



GLOMAC BERHAD

(Incorporated in Malaysia)

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS

FOR THE FINANCIAL PERIOD ENDED 30 APRIL 2015

GLOMAC BERHAD
Company No. 110532-M
(Incorporated in Malaysia)

**UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE FINANCIAL PERIOD ENDED 30 APRIL 2015**

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GLOMAC BERHAD (110532-M)
Quarterly Report On Consolidated Results
For The Financial Period Ended 30 APRIL 2015

(The figures have not been audited)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT
OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	30/4/15 RM'000	30/4/14 RM'000	30/4/15 RM'000	30/4/14 RM'000
Revenue	168,408	174,868	472,193	676,661
Cost of sales	(104,386)	(101,214)	(301,317)	(459,046)
Gross profit	64,022	73,654	170,876	217,615
Investment revenue	2,230	2,210	7,773	7,518
Other operating income	2,478	2,007	36,291	6,193
Share of profits of associated companies	2,107	(893)	5,541	16,819
Marketing expenses	(5,667)	(7,017)	(15,827)	(23,639)
Administration expenses	(4,900)	(5,564)	(32,005)	(32,044)
Finance cost	(4,924)	(3,954)	(14,139)	(9,818)
Operating expenses	(6,153)	(22,032)	(14,827)	(25,363)
Profit before tax	49,193	38,411	143,683	157,281
Taxation	(16,081)	(14,079)	(48,740)	(44,393)
Profit for the period	33,112	24,332	94,943	112,888
Other Comprehensive Income:				
Foreign currency translation	974	(809)	512	(1,054)
Total comprehensive income for the period	34,086	23,523	95,455	111,834



	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER 30/4/15 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 30/4/14 RM'000	CURRENT YEAR TO DATE 30/4/15 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 30/4/14 RM'000
Profit attributable to:-				
Owners of the Company	29,238	22,336	86,652	108,380
Non-controlling interests	3,874	1,996	8,291	4,508
	<hr/>		<hr/>	
Profit for the period	33,112	24,332	94,943	112,888
Total comprehensive income attributable to:				
Owners of the Company	30,212	21,527	87,164	107,326
Non-controlling interests	3,874	1,996	8,291	4,508
	<hr/>		<hr/>	
	34,086	23,523	95,455	111,834
Earnings per share (sen)				
(i) Basic	4.06	3.07	11.96	14.97
(ii) Fully Diluted	4.05	3.07	11.96	14.97

(This Unaudited Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the Annual Financial Statements for the year ended 30 April 2014)



GLOMAC BERHAD (110532-M)
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 APRIL 2015

	As at 30/4/15 (Unaudited) RM'000	As at 30/4/14 (Audited) RM'000
ASSETS		
NON CURRENT ASSETS		
Property, plant and equipment	55,350	56,548
Prepaid leasehold assets	65	69
Investment properties	286,235	19,178
Land held for property development	578,317	563,214
Investment in associated companies	48,500	56,299
Other investment - Unquoted	4,000	4,000
Goodwill on consolidation	395	395
Deferred tax assets	22,259	23,604
	995,121	723,307
CURRENT ASSETS		
Inventories	102,801	89,859
Property development projects	160,808	271,881
Accrued billings	134,425	109,245
Trade receivables	120,730	142,326
Other receivables, deposits and prepayments	66,071	38,348
Tax recoverable	9,052	3,848
Fixed deposits and short term placements	72,952	80,725
Cash and bank balances	201,633	252,326
Total Current Assets	868,472	988,558
TOTAL ASSETS	1,863,593	1,711,865
EQUITY AND LIABILITIES		
EQUITY		
Share Capital	363,911	363,911
Reserves:-		
Share Premium	54,779	55,156
Exchange Fluctuation Reserve	(96)	(608)
ESS Reserve	6,417	-
Capital Reserve	300	-
Retained Profit	522,341	469,748
Reserves	583,741	524,296
Shares held in trust	(8,126)	-
Treasury Shares	(1,091)	(1,091)
Equity attributable to owners of the Company	938,435	887,116
Non-controlling interests	57,658	49,252
TOTAL EQUITY	996,093	936,368



