

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

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	Current Year Quarter	Preceding Year Corresponding Quarter	Current Year To-Date	Preceding Year Corresponding Period
	31/8/2016 RM'000	31/8/2015 RM'000	31/8/2016 RM'000	31/8/2015 RM'000
Revenue	17,538	23,334	17,538	23,334
Cost of sales	(8,945)	(13,921)	(8,945)	(13,921)
Gross profit	8,593	9,413	8,593	9,413
Other operating income	216	1,346	216	1,346
Distribution costs	(226)	(1,217)	(226)	(1,217)
Administration expenses	(3,982)	(3,870)	(3,982)	(3,870)
Other operating expenses	(695)	(941)	(695)	(941)
Profit from operations	3,906	4,731	3,906	4,731
Finance costs	(1,689)	(1,308)	(1,689)	(1,308)
Profit before tax	2,217	3,423	2,217	3,423
Income tax expense	(929)	(1,112)	(929)	(1,112)
Net profit for the period	1,288	2,311	1,288	2,311
Attributable to:				
Owners of the Company	1,329	2,341	1,329	2,341
Non-controlling interests	(41)	(30)	(41)	(30)
Net profit for the period	1,288	2,311	1,288	2,311
Other comprehensive income, net of tax				
Available-for-sale financial assets				
- Gain/(loss) on fair value changes	1	-	1	-
- Reclassification adjustments relating to derecognition	-	-	-	-
Exchange differences on translation of financial statements of foreign subsidiaries	1	(11)	1	(11)
Total comprehensive income for the period	1,290	2,300	1,290	2,300
Total comprehensive income for the period				
Attributable to:				
Owners of the Company	1,331	2,330	1,331	2,330
Non-controlling interests	(41)	(30)	(41)	(30)
	1,290	2,300	1,290	2,300
Basic earnings per ordinary share (sen)	0.17	0.32	0.17	0.32
Diluted earnings per ordinary share (sen)	0.17	0.32	0.17	0.32

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Statements for the financial year ended 31 May 2016.

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

	(Unaudited) 31/8/2016 RM'000	(Audited) 31/5/2016 RM000
Non-current assets		
Plant and equipment	2,698	2,224
Investment properties	272,180	272,180
Other financial assets	1,158	1,156
Deferred tax assets	84	84
	<u>276,120</u>	<u>275,644</u>
Current assets		
Inventories	2,453	2,455
Property development costs	203,143	52,554
Assets classified as held for sale	101,600	101,600
Trade receivables	27,259	24,834
Other receivables, deposits and prepayments	55,903	65,812
Tax recoverable	70	70
Fixed deposits with licensed banks	2,033	1,146
Cash and bank balances	12,758	6,079
	<u>405,219</u>	<u>254,550</u>
TOTAL ASSETS	<u>681,339</u>	<u>530,194</u>
Equity		
Share capital	80,115	76,615
Reserves	160,019	153,683
Equity attributable to owners of the Company	<u>240,134</u>	<u>230,298</u>
Non-controlling interests	13,682	13,723
Total equity	<u>253,816</u>	<u>244,021</u>
Non current liabilities		
Hire purchase liabilities	968	666
Borrowings	197,512	97,944
Trade payables	6,849	6,448
Other payables	16,691	18,971
Tax payable	-	4,539
	<u>222,020</u>	<u>128,568</u>
Current liabilities		
Trade payables	40,992	41,978
Other payables and accruals	125,773	79,437
Hire purchase liabilities	496	464
Borrowings	4,637	6,114
Tax payable	30,513	26,616
Liabilities classified as held for sale	3,092	2,996
	<u>205,503</u>	<u>157,605</u>
TOTAL EQUITY AND LIABILITIES	<u>681,339</u>	<u>530,194</u>
Net assets per share attributable to ordinary equity holders of the Company (RM)	0.2997	0.3006

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Financial Statements for the financial year ended 31 May 2016.

