(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER AND FINANCIAL PERIOD ENDED 30 JUNE 2015

Condensed Consolidated Statements of Profit or Loss and Other Comprehensive Income

	3 Months Ended		6 Months Ended		
	30.6.2015 RM'000	30.6.2014 RM'000	30.6.2015 RM'000	30.6.2014 RM'000	
Revenue	18,198	16,633	41,099	30,251	
Operating Expenses	(19,589)	(19,330)	(42,591)	(36,675)	
Other Expenses	(673)	(268)	(1,152)	(533)	
Interest Income	285	417	494	744	
Other Operating Income	3,540	698	4,595	1,127	
Profit/(loss) from Operations	1,761	(1,850)	2,445	(5,086)	
Finance costs	(451)	(462)	(909)	(908)	
Investing Results	-	-	-	-	
Profit/(loss) before tax	1,310	(2,312)	1,536	(5,994)	
Tax	(307)	(30)	(479)	(55)	
Net Profit/(loss) for the period	1,003	(2,342)	1,057	(6,049)	
Other comprehensive income, net of tax Items that may be reclassified subsequently to profit or loss					
- Exchange differences on translating foreign operations	(1,011)	(101)	(803)	512	
- Fair value of available-for-sale financial assets	726	4,351	1,211	5,318	
Other comprehensive income for the period, net of tax	(285)	4,250	408	5,830	
Total comprehensive income for the period	718	1,908	1,465	(219)	
Profit/(loss) attributable to:					
Owners of the parent	230	(2,279)	239	(5,772)	
Minority Interests	773	(63)	818	(277)	
	1,003	(2,342)	1,057	(6,049)	
Total comprehensive income atrributable to: Owners of the parent	96	1,904	1,083	16	
Minority Interests	622		382	(235)	
Minority interests	718	4 1,908	1,465	(233)	
Earnings/(loss) per share attributable to		1,000	1,400	(213)	
equity holders of the parent: Basic/Diluted (sen)	0.11	(1.09)	0.11	(2.75)	

(The Condensed Consolidated Statements of Profit or Loss and Other Comprehensive Income should be read in conjunction with the Annual Financial Report for the year ended 31 December 2014)

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER AND FINANCIAL PERIOD ENDED 30 JUNE 2015

Condensed Consolidated Statements of Financial Position

ASSETS	As at 30.6.2015 RM'000	As at 31.12.2014 RM'000
Non-current assets		
Property, plant and equipment	46,099	47,189
Prepaid lease payments	734	756
Investment properties	30,553	30,553
Land held for property development	6,050	6,349
Available-for-sale financial assets	25,533	25,316
Trade and other receivables	7,310	7,310
	116,279	117,473
Current assets	110,279	117,475
Inventories	23,630	28,079
Trade and other receivables	23,630	20,079
Available-for-sale financial assets	1,029	1,010
Cash and cash equivalents	41,392	37,922
	93,678	94,688
TOTAL ASSETS	209,957	212,161
Capital and reserves attributable to the Company's equity holders Share capital Reserves Shareholders' equity Minority Interest TOTAL EQUITY	209,940 (61,896) 148,044 (5,182) 142,862	209,940 (62,979) 146,961 (5,564) 141,397
LIABILITIES		
Non-current liabilities		
Borrowings	14,369	15,393
Deferred liabilities	775	832
Current liabilities	15,144	16,225
Trade and other payables	41,414	43,218
Borrowings	10,171	11,292
Taxation	366	29
	51,951	54,539
TOTAL LIABILITIES	67,095	70,764
TOTAL EQUITY AND LIABILITIES	209,957	212,161
Net assets per share (RM) attributable to ordinary equity holders of the parent	0.71	0.70

(The Condensed Consolidated Statements of Financial Position should be read in conjunction with the Annual Financial Report for the year ended 31 December 2014)

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER AND FINANCIAL PERIOD ENDED 30 JUNE 2015