	As at 30/4/15 (Unaudited) RM'000	As at 30/4/14 (Audited) RM'000
NON-CURRENT LIABILITIES		
Other Long Term Creditors	-	2,872
Hire Purchase & Lease Creditors	1,623	1,141
Bank Borrowings	422,053	310,215
Deferred Taxation	1,368	231
	<u>425,044</u>	<u>314,459</u>
CURRENT LIABILITIES		
Trade payables	97,850	122,209
Other payables and accrued expenses	58,901	36,664
Progress billings	37,128	41,739
Amount due to associated company	20,423	21,437
Hire-purchase & lease creditors - current portion	526	396
Bank borrowings - current portion	206,986	217,138
Provision for taxation	6,106	5,102
Dividend payable	14,536	16,353
	<u>442,456</u>	<u>461,038</u>
TOTAL EQUITY AND LIABILITIES	<u>1,863,593</u>	<u>1,711,865</u>
Net assets per share attributable to ordinary equity holders of the parent - RM	<u>1.31</u>	<u>1.22</u>

(This Unaudited Condensed Consolidated Balance Sheet should be read in conjunction with the Annual Financial Statements for the year ended 30 April 2014)



GLOMAC BERHAD (110532-M)
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE FINANCIAL PERIOD ENDED 30 APRIL 2015

	← Attributable to equity holders of the Company →							Distributable	Non-controlling interest	Total Equity	
	Share capital RM'000	Share premium RM'000	Exchange Fluctuation Reserve RM'000	Non distributable		Treasury Shares RM'000	ESS Reserve RM'000				Retained profit RM'000
Balance as 1 May 2014	363,911	55,156	(608)	-	-	(1,091)	-	469,748	887,116	49,252	936,368
Profit for the period	-	-	-	-	-	-	-	86,652	86,652	8,291	94,943
Other comprehensive income for the period	-	-	512	-	-	-	-	-	512	-	512
Total comprehensive income for the period	-	-	512	-	-	-	-	86,652	87,164	8,291	95,455
Share of associated companies results by non-controlling interest	-	-	-	-	-	-	-	-	-	925	925
Dividends	-	-	-	-	-	-	-	(33,759)	(33,759)	(810)	(34,569)
Bonus issue of a subsidiary	-	-	-	300	-	-	-	(300)	-	-	-
Share-based payment under Employees' Share Scheme ("ESS")	-	(377)	-	-	-	-	6,417	-	6,040	-	6,040
Re-purchase of shares pursuant to Restricted Share Grant ("RSG")	-	-	-	-	(8,126)	-	-	-	(8,126)	-	(8,126)
At 30 April 2015	363,911	54,779	(96)	300	(8,126)	(1,091)	6,417	522,341	938,435	57,658	996,093

(This Unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Statements for the year ended 30 April 2014)



GLOMAC BERHAD (110532-M)
UNAUDITED CONDENSED FINANCIAL CONSOLIDATED CASH FLOW STATEMENT
FOR THE FINANCIAL PERIOD ENDED 30 APRIL 2015