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 31 AUGUST 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 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 2016	76,615	38,150	4,199	(4)	(7)	111,345	230,298	13,723	244,021
Issuance of shares	3,500	5,005	-	-	-	-	8,505	-	8,505
Net profit for the period	-	-	-	-	-	1,329	1,329	(41)	1,288
Other comprehensive income for the period	-	-	-	1	1	-	2	-	2
Total comprehensive income for the period	-	-	-	1	1	1,329	1,331	(41)	1,290
Balance as at 31 August 2016	80,115	43,155	4,199	(3)	(6)	112,674	240,134	13,682	253,816
Balance as at 1 June 2015	73,015	33,290	4,199	-	3	95,145	205,652	13,859	219,511
Net profit for the period	-	-	-	-	-	2,341	2,341	(30)	2,311
Other comprehensive loss for the period	-	-	-	-	(11)	-	(11)	-	(11)
Total comprehensive (loss)/income for the period	-	-	-	-	(11)	2,341	2,330	(30)	2,300
Balance as at 31 August 2015	73,015	33,290	4,199	-	(8)	97,486	207,982	13,829	221,811

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 2016.

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

	3 months ended 31/8/2016 RM'000	3 months ended 31/8/2015 RM'000
Cash flows from/(used in) operating activities		
Profit before tax	2,217	3,423
Adjustments for :		
- Non-cash items	201	363
- Non-operating items	1,655	91
Operating profit before working capital changes	4,073	3,877
Changes in working capital		
- Inventories	2	-
- Trade and other receivables	7,475	1,728
- Trade and other payables	43,500	3,606
- Development costs	(150,589)	1,492
Cash (used in)/generated from operations	(95,539)	10,703
- Income tax paid	(1,571)	(1,104)
Net cash (used in)/generated from operating activities	(97,110)	9,599
Cash flows from/(used in) investing activities		
- (Increase)/Decrease in fixed deposits pledged	(887)	369
- Net dividend/interest received	47	27
- Proceeds from disposal of plant and equipment	-	55
- Purchase of plant and equipment	(129)	(60)
Net cash (used in)/from investing activities	(969)	391
Cash flows from/(used in) financing activities		
- Proceeds from private placement	8,505	-
- Proceeds from term loan	101,500	-
- Interest paid	(1,622)	(1,236)
- Net repayment of hire purchase liabilities	(216)	(98)
- Net repayment of borrowings	(3,409)	(9,091)
Net cash from/(used in) financing activities	104,758	(10,425)
Net increase/(decrease) in cash and cash equivalents	6,679	(435)
Effects of exchange rate changes	-	-
Cash and cash equivalents at beginning of period	6,079	2,880
Cash and cash equivalents at end of period	12,758	2,445
Cash and cash equivalents comprise:		
	RM'000	RM'000
Cash and bank balances	12,758	2,445
Fixed deposits with licensed banks	2,033	3,077
	14,791	5,522
Less : Fixed deposits pledged	(2,033)	(3,077)
	12,758	2,445

The Condensed Consolidated Cash Flow Statements should be read in conjunction with the Annual Financial Statements for the year ended 31 May 2016.

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

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 2016.

3. Qualification of Audit Report

The audit report of the financial statements of the Group for the financial year ended 31 May 2016 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 35,000,000 new ordinary shares of RM0.10 each pursuant to the Private Placement at an issue price of RM0.243 per share (please refer to Note B7(ii)), 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	6,133	2,640
Property Management	660	144
Property Development	10,801	2,200
Investment and Others	373	(1,078)
	<u>17,967</u>	<u>3,906</u>
Elimination Inter-Group	(429)	-
Financing Costs	-	(1,689)
	<u>17,538</u>	<u>2,217</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

Save for the following, there were no material events subsequent to the end of the interim period to 20 October 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 period ended 31 August 2016 :-

- (i) acquisition of the remaining 40% of the issued and paid up share capital of KE Management & Training Sdn Bhd, comprising 40,000 ordinary shares of RM1.00 each from Hashim Bin Mohd Natt for a total cash consideration of RM1,000 only ; and
- (ii) disposal of 52% of the issued and paid up share capital of EcoFirst Biotech Sdn Bhd, comprising 130,000 ordinary shares of RM1.00 each to Hashim Bin Mohd Natt for a total cash consideration of RM1,000 only.

