

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2015

	AS AT END OF CURRENT PERIOD	AS AT PRECEDING FINANCIAL YEAR
	31-DEC-2015 *	31-JAN-2015
	(Unaudited)	(Audited)
	RM'000	RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	2,107,095	1,953,375
Investment properties	504,814	376,180
Land held for property development	832,598	728,541
Intangible assets	383,737	352,463
Investment in associates	14,615	23,646
Investment in joint ventures	159,857	82,128
Deferred tax assets	13,746	12,430
Investment in securities	324,587	72,506
Receivables	269,703	288,152
	<u>4,610,752</u>	<u>3,889,421</u>
Current assets		
Property development costs	180,765	231,756
Inventories	53,104	92,877
Tax recoverable	21,539	13,370
Receivables	754,730	718,994
Investment in securities	721,827	842,619
Cash and short term deposits	629,870	583,624
	<u>2,361,835</u>	<u>2,483,240</u>
Assets under disposal group	-	7,209
TOTAL ASSETS	<u>6,972,587</u>	<u>6,379,870</u>
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the Company		
Share capital	1,711,910	1,711,910
Reserves	250,427	125,132
	<u>1,962,337</u>	<u>1,837,042</u>
Non-controlling interests	<u>1,341,223</u>	<u>1,250,998</u>
TOTAL EQUITY	<u>3,303,560</u>	<u>3,088,040</u>
Non-current liabilities		
Deferred tax liabilities	278,429	274,221
Borrowings	742,903	1,003,723
Payables	-	2,558
	<u>1,021,332</u>	<u>1,280,502</u>
Current liabilities		
Borrowings	2,022,406	1,240,959
Payables	609,551	746,135
Derivatives	5,278	7,815
Income tax payable	10,460	16,149
	<u>2,647,695</u>	<u>2,011,058</u>
Liabilities under disposal group	-	270
TOTAL LIABILITIES	<u>3,669,027</u>	<u>3,291,830</u>
TOTAL EQUITY AND LIABILITIES	<u>6,972,587</u>	<u>6,379,870</u>
Net assets per share attributable to ordinary equity holders of the parent (RM)	<u>1.15</u>	<u>1.07</u>

Notes:

The unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 31 January 2015 and the accompanying notes to the quarterly report attached hereto.

*The financial year end has been changed from 31 January to 31 December.

**CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE 2-MONTH PERIOD ENDED 31 DECEMBER 2015**

(The figures have not been audited)

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT 2-MONTH PERIOD 31-DEC-2015 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 31-DEC-2014 RM'000	CURRENT PERIOD TO DATE 31-DEC-2015 RM'000	PRECEDING YEAR CORRESPONDING PERIOD TO DATE 31-DEC-2014 RM'000
Revenue	176,389	N/A	723,062	N/A
Other income	12,612	N/A	117,499	N/A
Other expenses	(215,413)	N/A	(754,489)	N/A
(Loss)/profit from operations	(26,412)	N/A	86,072	N/A
Finance costs	(14,885)	N/A	(63,713)	N/A
Share of results in associated companies, net of tax	66	N/A	135	N/A
Share of results in joint venture	46,437	-	46,437	-
Profit before tax	5,206	N/A	68,931	N/A
Income tax	(9,788)	N/A	(48,867)	N/A
Profit for the period	(4,582)	N/A	20,064	N/A
(Loss)/profit attributable to:				
Equity holders of the Company	(17,022)	N/A	2,204	N/A
Non-controlling interests	12,440	N/A	17,860	N/A
	(4,582)	N/A	20,064	N/A
(Loss)/earnings per share attributable to equity holders of the Company				
Basic (sen)	(0.99)	N/A	0.13	N/A
Fully diluted (sen)	(0.99)	N/A	0.13	N/A

CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE 2-MONTH PERIOD ENDED 31 DECEMBER 2015 (continued)

(The figures have not been audited)