Condensed Consolidated Statement of Changes in Equity

	Attributable to Owners of the Parent					Non- Controlling	Total Equity		
	Share Capital RM'000	Share Premium RM'000	Foreign Exchange Reserve RM'000	Revaluation Reserve RM'000	Fair Value Reserve RM'000	Accumulated Losses RM'000	Total RM'000	Interest RM'000	RM'000
6 months ended 30.6.2015									
At 1.1.2015	209,940	34,299	18,003	1,168	6,044	(122,493)	146,961	(5,564)	141,397
Profit/(loss) for the period Other comprehensive income	-	-	- (367)	-	- 1,211	239	239 844	818 (436)	1,057 408
Total comprehensive income for the period	-	-	(367)	-	1,211	239	1,083	382	1,465
At 30.6.2015	209,940	34,299	17,636	1,168	7,255	(122,254)	148,044	(5,182)	142,862
6 months ended 30.6.2014									
At 1.1.2014	209,940	34,299	17,567	1,168	4,109	(112,906)	154,177	(4,804)	149,373
Profit/(loss) for the period Other comprehensive income	-	-	- 470	-	- 5,318	(5,772) -	(5,772) 5,788	(277) 42	(6,049) 5,830
Total comprehensive income for the period		-	470	-	5,318	(5,772)	16	(235)	(219)
At 30.6.2014	209,940	34,299	18,037	1,168	9,427	(118,678)	154,193	(5,039)	149,154

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended 31 December 2014)

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER AND FINANCIAL PERIOD ENDED 30 JUNE 2015

Consolidated Statements of Cash Flow	6 Months Ended	6 Months
	30.6.2015 RM'000	Ended 30.6.2014 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit/(loss) before tax	1,536	(5,994)
Adjustments for:	·	
Depreciation & amortisation	1,925	1,795
Other non-cash items	(2,287)	(14)
Dividend Income	(16)	-
Finance costs	909	908
Finance income	(494)	(744)
Operating profit/(loss) before working capital changes	1,573	(4,049)
Decrease/(increase) in property development cost	2,658	(1,290)
Decrease/(increase) in inventories	2,255	(331)
Decrease/(increase) in trade and other receivables	(182)	6,714
Increase/(decrease) in trade and other payables	(716)	(1,978)
Cash generated from/(used in) operations	5,588	(934)
Interest paid	(874)	(871)
Tax paid	8	56
Net cash from/(used in) operating activities	4,722	(1,749)
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received	495	747
Expenditure on land held for property development	(164)	(101)
Purchase of available-for-sale financial assets	(104)	(101)
Purchase of property, plant and equipment	(10)	- (436)
Proceeds from disposal of property, plant and equipment	(293) 101	(430) 63
Net dividend received	16	05
Net cash from/(used in) investing activities	139	273
	109	215
CASH FLOWS FROM FINANCING ACTIVITIES		
Loans and borrowings, net drawdown/(repayment)	(2,026)	613
Repayments of hire purchase payables	(228)	(198)
Net cash from/(used in) financing activities	(2,254)	415
Effects of exchange rate changes on cash and cash equivalents	863	(188)
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS DURING THE FINANCIAL PERIOD	3,470	(1,249)
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE FINANCIAL PERIOD	37,922	46,288
CASH AND CASH EQUIVALENTS AT THE END OF THE FINANCIAL PERIOD	41,392	45,039

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER AND FINANCIAL PERIOD ENDED 30 JUNE 2015

NOTES TO THE INTERIM FINANCIAL REPORT

A1 Accounting Policies

The interim financial report is prepared in accordance with Financial Reporting Standards 134 - Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad. The figures have not been audited.

The interim financial report should be read in conjuction with the Group's audited financial statements for the financial year ended 31 December 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 December 2014.

The accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those of the audited financial statements for the financial year ended 31 December 2014, except for the adoption of the following Financial Reporting Standards ("FRS"), amendments to FRSs and IC Interpretations which are effective for the financial period beginning on or after 1 January 2015:

Amendments to FRS 119 Defined Benefits Plans: Employee Contributions Annual Improvements to FRSs 2010 - 2012 Cycle Annual Improvements to FRSs 2011 - 2013 Cycle

The adoption of the above FRSs, Amendments and IC Interpretation did not result in any significant changes in the accounting policies and presentations of the financial statement of the Group.

The Group has not early adopted the following FRSs and amendments to FRSs that have been issued but not yet effective:

		Effective for financial periods
		beginning on or after
FRO ()		
FRS 14	Regulatory Deferral Accounts	1 Jan 2016
Amendments to FRS 11	Accounting for Acquisitions of Interests in Joint	1 Jan 2016
	Operations	
Amendments to FRS 101	Disclosure Initiative	1 Jan 2016
Amendments to FRS 116 and 138	Clarification of Acceptable Methods of Depreciation and Amortisation	1 Jan 2016
Amendments to FRS 116 and 141	Argriculture: Bearer Plants	1 Jan 2016
Amendments to FRS 127	Equity Method in Separate Financial Statements	1 Jan 2016
Amendments to FRS 10 & 128	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	1 Jan 2016
Amendments to FRS 10, 12 and 128	Investment Entities: Applying the Consolidated	1 Jan 2016
	Exception	
Annual Improvements to FRSs 2012 - 2	2014 Cycle	1 Jan 2016
FRS 9	Financial Instruments (IFRS 9 issued by IASB in July 2014)	1 Jan 2018

These new and amended strandards will have no significant changes on the financial statements of the Group upon their initial application except for FRS 9 which will result in a change in accounting policy. The Group is currently examinating the financial impact of adopting FRS 9.

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER AND FINANCIAL PERIOD ENDED 30 JUNE 2015

NOTES TO THE INTERIM FINANCIAL REPORT

A2 Malaysian Financial Reporting Standards (MFRS)

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 venture (herein called "Transitioning Entities").

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

The Group falls within the scope of Transitioning Entities and has 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 financial year ending 31 December 2017. In presenting the Group's 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.

A3 Audit Report of the Previous Annual Financial Report

The audit report of the previous annual financial report was not qualified.

A4 Seasonality or Cyclicality of Interim Operations

The Group's operations were not significantly affected by any seasonal or cyclical factors.

A5 Unusual Items Affecting the Financial Statements

There were no items affecting assets, liabilities, equity, net income or cash flows that are unusual because of their material effect in the current quarter under review.

A6 Changes in Accounting Estimates

There were no changes in estimates of amount reported in prior interim periods or prior financial years that have a material effect in the current quarter under review.

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER AND FINANCIAL PERIOD ENDED 30 JUNE 2015

NOTES TO THE INTERIM FINANCIAL REPORT

A7 Debt and Equity Securities

There were no issuance of debt and equity securities, share buy back, share cancellation, share held as treasury and resale of treasury share during the financial period ended 30 June 2015.

A8 Dividends Paid

No dividend has been paid during the financial period ended 30 June 2015.

A9 Segment Reporting

The Group is organised on a worldwide basis into four main business segments:

(a) Property development	develop a	and sale of residential and commercial properties &
	car park	operation
(b) Investment Holding	investme	nt in properties and holding company
(c) Manufacturing & trading	manufact	ture of assorted wires and trading
(d) Leisure and entertainment	cinema b	usiness

Other operations of the Group mainly comprise of dormant companies which are not of sufficient size to be reported separately.