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:

31/8/2016

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 RM30.7 million to Pujian Development Sdn Bhd (“PDSB”), a subsidiary of the Company, for the tax 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 IRB. In the opinion of the directors, after taking appropriate professional advices, PDSB has a strong ground of appeal.

The matter is now pending the representation to the Dispute Resolution Division of IRB. If the appeal is rejected by the Dispute Resolution Division, this matter may be pursued at the Special Commissioner of Income Tax.

**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's revenue for the current quarter at RM17.5 million 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 condominiums at Upper East project progressed according to schedule and contributed to 62% of the Group's revenue with RM2.0 million profit before tax (after finance cost) to Group's results.

Profit before tax for the current quarter under review was RM2.2 million as compared to the preceding year corresponding quarter's results of RM3.4 million which was contributed mainly from the Upper East project.

2. Variation of Results against Preceding Quarter

The Group's revenue for the current quarter at RM17.5 million was 60% lower than the preceding quarter of RM43.8 million primarily due to increase in billings arising from higher percentage works completion and higher sales of the Upper East project in the preceding quarter.

Although revenue was lower in the current quarter resulting in a lower gross profit, the Group's profit before tax for the current quarter at RM2.2 million was higher than the preceding quarter at RM0.47 million. This was primarily due to the net effect of non-operational expense in the preceding quarter arising from the impairment loss on assets classified as 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(iii) below).

3. Current Year's Prospects

With Upper East project in Ipoh, Perak targeted to be completed by February 2017, contribution is expected to be significant in the ensuing period as billings increase and additional sales are targeted.

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 retail mall in Segamat will continue to contribute to the Group's performance in the financial year ending 31 May 2017 ("FY 2017") until the disposal is completed which is expected to be in last quarter of FY 2017.

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

3. Current Year's Prospects (Cont'd)

Development of the Group's new land bank in Ampang Ukay (totalling 62 acres currently, with an additional 25 acres pending completion) has commenced with Phase 1, known as Liberty Arc @ Ampang Ukay. Liberty Arc consists of 3 tower blocks of 1,632 SOHO units and 32 retail units. Construction on site has started with earthworks already completed whilst piling is now in progress. Sales launch for the SOHO units is expected to be in November 2016 and profit contribution is expected to come on stream in the second half of the financial year.

4. Variance of Profit Forecast / Profit Guarantee

Not applicable.

5. Notes to the Consolidated Statement of Comprehensive Income

	Current Quarter Ended 31/8/2016 RM'000	Comparative Quarter Ended 31/8/2015 RM'000	3 months cumulative 31/8/2016 RM'000	3 months cumulative 31/8/2015 RM'000
Profit before tax is arrived at after charging/(crediting) :				
Interest income	(47)	(27)	(47)	(27)
Finance costs				
- Interest expense	1,622	1,237	1,622	1,237
- Amortisation of financial liabilities carried at amortised cost	67	71	67	71
Bad debts written off	8	-	8	-
Depreciation of plant and equipment	201	363	201	363
Tax penalty interest	117	746	117	746
Reversal of over provision of RPGT and tax penalties and interests	-	(1,185)	-	(1,185)
Foreign exchange (loss)/gain	1	(11)	1	(11)

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 31/8/2016 RM'000	Cumulative Year To-Date 31/8/2016 RM'000
Current income tax :		
- Malaysian tax	929	929
Deferred tax		
- Malaysian tax	-	-
Income tax expense	929	929

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 20 October 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 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.