	Period Ended 30/4/15 RM'000	Period Ended 30/4/14 RM'000
Operating Activities		
Profit before tax	143,683	157,281
Adjustments for non-cash items	(21,350)	4,427
Operating profit before working capital changes	<u>122,333</u>	<u>161,708</u>
Net changes in working capital	(185,148)	(97,413)
Cash generated from operations	(62,815)	64,295
Taxes paid	(50,457)	(51,214)
Net cash flows (used in)/generated from operating activities	<u>(113,272)</u>	<u>13,081</u>
Investing Activities		
Purchase of property, plant and equipment	(823)	(966)
Additions of investment properties	(23,041)	-
Dividend received from investment in associated companies	14,264	1,299
Interest received	7,773	6,972
Others	457	3
Net cash flows (used in)/generated from investing activities	<u>(1,370)</u>	<u>7,308</u>
Financing Activities		
Repurchase of shares	(8,126)	(1,091)
Proceed from disposal of treasury shares	-	22,602
Drawdown of bank borrowings	100,786	21,412
(Increase)/Decrease in bank balances and deposits pledged	(1,633)	438
Dividend paid	(35,576)	(35,022)
Dividend paid to non-controlling interest	(810)	(244)
Net cash flows generated from financing activities	<u>54,641</u>	<u>8,095</u>
Net (decrease)/increase in cash and cash equivalents	(60,001)	28,484
Cash and cash equivalents at beginning of period	329,817	301,357
Effect of exchange rate changes on the balance of cash held in foreign currencies	(97)	(24)
Cash and cash equivalents at end of period	<u>269,719</u>	<u>329,817</u>
Cash and cash equivalents consist of:-		
Cash in hand and at banks	201,633	252,325
Fixed and short term deposits	72,952	80,725
Cash and bank balances	<u>274,585</u>	<u>333,050</u>
Deposits pledged	(4,866)	(3,233)
	<u>269,719</u>	<u>329,817</u>

(The Unaudited Consolidated Cashflow Statement should be read in conjunction with the Annual Financial Statements for the year ended 30 April 2014)



GLOMAC BERHAD
NOTES TO THE UNAUDITED INTERIM REPORT FOR THE FINANCIAL PERIOD ENDED
30 APRIL 2015

A. EXPLANATORY NOTES

A1. Accounting Policies and Methods of Computation

The interim financial statements are prepared in compliance with FRS 134 “Interim Financial Reporting” and Paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the Group’s annual financial statements for the year ended 30 April 2014.

These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to the understanding of the changes in the financial position and performance of the Group since the financial year ended 30 April 2014.

The accounting policies and methods of computation adopted for the interim financial statements are consistent with those adopted in the financial statements for the year ended 30 April 2014, except for the adoption of new FRSs, Interpretation and Amendments to FRSs effective for annual financial periods beginning on or after 1 May 2014 as listed below:

Amendments to FRS 10, Investment Entities FRS 12 and FRS 127	
Amendments to FRS 132	Financial Instruments: Presentation (Amendments relating to Offsetting Financial Assets and Financial Liabilities)

The adoption of the above revised FRSs, amendments to FRSs and interpretations does not have any material impact on the financial statements of the Group.

Adoption of the Malaysian Financial Reporting Standards

On 19 November 2011, the MASB has issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standard Framework (“MFRS Framework”), a fully-IFRS compliant framework. Entities other than private entities shall apply the MFRS Framework for annual periods beginning on or after 1 January 2012, with the exception of Transitioning Entities (“TEs”).

TEs, being entities within the scope of MFRS 141 Agriculture and/or IC Interpretation 15: Agreements for the Construction of Real Estate, including its parents, significant investors and venturers were given a transitional period of two years, within which the MFRS Framework is mandatory to be adopted by the TEs. Following the announcement by the MASB on 7 August 2013, the transitional period for TEs has been extended for an additional year. Therefore, the mandatory adoption date of the MFRS Framework for TEs has been extended from annual periods beginning on or after 1 January 2014 to annual periods beginning on or after 1 January 2017.



The Group being TEs have availed themselves of this transitional arrangement and will continue to apply FRSs in the preparation of its financial statements. Accordingly, the Group will be required to apply MFRS 1 First-time adoption of Malaysian Financial Reporting Standards in their financial statements for the financial year ending 30 April 2018, being the first set of financial statements prepared in accordance with new MFRS Framework. Further, an explicit and unreserved statement of compliance with IFRSs will be made in these financial statements.

A2. Audit Qualification

There were no audit qualifications on the annual financial statements for the year ended 30 April 2014.

A3. Seasonality or Cyclicity of Operations

Our business operations are not significantly affected by seasonality or cyclicity of operations.

A4. Unusual Items

There were no unusual items affecting assets, liabilities, equity, net income, or cash flows for the current financial period to-date.