6 months ended 30.6.2015 Development RM'000 Holding RM'000 & Trading RM'000 Entertainment RM'000 Others RM'000 Elimination RM'000 Total RM'000 Segment Revenue External revenue 13,687 933 26,479 - - 41,099 Intersegment revenue - 626 - - (626) - Segment Results 7 1,559 26,479 - - (626) - Profit/(loss) from operations 3,363 (1,914) 566 2,398 (1) - 4,412 Depreciation & amortisation Profit/(loss) before tax 2,986 (2,612) (373) 1,536 (1) - 1,536 Tax (460) - 7 (26) - - (479) Profit/(loss) from ordinary activities after tax 2,526 (2,612) (366) 1,510 (1) - 1,057 Minority interests - - (818) - - (818) Net profit/(loss) attributable to shareholders 2,526		Property	Investment	Manufacturing	Leisure &			
Segment Revenue 13,687 933 26,479 - - 41,099 Intersegment revenue - 626 - - - (626) - Segment Results - 13,687 1,559 26,479 - - (626) - Profit/(loss) from operations 3,363 (1,914) 566 2,398 (1) - 4,412 Finance costs (52) (617) (282) - - - (1951) Depreciation & amortisation (325) (81) (657) (862) - - (1,925) Profit/(loss) before tax 2,986 (2,612) (373) 1,536 (1) - 1,536 Tax (460) - 7 (26) - - (479) Profit/(loss) from ordinary activities after tax 2,526 (2,612) (366) 1,510 (1) - 1,057 Minority interests - - - (818) - -	6 months ended	Development	Holding	& Trading	Entertainment	Others	Elimination	Total
External revenue 13,687 933 26,479 - - - 41,099 Intersegment revenue - 626 - - - (626) - Segment Results - 13,687 1,559 26,479 - - (626) - Profit/(loss) from operations 3,363 (1,914) 566 2,398 (1) - 4,412 Finance costs (52) (617) (282) - - - (1,925) Depreciation & amortisation (325) (81) (657) (862) - - (1,925) Profit/(loss) before tax 2,986 (2,612) (373) 1,536 (1) - 1,536 Tax 2,526 (2,612) (366) 1,510 (1) - 1,057 Minority interests - - - (818) - - (818) Net profit/(loss) attributable 2,526 (2,612) (366) 692 (1)	30.6.2015	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Intersegment revenue - 626 - - - (626) - Segment Results 13,687 1,559 26,479 - - (626) 41,099 Segment Results 3,363 (1,914) 566 2,398 (1) - 4,412 Finance costs (52) (617) (282) - - - (1,925) Depreciation & amortisation (325) (81) (657) (862) - - (1,925) Profit/(loss) before tax 2,986 (2,612) (373) 1,536 (1) - 1,536 Tax 2,986 (2,612) (366) 1,510 (1) - 1,057 Tax 2,526 (2,612) (366) 1,510 (1) - 1,057 Minority interests - - (818) - - (818) Net profit/(loss) attributable 2,526 (2,612) (366) 692 (1) - 239 <t< td=""><td>Segment Revenue</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	Segment Revenue							
Segment Results 13,687 1,559 26,479 - - (626) 41,099 Segment Results 3,363 (1,914) 566 2,398 (1) - 4,412 Finance costs (52) (617) (282) - - (951) Depreciation & amortisation (325) (81) (657) (862) - - (1,925) Profit/(loss) before tax 2,986 (2,612) (373) 1,536 (1) - 1,536 Tax 2,986 (2,612) (373) 1,536 (1) - 1,057 Profit/(loss) from ordinary activities after tax 2,526 (2,612) (366) 1,510 (1) - 1,057 Minority interests - - (818) - - (818) Net profit/(loss) attributable to shareholders 2,526 (2,612) (366) 692 (1) - 239 Assets and Liabilities Segment assets 84,005 69,560 40,0	External revenue	13,687	933	26,479	-	-	-	41,099
Segment Results 3,363 (1,914) 566 2,398 (1) - 4,412 Finance costs (52) (617) (282) - - - (951) Depreciation & amortisation (325) (81) (657) (862) - - (1,925) Profit/(loss) before tax 2,986 (2,612) (373) 1,536 (1) - 1,536 Tax (460) - 7 (26) - - (479) Profit/(loss) from ordinary activities after tax 2,526 (2,612) (366) 1,510 (1) - 1,057 Minority interests - - - (818) - - (818) Net profit/(loss) attributable to shareholders 2,526 (2,612) (366) 692 (1) - 239 Assets and Liabilities Segment assets 84,005 69,560 40,090 15,567 735 - 209,957	Intersegment revenue	-	626	-	-	-	(626)	-
