer to Note B7(i) for further details) and is currently underway to complete its acquisition of adjoining 25 acres of freehold land (please refer to Note B7(ii) for further details). The Group will, once completed, have a total of 87 acres of prime freehold land in Klang Valley for future development, auguring well for the long term future of the Group.

Earthworks have commenced for the first phase development of the 62 acres land. Phase 1 project which consists of 3 blocks of SOHO units namely Liberty Arc @ Ampang Ukay is expected to be launched by September 2016.

**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 31/5/2016 RM'000	Comparative Quarter Ended 31/5/2015 RM'000	12 months cumulative 31/5/2016 RM'000	12 months cumulative 31/5/2015 RM'000
Profit before tax is arrived at after charging/(crediting) :				
Interest income	(12)	(70)	(84)	(334)
Gain on disposal of other financial assets	-	(857)	-	(857)
Finance costs				
- Interest expense	1,195	1,254	4,949	5,029
- Amortisation of financial liabilities carried at amortised cost	71	71	284	283
Bad debts written off	52	1	60	6
Depreciation of plant and equipment	293	333	1,310	1,245
Tax penalty interest	128	926	560	3,503
Reversal of over provision of RPGT and tax penalties and interests	-	1	(10,427)	(2,126)
Writeback of provision for receivables	-	(1,295)	-	(4,503)
Foreign exchange gain	5	(2)	(10)	(10)
Gain on fair value adjustment on investment properties	(3,782)	(7,200)	(3,782)	(7,200)
Loss on fair value adjustment on investment properties	-	7,698	-	7,698
Reversal of over provision of litigation damages	(4,316)	-	(4,316)	-
Loss of re-measurement of non current assets held for sale	17,655	-	17,655	-

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

**6. Income Tax Expense**

	Current Quarter Ended 31/5/2016 RM'000	Cumulative Year To-Date 31/5/2016 RM'000
Current income tax :		
- Malaysian tax	2,296	6,582
Deferred tax		
- Malaysian tax	(2,899)	(2,899)
Income tax expense	<u>(603)</u>	<u>3,683</u>

**7. Status of Corporate Proposals Announced**

Corporate Proposals

Save for the following, there are no other corporate proposals announced by the Company but not completed as at 19 July 2016 (being the last practicable date which is not earlier than 7 days from the date of issue of this quarterly report).

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

Proposed acquisition by Curah Bahagia Sdn Bhd (“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”) pursuant to a conditional sale and purchase agreement entered into on 31 December 2013. The Acquisition was completed on 29 June 2016.

**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 (Cont'd)**

Corporate Proposal (Cont'd)

(ii) The following proposal was approved at the EGM held on 3 September 2015 :-

Proposed acquisition by EcoFirst Development Sdn Bhd (“EDSB”), a wholly-owned subsidiary of the Company from Harta Villa Sdn Bhd (“HVSB”), a wholly-owned subsidiary of Tan & Tan Developments Berhad, which in turn is a wholly-owned subsidiary of IGB Corporation Berhad of a piece of freehold land held under Geran Hakmilik No. 44323 for Lot 378 Mukim Ulu Kelang, Daerah Gombak, State of Selangor measuring in area approximately 101,550.6422 square metres (or approximately 25.09 acres) at the purchase price of RM62,800,000.00 (“Land”) of which the option agreement was entered into on 20 April 2015 (“Option Agreement”).

On 18 September 2015, EDSB entered into a supplemental option agreement with HVSB to revise the size of the Land from 1,093,087.50 square feet to approximately 1,076,747.89 square feet and the purchase price was amended from RM62,800,000.00 to RM61,859,166.28.

On 6 October 2015, upon obtaining shareholders’ approval at the EGM on 3 September 2015, EDSB entered into the sale and purchase agreement with HVSB to purchase the Land pursuant to the exercise of the Option Agreement. EDSB has 30 months from the date of the Option Agreement to complete the acquisition which would be by 19 October 2017 at the latest.

(iii) On 25 February 2016, MIDF Amanah Investment Bank Berhad (“MIDF Investment”) on behalf of the Board of Directors of the Company had announced that the Company proposed to undertake the private placement of up to 107,083,588 new ordinary shares of RM0.10 each in the Company (“Placement Shares”), representing up to ten percent (10%) of the issued and paid-up share capital of the Company at an issue price to be determined and announced later (“Proposed Private Placement”). The 1<sup>st</sup> tranche of the Proposed Private Placement was completed following the listing and quotation for the 36,000,000 Placement Shares at RM0.235 per Placement Share on the Main Market of Bursa Securities on 1 June 2016 (“Private Placement”). The remaining Placement Shares is expected to be completed by September 2016.

**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 (Cont'd)**

Corporate Proposal (Cont'd)

Utilisation of Proceeds

The status of utilisation of the gross proceeds from the Proposed Private Placement as at 19 July 2016 is as follows :

Description	Expected utilisation time frame upon receipt of proceeds	Proposed Utilisation of Proceeds Raised under Minimum Scenario (*)	Actual Proceeds Raised and Utilised under 1 <sup>st</sup> tranche	Balance Proceeds to be Raised under Minimum Scenario
		RM'000	RM'000	RM'000
Land acquisition related expenses and initial development expenses	Within 10 months	13,000	8,329	4,671
Business expansion	Within 12 months	2,000	-	2,000
Working capital	Within 3 months	83	-	83
Estimated expenses in relation to the Proposed Private Placement	Upon completion of the Proposed Private Placement	250	131	119
<b>Total</b>		<b>15,333</b>	<b>8,460</b>	<b>6,873</b>

\* Refer to announcement on 25 February 2016 for further details of the Proposed Private Placement.