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT 2-MONTH PERIOD	PRECEDING YEAR CORRESPONDING PERIOD	CURRENT PERIOD TO DATE	PRECEDING YEAR CORRESPONDING PERIOD TO DATE
	31-DEC-2015 RM'000	31-DEC-2014 RM'000	31-DEC-2015 RM'000	31-DEC-2014 RM'000
(Loss)/Profit for the period	(4,582)	N/A	20,064	N/A
Other comprehensive (loss)/income:				
Items that will be reclassified subsequently to profit or loss:				
Foreign currency translation differences for foreign operations	(6,734)	N/A	249,012	N/A
Foreign currency translation loss reclassified to profit or loss	-	N/A	(1,003)	N/A
Available-for-sale financial assets				
- Net fair value loss	(3,786)	N/A	(5,698)	N/A
- Reclassification to profit or loss	3,450	N/A	3,911	N/A
Income tax relating to components of other comprehensive income	42	N/A	136	N/A
Other comprehensive income/(loss) for the period, net of tax	(7,028)	N/A	246,358	N/A
Total comprehensive income for the period	(11,610)	N/A	266,422	N/A
Total comprehensive income attributable to:				
Equity holders of the Company	(22,785)	N/A	156,085	N/A
Non-controlling interests	11,175	N/A	110,337	N/A
	(11,610)	N/A	266,422	N/A

Notes:

The unaudited Condensed Consolidated Statements of Profit or Loss and Other Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 January 2015 and the accompanying notes to the quarterly report attached hereto.

Due to the change of financial year end from 31 January to 31 December, the current individual period is for the 2-month period from 1 November 2015 to 31 December 2015, and current cumulative period is for the 11-month period from 1 February 2015 to 31 December 2015. Consequently, there are no comparative figures for preceding year corresponding 2-month period and cumulative 11-month period ended 31 December 2014 to be presented in this Condensed Consolidated Statements of Profit or Loss and Other Comprehensive Income.

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2015**

	Atributable to equity holders of the Company									
	Share capital	Share premium	Capital reserve	Available -for-sale reserve	Exchange translation reserve	Exchange difference recognised in equity	Accumulated losses	Total	Non-controlling interests	Total equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
At 1 February 2014	1,711,910	63,208	10,267	7,588	208,988	36,342	(245,822)	1,792,481	1,239,423	3,031,904
Total comprehensive income for the period										
- Profit for the financial period	-	-	-	-	-	-	104,520	104,520	55,173	159,693
- Other comprehensive income	-	-	-	(334)	(6,752)	(4,966)	-	(12,052)	(31,820)	(43,872)
Transaction with owners										
Dividend to equity holders of the Company	-	-	-	-	-	-	(47,933)	(47,933)	-	(47,933)
Distribution equalisation in unit trust fund	-	-	-	-	-	-	26	26	-	26
Dividend to non-controlling interests	-	-	-	-	-	-	-	-	(14,450)	(14,450)
Business combination with non-controlling interests	-	-	-	-	-	-	-	-	2,672	2,672
Total transaction with owners							(47,907)	(47,907)	(11,778)	(59,685)
At 31 January 2015 (audited)	1,711,910	63,208	10,267	7,254	202,236	31,376	(189,209)	1,837,042	1,250,998	3,088,040
At 1 February 2015	1,711,910	63,208	10,267	7,254	202,236	31,376	(189,209)	1,837,042	1,250,998	3,088,040
Total comprehensive income for the period										
- Profit for the financial period	-	-	-	-	-	-	2,204	2,204	17,860	20,064
- Other comprehensive income	-	-	-	(2,165)	130,405	25,641	-	153,881	92,477	246,358
Transaction with owners										
Dividend to equity holders of the Company	-	-	-	-	-	-	(30,814)	(30,814)	-	(30,814)
Distribution equalisation in unit trust fund	-	-	-	-	-	-	24	24	-	24
Dividend to non-controlling interests	-	-	-	-	-	-	-	-	(21,557)	(21,557)
Business combination with non-controlling interests	-	-	-	-	-	-	-	-	1,445	1,445
Total transaction with owners							(30,790)	(30,790)	(20,112)	(50,902)
At 31 December 2015 (unaudited)	1,711,910	63,208	10,267	5,089	332,641	57,017	(217,795)	1,962,337	1,341,223	3,303,560

Notes:

The unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 31 January 2015 and the accompanying notes to the quarterly report attached hereto. Due to the change of financial year end from 31 January to 31 December, the current cumulative period is for the 11-month period from 1 February 2015 to 31 December 2015.

