(INCORPORATED IN MALAYSIA)

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS FOR THIRD QUARTER ENDED 31 DECEMBER 2014

(The figures have not been audited)

	INDIVIDU	JAL QUARTER	CUMULATIVE QUARTER	
	CURRENT	PRECEDING	CURRENT	PRECEDING
	YEAR QUARTER	YEAR CORRESPONDING	YEAR TO DATE	YEAR CORRESPONDING
	407	QUARTER		PERIOD
	31/12/14	31/12/13	31/12/14	31/12/13
	RM'000	RM'000	RM'000	RM'000
Revenue	57,283	80,332	170,195	202,350
Operating expenses	(50,621)	(68,965)	(151,966)	(173,407)
Other operating income	1,061	1,987	3,247	3,178
Profit from operations	7,723	13,354	21,476	32,121
Finance costs	(1,295)	(599)	(4,359)	(1,757)
Share of result of associate	-	-	-	-
Profit before taxation	6,428	12,755	17,117	30,364
Taxation	(3,194)	(4,653)	(9,278)	(10,203)
Profit after tax for the period	3,234	8,102	7,839	20,161
Attributable to:-				
Owners of the Parent	3,236	8,102	7,847	20,162
Non-controlling interests	(2)	-	(8)	(1)
	3,234	8,102	7,839	20,161
EPS - Basic (sen)	0.33	0.83	0.80	2.07
- Diluted (sen)	0.33 #	0.83 @	0.79	2.07 @

Note: # The diluted EPS for the Current Year Quarter is negligible.

(The Condensed Consolidated Statement of Profit or Loss should be read in conjunction with the audited financial statements for the year ended 31 March 2014 and the notes to the Interim Financial Report).

[@] There is no dilutive event for preceding year quarter and preceding year corresponding period. Therefore, the diluted EPS is the same as basic EPS.

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CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THIRD QUARTER ENDED 31 DECEMBER 2014

(The figures have not been audited)

	INDIVIDU CURRENT YEAR QUARTER 31/12/14 RM'000	JAL QUARTER PRECEDING YEAR CORRESPONDING QUARTER 31/12/13 RM'000	CUMULAT CURRENT YEAR TO DATE 31/12/14 RM'000	IVE QUARTER PRECEDING YEAR CORRESPONDING PERIOD 31/12/13 RM'000
Profit after tax for the period	3,234	8,102	7,839	20,161
Other comprehensive income :				
Fair value loss on available-for-sale financial assets	(1,705)	(1,505)	(178)	(791)
Total comprehensive income for the period	1,529	6,597	7,661	19,370
Total comprehensive income attributable to :				
Owners of the Parent Non-controlling interests	1,531 (2)	6,597 -	7,669 (8)	19,371 (1)
	1,529	6,597	7,661	19,370

(The Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 March 2014 and the notes to the Interim Financial Report).

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CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2014

(The figures have not been audited)

(The figures have not been audited)		
	AS AT END OF CURRENT QUARTER 31/12/14	AS AT PRECEDING FINANCIAL YEAR END 31/03/14
	RM'000	RM'000
ASSETS	,	!!
Non Current Assets		
Property, plant and equipment	35,544	32,545
Land held for property development	54,068	54,068
Investment properties Intangible assets	416,546 15,270	375,764 17,275
Investment in associate	15,270	-
Available-for-sale investments	4,211	4,389
Deferred tax assets	2,136	2,136
	527,775	486,177
Current Assets	102.105	24.4.220
Property development costs	183,195	214,338
Inventories of completed properties	6,690	6,690
Trade & other receivables	46,298	60,556
Accrued billings in respect of property development costs Accrued income	22,980 79	42,383 29
Prepayment	79 77	1,359
Tax recoverable	1,156	1,375
Cash and bank balances	119,134	89,878
	379,609	416,608
TOTAL ASSETS	907,384	902,785
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the parent		
Share capital	198,159	195,063
Reserves	6,558	2,407
Retained profits	187,762	181,895
Total shareholder's equity	392,479	379,365
Non-Controlling intetest	260	268
Total Equity	392,739	379,633
Non Current Liabilities		
Deferred tax liabilities	49,129	51,712
Long Term Trade Creditors	11,976	11,976
Loans and borrowings	319,699	172,358
Current Liabilities	380,804	236,046
Loans and borrowings	57,113	114,906
Trade & other payables	59,291	120,010
Prepayment from tenants	990	655
Progress billings in respect of property development costs	11,348	37,207
Tax payable	5,099	14,328
	133,841	287,106
Total liabilities	514,645	523,152
TOTAL EQUITY AND LIABILITIES	907,384	902,785
Net assets per share attributable to equity holders of the parent (Sen)	39.6	38.9