A5. Material Changes in Estimates of Amounts Reported

There were no changes in estimates of amounts reported in prior financial year which have material effect in the financial statements under review.

A6. Debt and Equity Securities

There were no issuance, cancellation, resale and repayment of debt and equity securities during the current financial period except for the following:-

Repurchase of shares

On 17 October 2014, the shareholders of the Company renewed their approval for the Company's plan to repurchase its own ordinary shares. As at 30 April 2015, the company is having 1,011,000 of its issued ordinary shares repurchased from open market at an overall average price at RM1.08 per share. These shares are being held as treasury shares in accordance with Section 67A of the Companies Act, 1965.

During the current year-to-date ended 30 April 2015, the Company has also repurchased 7,800,000 of its issued ordinary shares from the open market at an overall average price of RM1.04 per share. These shares are being held as shares held-in-trust for issuance of Restricted Shares Grant ("RSG") to its employees in the future.



A7. Dividends Paid

The first interim single-tier dividend of 2.25 sen per ordinary share totaling RM16,353,232 in respect of previous financial year ended 30 April 2014 was paid on 23 June 2014.

The shareholders have approved the final single-tier dividend of 2.65 sen per share, totaling RM19,223,373 in respect of the previous financial year ended 30 April 2014 at the Annual General Meeting on 17 October 2014. The dividend was paid on 24 November 2014.

Share capital comprise of ordinary shares only.



A8. Segmental Reporting

The segmental analysis for the financial period ended 30 April 2015 was as follows:

Analysis by Activity

	Property Development RM'000	Construction RM'000	Property Investment RM'000	Other Operations RM'000	Eliminations RM'000	Consolidated RM'000
REVENUE						
External	459,327	-	11,456	1,410	-	472,193
Inter-segment	242,952	87,482	2,504	17,311	(350,249)	-
Total revenue	702,279	87,482	13,960	18,721	(350,249)	472,193
RESULTS						
Segment results	132,932	2,054	2,181	(1,425)	(2,058)	133,684
Unallocated corporate expenses						(20,473)
Operating profit						113,211
Interest expenses						(14,139)
Interest income						7,773
Share of results of associates	5,541	-	-	-	-	5,541
Fair value gain on investment properties	-	-	31,297	-	-	31,297
Taxation						(48,740)
Profit for the period						94,943
ASSETS						
Segment assets	883,380	24,719	28,947	422,835	-	1,359,881
Investment in equity method of associates	31,935	-	16,565	-	-	48,500
Unallocated corporate assets						455,212
Consolidated total assets						1,863,593

The financial information by geographical location was not presented as the Group's activities are primarily conducted in Malaysia.



A9. Valuations of Property, Plant and Equipment

Valuation of property, plant and equipment have been brought forward without amendment from the last audited annual financial statements.

A10. Material Events Subsequent to the End of Financial Period

There were no material events subsequent to the end of the financial period reported that have not been reflected in this financial statements.

A11. Changes in Composition of the Group

There were no changes in the composition of the Group since the previous quarter.

A12. Changes in Contingent Liabilities

There were no significant changes in contingent liabilities since the last audited balance sheet date as at 30 April 2014.

A13. Capital Commitments

Capital commitments for the group as at 30 April 2015 are as follows:-

	30/4/2015 RM'000
Contractual commitments to purchase development land	6,951
Contractual commitments for acquisition of issued and share capital of a company	17,077
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B. ADDITIONAL INFORMATION AS REQUIRED BY APPENDIX 9B OF BURSA MALAYSIA SECURITIES BERHAD LISTING REQUIREMENTS

B1. Review of Group Performance

The Group recorded lower revenue as compared to previous corresponding quarter and corresponding year to date mainly due to completion of Damansara Residences and tail-end projects in Bandar Saujana Utama.

The gross profit margin for the quarter decreased from 42% to 38%, while gross profit margin for year to date has improved from 32% to 36%.