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2015**
(The figures have not been audited)

	11 MONTHS ENDED	
	31-DEC-2015 RM'000	31-DEC-2014 RM'000
Operating Activities		
Profit before tax	68,931	N/A
Adjustments for:		
Non-cash items	230,110	N/A
Non-operating items	(41,720)	N/A
Operating profit before changes in working capital	257,321	-
Net increase in assets	(394,499)	N/A
Net increase in liabilities	372,424	N/A
Cash generated from operations	235,246	-
Interest received	12,942	N/A
Taxes paid	(58,423)	N/A
Net cash generated from operating activities	189,765	-
Investing Activities		
Interest received	34,526	N/A
Disposal of subsidiary, net of cash disposed	1,418	N/A
Disposal of jointly controlled operation, net of cash disposed	69,064	N/A
Dividend received	8,001	N/A
Investment in joint ventures	(24,494)	N/A
Development cost on land held for development	(68,795)	N/A
Purchase of property, plant and equipment	(75,760)	N/A
Proceeds from disposal of property, plant and equipment	8,645	N/A
Proceeds from disposal of investment property	735	N/A
Proceeds from disposal of an associated company	17,175	N/A
Purchase of investment properties	(125,027)	N/A
Net proceeds from settlement of derivatives	3,723	N/A
Net purchase from disposal of investment securities	(193,798)	N/A
Other payments	(203)	N/A
Net cash used in investing activities	(344,790)	-
Financing Activities		
Dividend paid to equity holders of the Company	(30,814)	N/A
Dividend paid to minority interest	(21,557)	N/A
Interest paid	(60,875)	N/A
Net drawdown of borrowings	324,235	N/A
Decrease in pledged deposits for financing facilities	10,030	N/A
Net cash generated from financing activities	221,019	-
Net increase in cash and cash equivalents during the period	65,994	-
Cash and cash equivalents at beginning of year		
As previously reported	251,966	N/A
Effects of exchange rate changes	10,993	N/A
As restated	262,959	-
Cash and cash equivalents at end of current period	328,953	-
Cash and cash equivalents comprise of:		
Cash and short term deposits	629,870	N/A
Less:		
Monies in trust	(99,103)	N/A
Cash pledged for banking facilities	(201,814)	N/A
	328,953	-

Note: The financial year end of the Company has been changed from 31 January to 31 December to cover the 11-months period from 1 February 2015 to 31 December 2015 and thereafter, to end on 31 December each year. Consequently, there are no comparative figures for the cumulative period ended 31 December 2014 to be presented in this Condensed Consolidated Cash Flow Statements.

Quarterly Report for the Financial Period Ended 31 December 2015

NOTES TO THE QUARTERLY REPORT

A1 Basis of Preparation

As announced to Bursa Malaysia on 24 February 2016, the Company changed its financial year end from 31 January to 31 December. Therefore, the current financial period shall be for a period of two (2) months made up from 1 November 2015 to 31 December 2015, whilst the current cumulative financial period shall be for a period of eleven (11) months, made up from 1 February 2015 to 31 December 2015.

The financial statements for the 2-month period ended 31 December 2015 are unaudited and have been prepared in accordance with Financial Reporting Standard (FRS) 134: Interim Financial Reporting and Paragraph 9.22 of the Bursa Malaysia Securities Berhad Listing Requirements. The quarterly financial statements should be read in conjunction with the Group's audited financial statements for the financial year ended 31 January 2015.

Consequently, the financial quarters to be covered in the Group's subsequent quarterly financial reporting are as follows:-

- 1st Quarter - 1 January to 31 March
- 2nd Quarter - 1 April to 30 June
- 3rd Quarter - 1 July to 30 September
- 4th Quarter - 1 October to 31 December

The change of financial year end shall apply to the Company and its subsidiaries.

A2 Changes in Accounting Policies

The accounting policies and methods of computation adopted by the Group in these quarterly financial statements are consistent with those adopted in the audited financial statements for the year ended 31 January 2015, except for the adoption of the following new and revised Financial Reporting Standards (FRSs), Amendments to FRSs and IC interpretations.

	Effective for financial periods beginning on or after
Amendments to FRS 119 <i>Defined Benefit Plans: Employee Contributions</i>	1 July 2014
Annual Improvements to FRSs 2010-2012 Cycle	1 July 2014
Annual Improvements to FRSs 2011-2013 Cycle	1 July 2014
Annual Improvements to FRSs 2012-2014 Cycle	1 July 2014

The adoption of the above amendments/improvements to existing standards did not have any significant impact on the financial statements of the Group in the period of initial application, except as discussed below:-

Malaysian Financial Reporting Standards Framework ("MFRS Framework")

On 19 November 2011, the Malaysian Accounting Standards Board ("MASB") issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards Framework ("MFRS Framework") in conjunction with its planned convergence of FRSs with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board on 1 January 2012.

A2 Changes in Accounting Policies (cont'd.)

Malaysian Financial Reporting Standards Framework (“MFRS Framework”) (cont'd)

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’).