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the financial statements for the year ended 31 March 2014 and the Notes to the Interim Financial Report)

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CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THIRD QUARTER ENDED 31 DECEMBER 2014

Attributable to Equity Holders of the Parent Non-distributable Distributable Non Share Share Other Retained Controlling **Total** Capital Premium Reserves **Profits Total** Interest **Equity** RM'000 RM'000 RM'000 RM'000 RM'000 RM'000 RM'000 At 1 April 2014 195,063 2,206 201 181,895 379,365 268 379,633 Total comprehensive income (8) for the period 7,847 7.669 7,661 (178)Dividends paid (1,980)(1,980)(1,980)Share options granted under **ESOS** 4,329 4,329 4,329 Issue of ordinary shares pursuant to ESOS 3,096 1,203 (1,203)3,096 3,096 At 31 December 2014 198,159 3,409 3,149 187,762 392,479 260 392,739 At 1 April 2013 195,063 2,206 1,108 143,353 341,730 271 342,001 Total comprehensive income for the period (791)20,162 19,371 (1) 19,370 At 31 December 2013 195,063 2,206 317 163,515 361,101 270 361,371

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CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW FOR THIRD QUARTER ENDED 31 DECEMBER 2014

(The figures have not been audited)

(The figures have not been audited)	31/12/14	31/12/13
CASH FLOWS FROM OPERATING ACTIVITIES	RM'000	RM'000
Profit before taxation	17,117	30,364
Adjustment for non-cash items :		
Non-cash items	8,767	3,146
Non-operating items	2,323	526
Operating profit before working capital changes	28,207	34,036
Changes in Working Capital :		
Increase/(Decrease) in receivables	34,606	(34,616)
Movement in property development cost Movement in stocks	31,143	2,446 32
(Decrease)/Increase in payables	(86,243)	15,463
Cash generated from operations	7,713	17,361
Interest and Dividend received	658	14
Taxation paid	(20,871)	(5,138)
Net cash (used in)/generated from operations	(12,500)	12,237
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest and Dividend received	1,269	1,231
Proceeds from disposal of Investments	- (2.050)	3,102
Purchase property, plant & equipment (net of disposal) Investment in investment property	(3,259) (41,149)	(250) (16,229)
Net cash used in investing activities	(43,139)	(12,146)
CASH FLOWS FROM FINANCING ATIVITIES		
Proceed for exercise of ESOS	3,096	-
Repayment hire purchase financing (net) Drawdown of Short & Long Term Loan	(324) 287,837	(209) 34,195
Repayment of Short & Long Term Loan	(199,375)	(58,570)
Interest paid	(4,359)	(1,757)
Dividend paid	(1,980)	-
Net cash generated from/(used in) financing activities	84,895	(26,341)
NET CHANGES IN CASH & BANK BALANCES	29,256	(26,250)
CASH & BANK BALANCES AT THE BEGINNING OF THE PERIOD	89,878	76,095
CASH & BANK BALANCES AT THE END OF THE PERIOD	119,134	49,845

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PART A: EXPLANATORY NOTES PURSUANT TO FRS 134

A1 Basis of Preparation

The interim financial statements are unaudited and have been prepared in accordance with the requirements of Financial Reporting Standards ("FRS") 134: Interim Financial Reporting and Chapter 9, Part K of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the year ended 31 March 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 financial year ended 31 March 2014.