Profit/(loss) from operations 3,363 (1,914) 566 2,398 (1) - 4,412 Finance costs (52) (617) (282) - - - (951) Depreciation & amortisation (325) (81) (657) (862) - - (1,925) Profit/(loss) before tax 2,986 (2,612) (373) 1,536 (1) - 1,536 Tax (460) - 7 (26) - - (479) Profit/(loss) from ordinary activities after tax 2,526 (2,612) (366) 1,510 (1) - 1,057 Minority interests - - - (818) - - (818) Net profit/(loss) attributable 2,526 (2,612) (366) 692 (1) - 239 Assets and Liabilities Segment assets 84,005 69,560 40,090 15,567 735 - 209,957		13,687	1,559	26,479	-	-	(626)	41,099
Finance costs (52) (617) (282) - - (951) Depreciation & amortisation (325) (81) (657) (862) - - (1,925) Profit/(loss) before tax 2,986 (2,612) (373) 1,536 (1) - 1,536 Tax 2,986 (2,612) (373) 1,536 (1) - 1,536 Tax (460) - 7 (26) - - (479) Profit/(loss) from ordinary activities after tax 2,526 (2,612) (366) 1,510 (1) - 1,057 Minority interests - - (818) - - (818) Net profit/(loss) attributable to shareholders 2,526 (2,612) (366) 692 (1) - 239 Assets and Liabilities Segment assets 84,005 69,560 40,090 15,567 735 - 209,957	Segment Results							
Finance costs (52) (617) (282) - - - (951) Depreciation & amortisation (325) (81) (657) (862) - - (1,925) Profit/(loss) before tax 2,986 (2,612) (373) 1,536 (1) - 1,536 Tax (460) - 7 (26) - - (479) Profit/(loss) from ordinary (460) - 7 (26) - - (479) Profit/(loss) from ordinary activities after tax 2,526 (2,612) (366) 1,510 (1) - 1,057 Minority interests - - - (818) - - (818) Net profit/(loss) attributable 2,526 (2,612) (366) 692 (1) - 239 Assets and Liabilities Segment assets 84,005 69,560 40,090 15,567 735 - 209,957	Profit/(loss) from operations	3,363	(1,914)	566	2,398	(1)	-	4,412
Profit/(loss) before tax 2,986 (2,612) (373) 1,536 (1) - 1,536 Tax (460) - 7 (26) - - (479) Profit/(loss) from ordinary activities after tax 2,526 (2,612) (366) 1,510 (1) - 1,057 Minority interests - - (818) - - (818) Net profit/(loss) attributable 2,526 (2,612) (366) 692 (1) - 239 Assets and Liabilities Segment assets 84,005 69,560 40,090 15,567 735 - 209,957	Finance costs	(52)	(617)	(282)	-	-	-	(951)
Tax (460) - 7 (26) - - (479) Profit/(loss) from ordinary activities after tax 2,526 (2,612) (366) 1,510 (1) - 1,057 Minority interests - - (818) - - (818) Net profit/(loss) attributable to shareholders 2,526 (2,612) (366) 692 (1) - 239 Assets and Liabilities Segment assets 84,005 69,560 40,090 15,567 735 - 209,957	Depreciation & amortisation	(325)	(81)	(657)	(862)	-	-	(1,925)
Profit/(loss) from ordinary activities after tax 2,526 (2,612) (366) 1,510 (1) - 1,057 Minority interests - - (818) - - (818) Net profit/(loss) attributable to shareholders 2,526 (2,612) (366) 692 (1) - 239 Assets and Liabilities Segment assets 84,005 69,560 40,090 15,567 735 - 209,957	Profit/(loss) before tax	2,986	(2,612)	(373)	1,536	(1)	-	1,536
activities after tax 2,526 (2,612) (366) 1,510 (1) - 1,057 Minority interests - - - (818) - - (818) Net profit/(loss) attributable to shareholders 2,526 (2,612) (366) 692 (1) - 239 Assets and Liabilities Segment assets 84,005 69,560 40,090 15,567 735 - 209,957	Tax	(460)	-	7	(26)	-	-	(479)
Minority interests - - (818) - - (818) Net profit/(loss) attributable to shareholders 2,526 (2,612) (366) 692 (1) - 239 Assets and Liabilities Segment assets 84,005 69,560 40,090 15,567 735 - 209,957	Profit/(loss) from ordinary							
Net profit/(loss) attributable to shareholders 2,526 (2,612) (366) 692 (1) - 239 Assets and Liabilities Segment assets 84,005 69,560 40,090 15,567 735 - 209,957	activities after tax	2,526	(2,612)	(366)	1,510	(1)	-	1,057
to shareholders 2,526 (2,612) (366) 692 (1) - 239 Assets and Liabilities Segment assets 84,005 69,560 40,090 15,567 735 - 209,957	Minority interests	-	-	-	(818)	-	-	(818)
Assets and Liabilities Segment assets 84,005 69,560 40,090 15,567 735 - 209,957	Net profit/(loss) attributable							
Segment assets 84,005 69,560 40,090 15,567 735 - 209,957	to shareholders	2,526	(2,612)	(366)	692	(1)	-	239
•	Assets and Liabilities							
•	Segment assets	84,005	69,560	40,090	15,567	735	-	209,957
	0	21,348	16,472	14,082	15,188	5	-	67,095