On 4 July 2012, the MASB has allowed Transitioning Entities to defer the adoption of the MFRS Framework to annual period on or after 1 January 2014.

On 7 August 2013, MASB has decided to extend the transitional period for another year i.e. the adoption of the MFRS Framework by all entities for annual financial period beginning on or after 1 January 2015.

On 2 September 2014, MASB has decided to extend the transitional period for another two years i.e. the adoption of the MFRS Framework by all entities for annual financial period beginning on or after 1 January 2017. The extension was given due to the delay of the issuance of the new Revenue Standard. The Group as a transitioning entity, will have to adopt the MFRS Framework for annual period beginning on or after 1 January 2018.

A3 Restatement

The Group has previously recognised the revenue and expenses of certain overseas development activities upon transfer of significant risks and rewards of ownership, which generally coincides with the time the development units are delivered to the purchasers. During the current financial period, the Group conducted a review of its sales contracts and discovered that the financial outcome of these development activities can be reliably estimated. Accordingly, such property development revenue and expenses should be recognised in profit or loss by using the percentage of completion method. The percentage of completion shall be measured by reference to the development costs incurred to date in proportion to the estimated total costs for the property development.

The restatement has been applied retrospectively and has affected the amounts reported in the Group’s consolidated financial statements, as shown below:

	GROUP				
	Investment in joint ventures RM'000	Property development costs RM'000	Income tax payable RM'000	Receivables RM'000	Accumulated losses RM'000
Balance as reported at 1 February 2014	88,658	195,943	11,645	683,888	(245,822)
Effect of restatement	3,506	-	-	-	3,506
Restated balance at 1 February 2014	92,164	195,943	11,645	683,888	(242,316)
Balance as reported at 31 January 2015	82,128	231,756	16,149	718,994	(189,209)
Effect of restatement	13,654	(9,356)	248	10,183	14,233
Restated balance at 31 January 2015	95,782	222,400	16,397	729,177	(174,976)

A3 Restatement (cont'd.)

The effects on the statement of comprehensive income were as follows:

	GROUP	
	31-Dec-15	31-Jan-15
	RM'000	RM'000
Increase in revenue	39,482	10,183
Increase in expenses	(36,300)	(9,356)
Increase in income tax expense	(955)	(248)
Increase in share of results in joint ventures	48,834	13,654
Effect on profit or loss	<u>51,061</u>	<u>14,233</u>

A4 Auditors' Report of Preceding Annual Financial Statements

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

A5 Seasonal or Cyclical Factors

The Group's operations are not affected by any seasonal or cyclical factors other than the volatility in the trading volume and share prices on the Bursa Malaysia, the seasonal factors that affect the occupancy and room rates of the Group's hotel operations and the general Malaysian economy.

A6 Unusual Items Affecting the Financial Statements

There were no items affecting assets, liabilities, equity, net income or cash flows during the financial period under review that were unusual because of their nature, size or incidence, other as disclosed under Note A3 above.

A7 Changes in Accounting Estimates

There were no changes in estimates that have had a material effect in the current year's financial period results.

A8 Debt and Equity Securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities since the last annual reporting date.

A9 Dividends Paid

A final single-tier dividend of 1.80% on 1,711,909,630 ordinary shares for financial year ended 31 January 2015 (1.80 sen per ordinary shares), amounted to RM30.8 million was paid on 19 August 2015.

A10 Segmental Information

Segmental revenue and results for the current financial period to date:

	Broking and financial services	Investment holding and Others	Credit and lending	Property investment	Property development	Hotel operations	Elimination	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue								
External revenue	113,307	84,259	27,084	44,823	40,479	413,110	-	723,062
Inter-segment revenue	-	29,152	31,585	7,866	(39,364)		(29,239)	-
Total revenue	113,307	113,411	58,669	52,689	1,115	413,110	(29,239)	723,062
Other income								
	18,842	24,776	65,464	3,472	2,548	2,397	-	117,499
Results								
Net segment results	25,322	(55,617)	96,994	8,942	(5,091)	63,707	-	134,257
Foreign exchange gains/(losses)	1,878	(22,980)	10,401	(12)	(11)	(26,850)	-	(37,574)
Other unallocated amounts								(10,611)
Profit from operations								86,072
Finance costs	(1,309)	(34,922)	(5,679)	(7,416)	(11,263)	(3,124)	-	(63,713)
Share of results in associated companies	-	-	-	135	-	-	-	135
Share of results in joint venture	-	-	-	-	46,437	-	-	46,437
Profit before tax								68,931
Income tax expense								(48,867)
Profit for the financial period								20,064
Attributable to:								
Equity holders of the Company								2,204
Non-controlling interests								17,860
								20,064

A11 Subsequent Events

There were no material events subsequent to the end of the current year's financial period except as disclosed below:-

Dissolution of a subsidiary

On 26 January 2016, the Group announced that Aava Whistler Hotel Limited, a wholly-owned foreign subsidiary of TA Global Berhad had been dissolved pursuant to the Business Corporations Act.