The accounting policies and methods of computation adopted in this interim financial statements are consistent with those adopted in the preparation of the audited financial statements for the year ended 31 March 2014, except for the adoption of the following Financial Reporting Standards (FRS), amendment to FRS and Issues Committee ("IC") Interpretations, which are applicable for the Group's financial periods beginning 1 April 2014:-

FRS 9 : Financial Instruments

Amendments to FRS 7 : Financial Instruments - Disclosure (Mandatory Effective Date of FRS 9 and

Transition Disclosures)

Amendments to FRS 9 : Financial Instruments (Mandatory Effective Date of FRS 9 and Transition

Disclosures)

Amendments to FRS 10, 12 & : Investment Entities

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Amendments to FRS 11 : Accounting for Acquisitions of Interests in Joint Operations

Amendments to FRS 101 : Disclosure Initiative

Amendments to FRS 116 &138 : Clarification of Acceptable Methods of Depreciation and Amortisation

Amendments to FRS 119 : Defined Benefit Plans: Employee Contributions

Amendments to FRS 127 : Equity Method in Separate Financial Statements

Amendments to FRS 132 : Offsetting Financial Assets and Financial Liabilities

Amendments to FRS 136 : Recoverable Amount Disclosures for Non-Financial Assets
Amendments to FRS contained in the document entitled "Annual Improvement to FRSs 2010-2012 Cycle"
Amendments to FRS contained in the document entitled "Annual Improvement to FRSs 2011-2013 Cycle"
Amendments to FRS contained in the document entitled "Annual Improvement to FRSs 2012-2014 Cycle"

The adoption of FRS, amendment to FRS and IC Interpretations have no significant impact to the financial statements of the Group.

Malaysian Financial Reporting Standards (MFRS Framework)

On 19 November 2011, the Malaysian Accounting Standards Board (MASB) issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards (MFRS Framework).

The MFRS Framework is to be applied by all Entities Other Than Private Entities for annual periods beginning on or after 1 January 2012, with the exception of entities that are within the scope of MFRS 141 Agriculture (MFRS 141) and IC Interpretation 15 Agreements for Construction of Real Estate (IC 15), including its parent, significant investor and venturer (herein called 'Transitioning Entities').

MASB has further announced on 2 September 2014 that the Transitioning Entities shall be required to apply the MFRS framework for annual periods beginning on or after 1 January 2017.

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A1 Basis of Preparation (Cont'd)

The Group falls within the scope definition of Transitioning Entities and have opted to defer adoption of the new MFRS Framework. Accordingly, the Group will be required to prepare financial statements using the MFRS Framework in its first MFRS financial statements for the year ending 31 March 2018. In presenting its first MFRS financial statements, the Group will be required to restate the comparative financial statements to amounts reflecting the application of MFRS Framework. The majority of the adjustments required on transition will be made, retrospectively, against opening retained profits.

The Group is in the process of assessing the financial effects of the differences between the accounting standards under FRS and under MFRS Framework. Accordingly, the consolidated financial performance and financial position as disclosed in these financial statements for the period ended 31 December 2014 and 31 December 2013 could be different if prepared under the MFRS Framework.

A2 Audit Qualification

The audit report of the preceding annual financial statements was not qualified.

A3 Seasonal or Cyclical Factors

The Group's activities are not affected by any seasonal or cyclical factors.

A4 Nature and Amount of Unusual Items

There were no items of an exceptional or unusual nature that have affected the assets, liabilities, equity, net income or cashflows of the Group during the current financial period.

A5 Changes in estimates

There are no significant changes in estimates in the current financial period.

A6 Debt and Equity Securities

Other than disclosed below, there were no other issuances, cancellations, repurchases, resale and repayment of debt and equity securities for the followings:

The Group's employees exercised the following ESOS at an exercise price of RM0.20 each into new ordinary shares of the Company.

	CURRENT	CURRENT
	YEAR	YEAR
	QUARTER	TODATE
	31/12/14	31/12/14
No. of ESOS exercise ('000)	1,059	15,481
Proceeds received (RM '000)	212	3,096

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A7 Dividend

On 13 November 2014, the Company paid a special single tier dividend of RM0.002 per ordinary share, amounting RM1,980,341 in respect of the financial year ended 31 March 2014.