Nevertheless, the Profit Attributable to Owners of the Group increased by 31% compared to previous corresponding quarter due to profits from Saujana Rawang, Glomac Centro and Reflection Residences. However, year to date Profit Attributable to Owners of the Group decreased by 20% due to lower revenue and gross profit. Furthermore, there was a disposal of investment properties in VIP Glomac Unit Trust which has resulted in share of profit from associate of RM15 million in previous year.

The Net Assets Per Share Attributable to Ordinary Equity Holders improved from RM1.22 to RM1.31 from previous financial year end.

B2. Comment on Material Change in the Profit Before Taxation for Current Quarter as Compared with Previous Quarter

The Group's Profit Before Tax for the current quarter increased by 16% compared to previous corresponding quarter due to profits from its projects, Saujana Rawang, Glomac Centro and Reflection Residences.

B3. Prospects for the remaining Period to the End of Next Financial Year

The Directors are of the opinion that the environment going forward will be challenging. However, with the unbilled sales currently in hand and the future launches, we are hopeful that the Group's performance for the financial year ending 30 April 2016 will be satisfactory.

B4. Variance of Actual Profit from Forecast Profit

Not applicable.

B5. Taxation

The taxation charge for the current quarter and financial period to-date include the followings:

	Current Quarter Ended 30/4/15 RM'000	Year To-date Ended 30/4/15 RM'000
Current taxation	13,406	46,258
Deferred taxation	2,675	2,482
	16,081	48,740

The Group's effective tax rate is higher than the statutory tax rate by the Inland Revenue Board mainly due to non-recognition of deferred tax assets on tax losses and certain non-deductible expenses.



B6. Profit on Sale of Unquoted Investments and/or Properties

There was no sale of unquoted investment or properties.

B7. Purchase or Disposal of Quoted Securities

- a) There was no purchase or disposal of quoted securities in the current financial period to-date.
- b) There was no investment in quoted shares held as at end of the reporting period.

B8. Status of Corporate Proposals

a) Status of Corporate Proposal Announced But Not Completed

Proposed acquisition of entire issued and paid-up capital of Precious Quest Sdn Bhd by Glomac Berhad for a total purchase consideration of RM22.8 million

On 21 March 2014, Glomac Berhad entered into a Sale and Purchase of Shares Agreement (“SSA”) for the acquisition of the entire issued and paid-up capital of Precious Quest Sdn Bhd for a total purchase consideration of RM22,768,900. Glomac Berhad has paid 25% to-date. The SSA is subject to conditions precedent to be fulfilled by all parties.

There was no other corporate proposal announced but not completed.

b) Status of Utilisation of Proceeds Raised From Corporate Proposal

Not applicable.

B9. Group Borrowings and Debt Securities

The Group borrowings as at 30 April 2015 were as follows:-

	Due within 12 months RM'000	Due after 12 months RM'000	Total as at 30/4/15 RM'000	Total as at 30/4/14 RM'000
<u>Secured</u>				
Hire Purchase and Lease Borrowings	526	1,623	2,149	1,537
Bank Borrowings	9,085	389,553	398,638	358,853
	9,611	391,176	400,787	360,390
<u>Unsecured</u>				
Bank Borrowings	197,900	32,500	230,400	168,500
	207,511	423,676	631,187	528,890

There are no borrowings in foreign currency.



B10. Financial Instruments With Off Balance Sheet Risk

There were no financial instruments with off balance sheet risk for the financial period ended 30 April 2015.

B11. Material Litigation

There is no material litigation which will adversely affect the position or business of the Group.

B12. Dividend

The Board has on 18 March 2015, declared a single-tier interim dividend of 2.0 sen per ordinary share totaling RM14,536,206 in respect of financial year ended 30 April 2015, of which the entitlement date was on 15 June 2015. The dividend has been paid on 22 June 2015.

The Board has on 24 June 2015, proposed a single-tier final dividend of 2.25 sen per ordinary share in respect of financial year ended 30 April 2015, subject to shareholders' approval in the forthcoming Annual General Meeting.

B13. Earnings Per Share

a) Basic Earnings Per Share

The basic earnings per share is calculated by dividing the net profits for the period and the weighted average number of ordinary shares in issue during the period.