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER AND FINANCIAL PERIOD ENDED 30 JUNE 2015

NOTES TO THE INTERIM FINANCIAL REPORT

	Property	Investment	Manufacturing	Leisure &			
6 months ended	Development	Holding	& Trading	Entertainment	Others	Elimination	Total
30.6.2014	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Segment Revenue							
External revenue	4,677	562	25,012	-	-	-	30,251
Intersegment revenue	-	57	-	-	-	(57)	-
	4,677	619	25,012	-	-	(57)	30,251
Segment Results							:
Profit/(loss) from operations	(1,230)	(1,670)	(57)	(308)	(26)	-	(3,291)
Finance costs	(21)	(605)	(282)	-	-	-	(908)
Depreciation & amortisation	(317)	(93)	(662)	(723)	-	-	(1,795)
Profit/(loss) before tax	(1,568)	(2,368)	(1,001)	(1,031)	(26)	-	(5,994)
Тах	(45)	-	7	(17)	-	-	(55)
Profit/(loss) from ordinary							
activities after tax	(1,613)	(2,368)	(994)	(1,048)	(26)	-	(6,049)
Minority interests	-	-	-	277	-	-	277
Net profit/(loss) attributable							
to shareholders	(1,613)	(2,368)	(994)	(771)	(26)	-	(5,772)
Assets and Liabilities							
Segment assets	83,812	83,507	36,567	13,559	708	-	218,153
Segment liabilities	20,359	17,421	15,615	15,603	1	-	68,999

A10 Valuation of Property, Plant & Equipment

The valuation of property, plant and equipment have been brought forward, without amendments from the previous annual financial report.

A11 Material Events Subsequent to the End of the Interim Period

There were no material events subsequent to the current financial period ended 30 June 2015 up to the date of this report.

A12 Changes in the Composition of the Group

There were no changes in the composition of the Group during the current financial period ended 30 June 2015.

A13 Changes in Contingent Liabilities and Contingent Assets

There were no contingent liabilities and contingent assets since 31 March 2015.

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER AND FINANCIAL PERIOD ENDED 30 JUNE 2015

NOTES TO THE INTERIM FINANCIAL REPORT

A14 Outstanding Commitments

There were no outstanding commitments for the financial period under review.

A15 Related Party Transactions

The following related party transactions were carried out in the ordinary course of business and were established on terms and conditions that are not materially different from those obtainable in transactions with unrelated parties.