A8 Subsequent Events

There were no material events subsequent to the third quarter ended 31 December 2014 up to the date of this report, which is likely to substantially affect the results of the operations of the Group.

A9 Effects of Changes in the Composition of the Group

There were no changes in the composition of the Group during the financial period since the last financial report.

A10 Contingent Liabilities

Contingent liabilities of the Group as at the date of this report, are in respect of guarantees given to government bodies and service providers amounting to RM20,566,985.00.

A11 Capital Commitment

There were no capital commitment as at the date of this announcement.

A12 Related Party Transactions

There were no significant related party transactions as at the date of this announcement.

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PART B: EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B1 Review of Performance of the Operating Segments

CURRENT PRECEDING CURRENT PRECEDING YEAR YEAR YEAR QUARTER CORRESPONDING TO DATE CORRESPONDI QUARTER PERIOD 31/12/14 31/12/13 31/12/14 31/12/13	DING
QUARTER PERIOD	
31/12/14 31/12/13 31/12/14 31/12/13	
5//12/17 5//12/15 5//12/19	
RM'000 RM'000 RM'000 RM'000	
Revenue	
Investment holding and others 177 59 264	65
Property development 56,004 79,130 166,573 199,2	273
Property investment 302 290 891 89	367
Carpark operations 800 853 2,467 2,16	45
Total revenue 57,283 80,332 170,195 202,33	350
Results	
Investment holding and others (2,626) (353) (7,754) (1,2	275)
Property development 8,255 12,589 23,116 30,45	138
Property investment 75 78 223 25	250
Mall Operations 337 - 337	-
Carpark operations 387 441 1,195 99	951
Less: Share of results of Associated Company	-
Profit before tax 6,428 12,755 17,117 30,36	364

Current Quarter vs Previous Year Corresponding Quarter

For the current quarter under review, the Group recorded a lower revenue of RM57.3 million as compared to preceding year corresponding quarter of RM80.3 million. The lower revenue in current quarter was mainly due to the lower revenue recognised by the property development division for projects at KK Times Square 2, Dataran Larkin 1 and Fortune Perdana as compared to the preceding year corresponding quarter.

The Group recorded a lower profit before tax of RM6.4 million in the current quarter as compared to profit before tax of RM12.8 million in the preceding year corresponding quarter. The lower profit before tax in the current quarter is mainly due lower revenue recognised for the property development projects mentioned above, ESOS Option Cost incurred of RM2.0 million and allowance of doubtful debts of RM827,000.

B2 Comment on Financial Results (Current quarter compared with the preceding quarter)

	Current	Preceding	Variance
	Quarter	Quarter	
	31/12/14	30/9/14	
	RM'000	RM'000	RM'000
Profit before tax	6,428	2,996	3,432

The Group recorded a pre-tax profit of RM6.4 million in the current quarter ended 31 December 2014, a positive variance of RM3.4 million from the pre-tax profit of RM3.0 million in the preceding quarter ended 30 September 2014. The increase in pre-tax profit was mainly due to higher profit recognised for the development projects, in particular KK Times Square 2.

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B3 Prospects

The main revenue driver of the Group in the current financial period is from the property development division. The Group has an unbilled sales of RM390 million as at 31 December 2014 for its development projects in Kota Kinabalu, Johor and Kuala Lumpur and balance of RM125 million properties to be sold in the current financial year. We anticipate the results for the current financial year to be favourable.

B4 Profit Forecast / Guarantee

There were no profit forecast or profit guarantee issued by the Group.