Description	Current quarter ended 30/4/15	Preceding year corresponding quarter ended 30/4/14	Current year to date ended 30/4/15	Preceding year corresponding period ended 30/4/14
Profit attributable to equity holders of the Company (RM'000)	29,238	22,336	86,652	108,380
Weighted average number of ordinary shares in issue ('000)	720,674	726,810	724,384	724,032
Basic earnings per share (sen)	4.06	3.07	11.96	14.97



b) Diluted Earnings Per Share

The diluted earnings per share for the current financial year ended 30 April 2015 has been calculated by dividing the Group's net profit for the period by the weighted average number of shares that would have been issued upon full exercise of the remaining option under the ESS Options, adjusted for the number of such shares that would have been issued at fair value, calculated as below.

Description	Current quarter ended 30/4/15	Preceding year corresponding quarter ended 30/4/14	Current year to date ended 30/4/15	Preceding year corresponding period ended 30/4/14
Profit attributable to equity holders of the Company (RM'000)	29,238	22,336	86,652	108,380
Weighted average number of ordinary shares as per basic EPS ('000)	720,674	726,810	724,384	724,032
Effect of ESS Option ('000)	1,001	-	1,001	-
Weighted average number of ordinary shares (diluted) ('000)	721,675	726,810	725,385	724,032
Diluted earning per share (sen)	4.05	3.07*	11.96	14.97*

* The ESS Options have been granted in current financial year, thus no dilution impact to previous year earnings per share.

B14. Provision of Financial Assistance

- a) There has been no additional financial assistance provided pursuant to Paragraph 8.23 of the Main Market Listing Requirement during the current quarter.
- b) The aggregate amount of financial assistance provided during the current quarter was as follows:-

<u>Type of Financial Assistance</u>	Limit of Amount RM' million
Corporate Guarantee for Credit Facilities	4.4
Corporate Guarantee for Equipment Leasing Facilities	2.0
	<hr/>
	RM' million
Profit Guarantee	4.2
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As at 30 April 2015, RM0.5 million remained outstanding in respect of the above guarantees.

There was no financial impact on the Group arising from the financial assistance provided.



B15. Realised and Unrealised Profits

The breakdown of retained profits of the Group as at the reporting date, into realised and unrealised profits, pursuant to the directive, is as follows:

	30/4/15 RM'000	30/4/14 RM'000
Total retained profits of the Company and its subsidiaries:		
- Realised	547,415	499,918
- Unrealised	51,121	21,240
	<hr/> 598,536	<hr/> 521,158
Total share of retained profits from associated companies:		
- Realised	29,624	37,424
	<hr/> 628,160	<hr/> 558,582
Less: Consolidation adjustments	(105,819)	(88,834)
Total Group retained profits as per consolidated accounts	<hr/> 522,341	<hr/> 469,748

The determination of realised and unrealised profits is based on the Guidance of Special Matter No.1, *Determination of Realised and Unrealised Profits or Losses in the Context of Disclosure Pursuant to Bursa Malaysia Securities Berhad Listing Requirements* as issued by the Malaysian Institute of Accountants.

The disclosure of realised and unrealised profits above is solely for complying with the disclosure requirements stipulated in the directive of Bursa Securities and should not be applied for any other purposes.

B16. Notes to the Statement of Profit or Loss and Other Comprehensive Income

Notes to the Statement of Profit or Loss and Other Comprehensive Income comprises of the followings:-

	Current Quarter Ended 30/4/15 RM'000	Year To-date Ended 30/4/15 RM'000
Interest income	2,230	7,773
Other income including investment income	1,414	4,994
Interest expense	(4,924)	(14,139)
Expense recognised in respect of equity-settled share-based payments	(1,473)	(6,417)
Depreciation and amortisation	(868)	(3,534)
Fair value gain on investment properties	1,064	31,297

Other disclosure items pursuant to Appendix 9B Note 16 of the Listing Requirements of Bursa Malaysia Securities Berhad are not applicable.