	6 months ended
	30.6.2015
	RM'000
Rental income received / receivable from related party	376

ADDITIONAL INFORMATION REQUIRED PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B1 Review of Performance of the Company and its Principal Subsidiaries

For the Quarter

The Group registered a revenue of RM18.2 million and a profit before tax of RM1.31 million in the second quarter ended 30 June 2015 as compared to a revenue of RM16.63 million and a loss before tax of RM2.31 million in the preceding year second quarter. The property division recorded a RM3.13 million increase in revenue due to higher contribution from Bandar Meru Raya and Taman Saikat projects in Ipoh and the contribution from new joint development project, Pinnacle Kelana Jaya offset by the lower contribution from the manufacturing and trading division of RM1.76m The Group's RM1.31 million profit in the period under review was mainly attributable to the higher property development profit recognised of RM0.9 million and the write-back of expenses of the cinema operations.

For the Six Months Period

The Group's revenue of RM41.1 million for the financial period ended 30 June 2015 represents a 36% or RM10.85 million increase from RM30.25 million in the corresponding period ended 30 June 2014. The property division recorded an increase of RM9.01 million due to higher contribution from Bandar Mery Raya and Taman Saikat projects in Ipoh and the revenue recognition from the new project, Pinnacle Kelana Jaya. The manufacturing and trading division has also recorded an increase of RM1.47m in revenue as a result of higher domestic demand.

Gross profit margin of the Group increased from 8.6% for the financial period ended 30 June 2014 to 19.9% in the financial period ended 30 June 2015 mainly due to higher margin from the Pinnacle Kelana Jaya and the manufacturing division.

Operating profit before tax of the Group for the financial period ended 30 June 2015 was higher at RM1.54 million as compared to a loss of RM5.99 million in the corresponding period ended 30 June 2014. The property division recorded a profit before tax of RM2.99 million as compared to a loss of RM1.57 million in the corresponding period ended 30 June 2014 due to the higher margins of the property projects. The manufacturing division recorded a lower loss of RM0.37 million due to higher domestic sales quantity and lower production costs. The leisure and entertainment division recorded a profit before tax of RM1.51 million arising from the write-back of expenses of the cinema operation.

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NOTES TO THE INTERIM FINANCIAL REPORT

B2 Explanatory comments on Any Material Change in the Profit Before Taxation for the Quarter Reported on as Compared with the Immediate Preceding Quarter

Second Quarter 2015 vs First Quarter 2015

During the 3 months ended 30 June 2015, the Group recorded a revenue of RM18.2 million, a decrease of RM4.7 million from RM22.9 million in the preceding 3 months ended 30 March 2015. The decrease in revenue was mainly due to lower contribution from the manufacturing and trading and property divisions in the second quarter 2015. Higher manufacturing sales were recorded in the first quarter 2015 due to pre-GST stocking-up by customers.

The property division recorded a 20% decrease in revenue from RM7.59 million in the first quarter 2015 to RM6.1 million in the second quarter 2015 mainly due to lower construction progress from the Group's new project, Pinnacle Kelana Jaya.

Profit before tax was RM1.31 million in the second quarter 2015 as compared to RM0.23 million in the first quarter 2015 mainly due to the RM2.1 million write-back of expenses of the cinema operations in the second quarter 2015.

B3 Commentary on Prospects

The Group's results are expected to improve with the new property projects undertaken in 2015. Faced with intense competition, the Group expects the manufacturing division's operating environment in 2015 to be similar to 2014. Hence, its focus will be on improving operating margin and retaining core customers.

B4 Explanatory Notes for Variance of Actual Profit from Forecast Profit / Profit Guarantee

Not applicable.

B5	Taxation	3 months Ended 30.6.2015 RM'000	6 months Ended 30.6.2015 RM'000
	Taxation based on the results for the period:		
	Malaysian taxation	302	510
	Overseas taxation	14	26
	Transfer to/(from) deferred taxation	(9)	(57)
		307	479
	Under/(over) provision of taxation in		
	respect of prior periods	-	-
		307	479

The disproportionate tax charge in the current period was mainly due to non availability of group relief in respect of losses incurred by certain subsidiary companies, certain expenses which are not deductible for tax purposes and certain income which are not subject to tax.