**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) 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 Proposed Private Placement was completed following the listing and quotation on the Main Market of Bursa Securities (“Private Placement”) as listed below :

- a. 1st tranche - listing and quotation for the 36,000,000 Placement Shares at RM0.235 per Placement Share on 1 June 2016 ;
- b. 2nd tranche - listing and quotation for the 35,000,000 Placement Shares at RM0.243 per Placement Share on 24 August 2016 ; and
- c. 3rd and final tranche - listing and quotation for the final 2,014,765 Placement Shares at RM0.24 per Placement Share on 14 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 20 October 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	Balance
		RM'000	RM'000	RM'000
Land acquisition related expenses and initial development expenses	Within 10 months	13,000	16,713	-
Business expansion	Within 12 months	2,000	-	-
Working capital	Within 3 months	83	505	-
Estimated expenses in relation to the Proposed Private Placement	Upon completion of the Proposed Private Placement	250	230	-
Total		15,333 **	17,448	-

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

** Assume the Placement Shares are issued at an indicative issue price of RM0.21 per Placement Share.

The variation of higher actual utilisation against proposed utilisation for land acquisition related expenses and initial development expenses is due substantially to payment of land conversion premium for Ampang Ukay development land which was prioritised over business expansion which is not immediately required. The additional RM2.1 million proceeds raised also went towards the payment of the said conversion premium.

**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 (Cont'd)

The Group had fully utilised the gross proceeds from the Private Placement together with interest earned from placement in interest bearing deposit account.

(iii) 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. PTB 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 :

(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.

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)

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

8. Group Borrowings and Debt Securities

Total Group borrowings as at 31 August 2016 are as follows:

	Secured RM'000	Unsecured RM'000	Total RM'000
Long-Term Borrowings			
Amount repayable after twelve months	197,512	-	197,512
	<u>197,512</u>	<u>-</u>	<u>197,512</u>
Short-Term Borrowings			
Current portion of long term borrowings	3,637	-	3,637
Non-Convertible Redeemable Preference Shares	-	1,000	1,000
	<u>3,637</u>	<u>1,000</u>	<u>4,637</u>
Total Group Borrowings	<u>201,149</u>	<u>1,000</u>	<u>202,149</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 October 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 PDSB

The Shah Alam 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 Shah Alam High Court. The Shah Alam High Court has directed this matter to be settled by way of mediation. On 5 September 2016, the mediator has directed the matter to the Shah Alam High Court to continue the proceedings for assessment of damages. The Shah Alam High Court has fixed 14 December 2016 for case management.

**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. The Federal Court has fixed 23 November 2016 for hearing.

- (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 20 October 2016. On 20 October 2016, the Court of Appeal allowed the plaintiff's appeal and reversed the decision of the High Court.

- (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 period 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.

Earnings per share	Current Quarter Ended	Comparative Quarter Ended	Current Year To-Date	Comparative Year To-Date
	31/8/2016	31/8/2015	31/8/2016	31/8/2015
	(RM'000)	(RM'000)	(RM'000)	(RM'000)
Earnings Net earnings attributable to ordinary shareholders	1,329	2,341	1,329	2,341
	('000)	('000)	('000)	('000)
Weighted average number of ordinary shares (Basic)	801,148	730,148	801,148	730,148
	(sen)	(sen)	(sen)	(sen)
Basic earnings per ordinary share	0.17	0.32	0.17	0.32
	('000)	('000)	('000)	('000)
Weighted average number of ordinary shares (Diluted)	801,148	730,148	801,148	730,148
	(sen)	(sen)	(sen)	(sen)
Diluted earnings per ordinary share	0.17	0.32	0.17	0.32

**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	
	31/8/2016	31/8/2015
	RM'000	RM'000
Total accumulated profit/(losses) of the Company and its subsidiaries		
- Realised	(36,486)	(4,640)
- Unrealised	25,228	35,221
Add : Consolidation adjustments	<u>123,932</u>	<u>66,905</u>
Total Group retained profits as per consolidated financial statements	<u>112,674</u>	<u>97,486</u>

25 October 2016