The dissolution is not expected to have any material financial and operational effect to the Group.

A12 Changes in the Composition of the Group

Disposal of Oasis Sdn. Bhd.

On 31 March 2015, TA Properties Sdn. Bhd., a wholly-owned subsidiary of TA Global Berhad ("TAG") disposed of its entire 25% equity interest in Oasis Sdn. Bhd., an associated company of the Group for a total consideration of RM17.2 million.

The disposal has resulted in a gain on disposal to the Group of RM6.7 million.

A12 Changes in the Composition of the Group (cont'd.)

Disposal of TA Securities (HK) Limited

On 17 April 2015, TA International Sdn. Bhd. and TA Nominees Sdn. Bhd., both wholly-owned subsidiaries of the Company disposed of the entire 100% equity interest in TA Securities (HK) Limited (“TAHK”) for a total cash consideration of HK\$15.8 million (equivalent to approximately RM7.3 million).

The financial effects on the Group arising from the disposal of TAHK were as follows:

	RM'000
Asset	
Plant and equipment	12
Receivables	427
Cash and cash equivalent	5,878
	6,317
Liability	
Less: Payables	(346)
Total net asset	5,971
Less: Translation reserve	(1,773)
Gain on disposal of subsidiary	4,198
Total cash consideration	7,296
Less: Cash and cash equivalents of subsidiary disposed	(5,878)
Net cash inflow on disposal of subsidiary	1,418

Agreement of Purchase and Sale and Termination of Joint Venture Agreement Between TA Development One (Canada) Ltd and Townline Gardens Inc.

On 7 May 2015, TA Development One (Canada) Ltd (“TADOCL”), a wholly-owned subsidiary of TAG has entered into an Agreement of Purchase and Sale and Termination of Joint Venture Agreement with Townline Gardens Inc. (“TLG”) (“the Purchaser”) and 0864227 B.C. Ltd to sell and dispose all of TADOCL’s right, benefit and interest in arising from the following, at the disposal consideration of CAD23.5 million (equivalent to RM69.5 million):-

- (a) The Joint Venture Agreement entered into by TADOCL and TLG on 26 November 2009 to jointly undertake the re-zoning, development, construction, servicing, subdividing or stratifying of the lands and premises measuring approximately 22 acres situated in the City of Richmond, Province of British Columbia, Canada and marketing and sale of the residential and commercial units at any time located on the Land (“Project”).
- (b) The Project, including without limitation, TADOCL’s 65% interest.

The disposal was completed as at the date of this quarterly report following the closing conditions being met and payment of the consideration by the Purchaser in accordance with the terms of the termination agreement on 2 June 2015.

The disposal has resulted in a gain on disposal to the Group of RM1.2 million.

A12 Changes in the Composition of the Group (cont'd.)

Incorporation of Aava Whistler Hotel GP Ltd.

On 28 October 2015, the Group incorporated Aava Whistlers Hotel GP Ltd., under the Business Corporations Act (British Columbia). The principal activity of Aava Whistler Hotel GP Ltd. is as the general partner in the Aava Whistler Hotel Limited Partnership which shall be formed to carry out hotel operations and management activities.

The shareholder of Aava Whistler Hotel GP Ltd. is ERF Properties Sdn Bhd, a subsidiary of the Group. The current issued and paid-up capital of Aava Whistler Hotel GP Ltd. is C\$0.01 divided into one (1) common share of C\$0.01 each issued to ERF Properties Sdn Bhd.

A13 Changes in Contingent Liabilities or Contingent Assets

There were no contingent liabilities or contingent assets as at the end of the current year's financial period.