**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 (Cont'd)**

Corporate Proposal (Cont'd)

(iv) On 10 June 2016, the Board of Directors of the Company announced that Tashima Development Sdn Bhd ("TDSB"), a wholly-owned subsidiary of the Company, had entered into a conditional sale and purchase agreement with AmTrustee Berhad, being the trustee of Hektar Real Estate Investment Trust which is listed on the Main Market of Bursa Malaysia Securities Berhad for the proposed disposal of the following for a cash consideration of RM104,000,000 ("SPA") ("Proposed Disposal") :

(a) 1Segamat Property, a land measuring approximately 174,534.21 square feet ("sqf") / 16,214.76 square metres ("sqm") on which a three (3)-storey retail mall building and one (1) basement car park together with a total of four hundred and twelve (412) car park bays (located at the basement, roof top and outdoor parking areas) known as "1Segamat Shopping Centre") (including all on-site fittings, machinery, equipment, fixtures and moveable chattels or any kind which are material to TDSB's current ownership, maintenance, use, leasing, service or operation of the 1Segamat Shopping Centre is erected thereon which forms part of two (2) pieces of leasehold land held under master title H.S.(D) 37321 No. PTD 1468 in Mukim Gemereh, Daerah Segamat, Negeri Johor and master title H.S(D) 37323 No. PTB 1283 in Bandar and Daerah Segamat, Negeri Johor.

(b) Car Park Rights, ie

(i) Such part of land held under Lot 236, in Bandar and Daerah Segamat, Negeri Johor measuring approximately 65,340.00 sqf / 6,070.28 sqm ("Car Park Lease Area") pursuant to the lease agreement dated 6 January 2016 between TDSB and Kelab Sukan Kebajikan Majlis Daerah Segamat in relation to the lease of the Car Park Lease Area ; and

(ii) Such part of the land comprising in the master titles having a total of seventy two (72) car park bays (subject to changes on the car park bays pursuant to the terms and conditions set out in the SPA) ("External Road Reserve") pursuant to the lease agreement to be entered into between TDSB and the relevant authority in relation to the lease of the External Road Reserve.

The Proposed Disposal is expected to be completed by the end of the financial year ending 31 May 2017.

**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 31 May 2016 are as follows:

	Secured RM'000	Unsecured RM'000	Total RM'000
<b>Long-Term Borrowings</b>			
Amount repayable after twelve months	100,050	-	100,050
	<u>100,050</u>	<u>-</u>	<u>100,050</u>
<b>Short-Term Borrowings</b>			
Current portion of long term borrowings	3,008	-	3,008
Non-Convertible Redeemable Preference Shares	-	1,000	1,000
	<u>3,008</u>	<u>1,000</u>	<u>4,008</u>
Total Group Borrowings	<u>103,058</u>	<u>1,000</u>	<u>104,058</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 19 July 2016 (being the last practicable date which is not earlier than 7 days from the date of issue of this quarterly report) are as follows:

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

*(i) 24 purchasers of South City Plaza v Pujian Development Sdn Bhd ("PDSB")*

The High Court has allowed the Plaintiffs' claims to rescind the sale and purchase agreements and PDSB has filed an appeal to the Court of Appeal. The Court of Appeal dismissed PDSB's appeal with cost on 3 October 2011. Plaintiffs filed application for assessment of damages at the High Court. The Court has fixed the dates of trial on 21 April 2016, 11 May 2016 and 12 May 2016. Further to the above, the Court has also fixed 27 April 2016 for mediation. The Court has directed this matter to be settled by way of mediation. The mediator has fixed the next mediation date on 4 August 2016.

**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)**

- (ii) *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.

- (iii) *Yeng Chong Realty Bhd ("Yeng Chong") v Tenaga Nasional Bhd ("TNB"), Mudek and Berembang Sendirian Berhad ("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 proceeded with the hearing and on 6 January 2016 dismissed the plaintiff's claim with costs. The plaintiff had filed an appeal to the Court of Appeal and the Court of Appeal had fixed the hearing on 30 June 2016. On 30 June 2016, the Court of Appeal has adjourned the hearing and such hearing date has yet to be fixed by the Court of Appeal.

- (iv) *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.



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

**10. Dividend**

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

**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.

<b>Earnings per share</b>	Current Quarter Ended	Comparative Quarter Ended	Current Year To-Date	Comparative Year To-Date
	31/5/2016	31/5/2015	31/5/2016	31/5/2015
	(RM'000)	(RM'000)	(RM'000)	(RM'000)
<b>Earnings</b> Net earnings attributable to ordinary shareholders	1,108	4,674	16,702	6,123
	('000)	('000)	('000)	('000)
<b>Weighted average number of ordinary shares (Basic)</b>	732,495	730,148	730,738	707,791
	(sen)	(sen)	(sen)	(sen)
<b>Basic earnings per ordinary share</b>	0.15	0.64	2.29	0.87
	('000)	('000)	('000)	('000)
<b>Weighted average number of ordinary shares (Diluted)</b>	732,495	748,422	730,738	720,958
	(sen)	(sen)	(sen)	(sen)
<b>Diluted earnings per ordinary share</b>	0.15	0.62	2.29	0.85

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

**12. Realised and Unrealised Profit/(Losses)**

	Group	
	31/5/2016	31/5/2015
	RM'000	RM'000
Total accumulated profit/(losses) of the Company and its subsidiaries		
- Realised	14,370	(6,953)
- Unrealised	42,605	35,221
Add : Consolidation adjustments	54,872	66,877
Total Group accumulated profit as per consolidated accounts	111,847	95,145

26 July 2016