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NOTES TO THE INTERIM FINANCIAL REPORT

B6 Status of Corporate Proposals

No corporate proposal was undertaken by the Group in the financial period ended 30 June 2015.

B7 Group Borrowings

	As at 30.6.2015 RM'000
Current	
Secured:-	
RM denominated	10,171
Non-current	
Secured:-	
RM denominated	14,369
Borrowings maturity:	
Less than one year	10,171
Later than one year and not later than two years	2,286
Later than two years and not later than five years	9,555
Later than five years	2,528
	24,540

B8 Realised and Unrealised Losses

	As at 30.6.2015 RM'000	As at 31.12.2014 RM'000
Total accumulated losses of South Malaysia Industries Berhad and its subsidiaries		
- Realised	(134,374)	(145,831)
- Unrealised	319	249
-	(134,055)	(145,582)
Less: consolidated adjustments	11,801	23,089
Total Group accumulated losses	(122,254)	(122,493)
-		

B9 Derivative Financial Instruments

There were no derivative financial instruments as at the financial period ended 30 June 2015.

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NOTES TO THE INTERIM FINANCIAL REPORT

B10 Material Litigation

A wholly owned subsidiary company of the Company, Perantara Properties Sdn Bhd ("PPSB"), has, since year 2010, been involved in a dispute with the Joint Management Body ("JMB") of Kelana Square, Petaling Jaya (a commercial project undertaken and completed in year 2000 by PPSB) involving the car parks of the said project ("Car Parks"), which has a carrying value of RM2 million in the books of PPSB. Prior to the trial of the case, PPSB has successfully applied to have the case struck out at the Kuala Lumpur High Court ("the Court"). However, the Court of Appeal has reinstated the case resulting in a trial.

The Court had on 18 July 2014 decided in favour of the JMB to the effect that the Car Parks is a common property of Kelana Square. However, PPSB has since filed an appeal to the Court of Appeal and the Court has granted the Stay of Execution pending the hearing of appeal on 1 December 2015.

B11 Dividends

The Directors do not recommend any payment of dividend for the financial period ended 30 June 2015.

B12 Profit/(Loss) From Operations

The following items have been charged/(credited) in arriving at profit/(loss) from operations:

	3 Months Ended		6 Months Ended	
	30.6.2015 RM'000	30.6.2014 RM'000	30.6.2015 RM'000	30.6.2014 RM'000
(a) Other income including investment income	(3,544)	(695)	(4,589)	(1,098)
(b) Depreciation and amortisation	979	901	1,925	1,795
(c) Provision for and write-off of receivables	-	-	28	18
(d) Foreign exchange loss/(gain)	315	5	352	(15)

Other than the above, there were no impairment of assets, gain or loss on disposal of quoted investment, gain or loss on derivatives, provision for and write-off of inventories and exceptional items for the current quarter and financial period ended 30 June 2015.

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INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER AND FINANCIAL PERIOD ENDED 30 JUNE 2015

NOTES TO THE INTERIM FINANCIAL REPORT

B13 Earnings per Share

	3 Months Ended		6 Months Ended	
	30.6.2015 RM'000	30.6.2014 RM'000	30.6.2015 RM'000	30.6.2014 RM'000
(a) Basic Earnings per Share				
Net Profit/(loss) attributable to shareholders	230	(2,279)	239	(5,772)
Weighted average number of shares in issue ('000)	209,940	209,940	209,940	209,940
Basic earnings/(loss) per share (sen)	0.11	(1.09)	0.11	(2.75)

(b) Diluted Earnings per Share

There is no dilutive event as at 30 June 2015 and 30 June 2014. Therefore, the diluted EPS is the same as the basic EPS.

By Order of the Board

Tan Siew Chin Company Secretary Kuala Lumpur Date: 26 August 2015