A14 Commitments

The amount of capital commitments not provided for in the interim financial statements as at 31 December 2015 were as follow:

	<u>RM'000</u>
Approved and contracted for:-	
- Renovation	14,174
- Development expenditure	108,774
- Hotel acquisition	309,060
	<u>432,008</u>

B1 Performance Analysis of the Group's Operating Segments

	2-MONTHS PERIOD ENDED 31-DEC-2015 RM'000	CURRENT PERIOD TO DATE 31-DEC-2015 RM'000
Revenue	176,389	723,062
Other income		
- Interest income from overdue financial receivables	8	10,112
- Interest income from financial institutions	1,616	10,218
- Interest income from investment securities	4,248	26,565
- Other interest income	148	573
- Gain on disposal of investment securities	2,717	32,726
- Gain on disposal of a subsidiary	-	4,165
- Gain on disposal of an associated company	-	6,723
- Gain on disposal of a jointly controlled operation	-	1,328
- Gain on disposal of investment properties	553	553
- Realised fair value gain on derivatives	421	3,723
- Rental income	530	2,425
- Bad debt recovered	-	3,903
- Dividend income	46	5,438
- Others	2,325	9,047
	12,612	117,499
Other expenses		
- Amortisation and depreciation	(13,302)	(68,196)
- Cost of properties and building materials sold	(36,382)	(40,356)
- Remisiers', agents' and futures brokers' commissions	(8,457)	(38,270)
- Hotel operational and personnel cost	(61,682)	(298,886)
- Personnel cost and others	(28,633)	(143,644)
- Property, plant and equipment written off	(7)	(1,251)
- Fair value loss on investments	(46,390)	(135,783)
- Unrealised fair value (loss)/gain on derivatives	(636)	3,608
- (Impairment loss)/Reversal of impairment loss on receivables	(1,114)	12,219
- Impairment loss on investment securities	(3,284)	(6,356)
- Foreign exchange loss	(15,526)	(37,574)
	(215,413)	(754,489)
Finance costs	(14,885)	(63,713)
Share of results in associated companies	66	135
Share of results in joint ventures	46,437	46,437
Profit before tax	5,206	68,931

B1 Performance Analysis of the Group's Operating Segments (cont'd)

Due to the change of financial year end from 31 January to 31 December, the Group's results for the preceding year corresponding 2-month period and cumulative 11-month period ended 31 December 2014 were not available for comparison with the results of current 2-month period and current cumulative 11-month period ended 31 December 2015 respectively.

The Group reported revenue of RM176.4 million and profit before tax of RM5.2 million for the current 2-month period ended 31 December 2015.

For the current period-to-date covering 11-month period ended 31 December 2015, the Group reported revenue of RM723.1 million and profit before tax of RM68.9 million.

Despite reporting fair value losses on investments, the Group enjoyed profitability from its broking and financial services division, property development division and hotel operation division. The Group also reported its share of profits in joint ventures during the current financial period resulted from the restatement as disclosed in Note A3.

B2 Material Changes in Profit Before Tax for the Current Quarter Compared with the Preceding Quarter

Due to the change of financial year end from 31 January to 31 December, the Group's results for the current period for the 2-month ended 31 December 2015 cannot be compared with the results of the preceding 3-month ended 31 October 2015.

B3 Prospects for the next financial year

Although the recovery in the US economy is gaining momentum, the global economy is expected to remain subdued in view of the lower oil prices and China's slowdown in growth. Domestic economy is expected to be more challenging due to slower export growth and anticipated moderate private consumption and the weakening Ringgit Malaysia.

The prospect for each business division is summarized below: -

Broking and financial services

Financial year 2016 is expected to be a challenging year as investor sentiment is dampened by multitude of factors and Malaysia's economic resilience is tested from various angles. The weak outlook for Ringgit, mainly caused by the start of monetary tightening cycle in the US and unexciting times for commodities, especially crude oil, is expected to sustain selling by foreigners and prevent their swift return. Being our largest trading partner, China's deteriorating economic fundamentals and its guidance for weaker yuan adds to the woes.

We take cognizance of this difficult period and will consistently engage, monitor and evaluate our business strategies to maximize return to shareholders. While optimising our existing resources to generate higher brokerage income from all our prevailing branches, we will continue to scout for business opportunities to increase our fee based activities. This includes provision of corporate finance and advisory services, and short-term loans to business enterprises and individuals.

In addition, our investment management unit will complement and expand its product range for investors by launching new funds, consisting of equity and closed ended target return funds. We also intend to improve our presence in the retail derivatives market.

B3 Prospects for the next financial year (cont'd)

Credit and Lending

The financial year 2016 is expected to be challenging for the credit and lending division. However, the division will strive to increase financing activities by providing term loans to business enterprises for their working capital and to individuals for their investments.