B5 Taxation

Taxation comprises:-	INDIVIDUA	AL QUARTER	CUMULATIVE	QUARTER
	CURRENT	PRECEDING	CURRENT	PRECEDING
	YEAR	YEAR	YEAR	YEAR
	QUARTER	CORRESPONDING	TODATE	CORRESPONDING
		QUARTER		PERIOD
	31/12/14	31/12/13	31/12/14	31/12/13
	RM'000	RM'000	RM'000	RM'000
Company Level				
 current taxation 	-	-	-	-
- prior year	-	-	-	-
Subsidiary Companies				
- current taxation	(3,027)	(4,704)	(9,111)	(10,254)
- prior year	(167)	51	(167)	51
	(3,194)	(4,653)	(9,278)	(10,203)

The tax charge in the current quarter and current year-to-date arises from the operating and investment income of subsidiary companies.

The difference between the income tax expense at the statutory income tax rate and the income tax expense at the effective income tax rate of the Group is due to certain income not subject to tax, certain expenses not deductible for tax purposes, utilisation of previously unrecognised tax losses and deferred tax assets not recognised during the current quarter and current year-to-date.

B6 Status of Corporate Proposals

There were no Corporate Proposal in the current quarter ended 31 December 2014.

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B7 Group Borrowings as at 31 December 2014 are as follows:

		RM'000
a)	Current	
	Secured:-	
	Revolving Credit & Term loans	56,632
	Obligation under finance lease	481
		57,113
b)	Non-current	
	Secured:-	
	Term loans	318,448
	Obligation under finance lease	1,251
		319,699
Tot	al Borrowings	376,812

B8 Material Litigation

The Directors are not aware of any material litigation that would adversely affect the operations and financial affairs of the Group as at the date of this announcement.

B9 Proposed Dividend

The Directors do not recommend any dividend for the third quarter ended 31 December 2014.

B10 Earnings Per Share

	INDIVIDU	AL QUARTER	CUMULATIVE	QUARTER
	CURRENT	PRECEDING	CURRENT	PRECEDING
	YEAR	YEAR	YEAR	YEAR
	QUARTER	CORRESPONDING	TODATE	CORRESPONDING
		QUARTER		PERIOD
	31/12/14	31/12/13	31/12/14	31/12/13
	RM'000	RM'000	RM'000	RM'000
a) Basic earnings per share				
Net profit attributable to owners				
of the parent	3,236	8,102	7,847	20,162
Weighted average no. of ordinary				
share in issue	984,116	975,315	984,116	975,315
Basic earnings per share (sen)	0.33	0.83	0.80	2.07
Basic earnings per snare (sen)	0.33	0.63	0.00	2.07
b) Diluted earning per share				
Net profit attributable to ordinary				
equity holders of the parent	3,236	8,102	7,847	20,162
Weighted average no. of	,	,	•	,
ordinary share in issue	984,116	975,315	984,116	975,315
Assumed exercise of ESOS	8,430	@	12,278	@
	992,546	975,315	996,394	975,315
Diluted earning per share (sen)	0.33 #	0.83	0.79	2.07

[#] The diluted EPS for the Current Year Quarter is negligible.

There is no dilutive event for preceding year quarter and preceding year corresponding period. Therefore, the diluted EPS is the same as basic EPS.

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B11 Profit Before Tax

The following amounts have been included in arriving at profit before tax:

	CURRENT	CURRENT
	YEAR	YEAR
	QUARTER	TODATE
	31/12/14 RM'000	31/12/14 RM'000
Charging:		
Depreciation	908	2,036
Allowance for doubtful debts	827	362
Finance cost	1,295	4,359
Impairment of goodwill	639	2,005
And crediting:		
Interest income	966	2,030
Other income	939	1,475

The gain or loss on derivaties is not applicable to the Group as the Group's policy states that no trading in derivative financial instruments shall be undertaken.

B12 Realised and Unrealised Retained Profit/(Loss) Disclosure

	As at 31/12/14	As at 31/03/14
	RM'000	RM'000
Total retained profits / (accumulated losses)		
- Unrealised accumulated losses	(9,141)	(8,825)
- Realised retained profits	143,785	118,126
	134,644	109,301
Add : Consolidation adjustments	53,118	72,594
Total Group retained profits	187,762	181,895

Dated: 25 February 2015 Kuala Lumpur, Malaysia By order of the Board Chan Yoon Mun Secretary