Property Investment

For the financial year 2016, the Group is projected to experience a lower income contribution from overseas and local property investments in the light of expected refurbishment works to be undertaken at some of our investment properties. On completion of these refurbishment works, the Group is confident that the refurbished investment properties will generate higher return in the future.

Property development

Due to challenging economic outlook in financial year 2016, stringent mortgage approvals and cooling measures introduced by the Government, we anticipate our property sales in Malaysia to soften and lower property sales are expected from our existing property stocks. As the Australian property market is experiencing strong residential sales, the Group will continue to focus on its Little Bay Cove project and hope to roll out new launches from this project for the financial year 2016. We are confident that our sales from these new launches in Australia will be resilient.

Hotel Operations

For the financial year 2016, the Group's hospitality businesses located in Singapore, Australia, Canada, China and Thailand will continue to generate recurrent income stream for the Group. Improved result is expected from our hotel in Thailand which was affected by political unrest, refurbishment and upgrading works since the last financial year. Lower income contribution is expected from our hotel located in Singapore due to major refurbishment works which are currently in progress.

The Group will continue to explore and evaluate opportunities to acquire new hotels or properties to expand our existing portfolio and to enhance revenue contribution from our hospitality business.

Barring any unforeseen circumstances, the Group's financial performance is expected to be satisfactory in the financial year ending 31 December 2016.

B4 Variance between Actual Profit and Forecast Profit

Not applicable.

B5 Taxation

a) Taxation for the current financial period were as follows:

	Current Period RM'000	Period to-date RM'000
Estimated tax charge for the period:		
- Malaysian income tax	4,722	17,939
- Foreign tax	3,524	9,629
Deferred tax	2,309	5,243
Withholding tax	68	1,576
(Over)/under provision in prior year		
- Malaysian income tax	-	(520)
- Foreign tax	(836)	15,000
	<u>9,787</u>	<u>48,867</u>

b) A reconciliation between the statutory and effective tax:

	Current Period RM'000	Period to-date RM'000
Profit before tax	<u>5,206</u>	<u>68,931</u>
Taxation at the statutory income tax rate of 25%	1,302	17,233
Adjustments mainly due to the utilisation of previously unabsorbed tax losses and capital allowances, certain income not subject to tax net of certain expenses not deductible for tax purpose and other taxes	8,485	31,634
Tax expense for the financial period	<u>9,787</u>	<u>48,867</u>

B6 Corporate Proposals

Status of Corporate Proposals

There are no outstanding corporate proposals as at the end of the current year's financial period.

B7 Group Borrowings and Debt Securities

Total Group borrowings as at 31 December 2015 was as follows:-

	Secured RM'000	Unsecured RM'000	Total RM'000
<u>Long term borrowings</u>			
Term loans	651,903	-	651,903
Revolving credit	91,000	-	91,000
	<u>742,903</u>	<u>-</u>	<u>742,903</u>
<u>Short term borrowings</u>			
Revolving credit	520,266	210,000	730,266
Other short-term loans	1,292,140	-	1,292,140
	<u>1,812,406</u>	<u>210,000</u>	<u>2,022,406</u>
Total borrowings	<u>2,555,309</u>	<u>210,000</u>	<u>2,765,309</u>

The Group borrowings in Ringgit Malaysia ("RM") equivalent analysed by currencies in which the borrowings are denominated were as follows:-

	Long term borrowings RM'000	Short term borrowings RM'000	Total RM'000
Ringgit Malaysia ("RM")	141,000	512,000	653,000
Canadian Dollar ("CAD")	54,040	253,124	307,164
Singapore Dollar ("SGD")	491,487	74,589	566,076
Australian Dollar ("AUD")	56,376	356,082	412,458
United States Dollar ("USD")	-	664,524	664,524
Hong Kong Dollar ("HKD")	-	6,739	6,739
Euro ("EUR")	-	100,965	100,965
Great Britain Pound ("GBP")	-	54,383	54,383
Total borrowings	<u>742,903</u>	<u>2,022,406</u>	<u>2,765,309</u>

B8 Material Litigation

The Group's subsidiary, Crystal Caliber Sdn. Bhd. ("CCSB") has issued a request for arbitration to commence arbitration proceedings against Kingdom Hotel Investments ("KHI"), on the dispute arising from breaches by KHI of the Sale and Purchase Agreement dated 25 April 2012 between CCSB and KHI ("SPA").

The request for arbitration was submitted by CCSB in accordance with Article 1 of the Arbitration Rules of the London Court of International Arbitration ("LCIA Rules"). CCSB's claim under the LCIA Rules arises from the tax covenant as set out in the Schedule 8 of the SPA whereby KHI agreed and covenanted to pay CCSB any tax liability and cost before 31 May 2012.

B8 Material Litigation (cont'd)

The estimated amount of claim in the request for arbitration by CCSB is in respect to the withholding tax claimed by the Phuket Revenue Office against:

- (i) Siam Recovery Holdings Company Ltd – amounting to Thai Baht (“THB”) 495,222.17; and
- (ii) Siam Resort Company Ltd – amounting to THB 118,850,681.35.

In addition, CCSB is also claiming for interest and costs arising from and in connection with the said matter.

The Group is of the opinion that the commencement of arbitration proceedings are in its best interest to preserve CCSB’s rights in the SPA.

As at 24 February 2015, there were no changes in material litigation since the last financial year ended 31 January 2015, except as disclosed above.

B9 Dividend

No further dividend is declared as at the date of this announcement other than as stated in Note A9 on dividend paid.

B10 Disclosure of derivatives

The Group has entered into accumulators, decumulators and forward contracts which formed part of the Group’s investment portfolio with an objective to maximise the Group’s performance.

These contracts are stated at fair values, using valuation technique with market observable inputs. Derivatives with positive market values are included under current assets and derivatives with negative market values are included under current liabilities. Any changes in fair values during the period are taken directly into the income statement.

Types of derivatives/Maturity	Contract/Notional value RM'000	Fair value asset/(liability) RM'000
Geared Equity Accumulators -Less than 1 year	154,809	(5,955)
Geared Equity Decumulators -Less than 1 year	1,260	(15)
Foreign Currency Forwards - Less than 1 year	65,356	(691)

B11 Disclosure of gains/losses arising from fair value changes of financial liabilities

There were no gains/losses arising from fair value changes of financial liabilities for the current year’s financial period, other than as disclosed in Note B1 on derivatives.

B12 Disclosure of realised and unrealised profits/(losses)

Bursa Malaysia Securities Berhad (“Bursa Malaysia”) has on 25 March 2010 and 20 December 2010, issued directives requiring all listed corporations to disclose the breakdown of retained profits or accumulated losses into realised and unrealised in quarterly reports and annual audited financial statements.

The breakdown of retained profits/(accumulated losses) of the Group as at the reporting date, into realised and unrealised profits are as follows:

	As at 31 December 2015 RM'000	As at 31 January 2015 RM'000
Total retained profits/(accumulated losses) of the Company and its subsidiaries:		
-Realised	1,276,639	1,070,188
-Unrealised	<u>(394,353)</u>	<u>(202,662)</u>
	<u>882,286</u>	<u>867,526</u>
Total share of retained profits of associated companies:		
-Realised	1,432	1,297
-Unrealised	<u>78</u>	<u>78</u>
	<u>1,510</u>	<u>1,375</u>
Total share of losses in joint venture		
- Realised	<u>38,183</u>	<u>(8,254)</u>
	921,979	860,647
Less: Consolidation adjustments	<u>(1,139,774)</u>	<u>(1,049,856)</u>
Total accumulated losses as per Statement of Financial Position	<u>(217,795)</u>	<u>(189,209)</u>

B13 (Loss)/Earnings Per Share attributable to equity holders of the Company

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT 2 - MONTH PERIOD 31-DEC-2015	PRECEDING YEAR CORRESPONDING PERIOD 31-DEC-2014	CURRENT PERIOD TO DATE 31-DEC-2015	PRECEDING YEAR CORRESPONDING PERIOD 31-DEC-2014
Basic (loss)/earnings per share				
(Loss)/profit for the period - attributable to equity holders of the Company (RM'000)	(17,022)	N/A	2,204	N/A
Weighted average number of ordinary shares in issue ('000)	1,711,910	N/A	1,711,910	N/A
Basic (loss)/ earnings per share (sen)	<u>(0.99)</u>	<u>N/A</u>	<u>0.13</u>	<u>N/A</u>

Basic earnings per share was calculated based on the Group's profit attributable to equity holders of the Company divided by the weighted average number of ordinary shares outstanding during the reporting period.

Diluted earnings per share were not computed for the current and preceding period as the Company does not have any dilutive potential ordinary shares in issue as at the end of the reporting period.

Due to the change of financial year end from 31 January to 31 December, the individual period is for the 2-month period from 1 November 2015 to 31 December 2015.

BY ORDER OF THE BOARD
Chuah Wen Pin

Kuala Lumpur
29 February 2016