

**MEDA INC. BERHAD (507785 – P)**  
**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 MARCH 2015**

	<b>As at 31/3/2015 RM'000</b>	<b>Audited as at 31/12/2014 RM'000 (Restated)</b>
<b>ASSETS</b>		
<b>NON-CURRENT ASSETS</b>		
Property, plant and equipment	48,858	49,821
Investment properties	115,976	115,976
Land held for property development	51,005	51,135
Trade receivables	109	131
Other receivables	3,654	2,981
	<b>219,602</b>	<b>220,044</b>
<b>CURRENT ASSETS</b>		
Property development costs	84,301	85,112
Inventories	10,354	10,600
Trade receivables	53,661	46,975
Other receivables, deposits and prepayments	9,680	11,376
Deposits placed with licensed banks	136	136
Cash and bank balances	5,188	5,627
	<b>163,320</b>	<b>159,826</b>
<b>TOTAL ASSETS</b>	<b>382,921</b>	<b>379,869</b>
<b>EQUITY AND LIABILITIES</b>		
Share capital	246,277	246,277
Share premium	12,881	12,881
Treasury shares	(6,537)	(6,518)
Warrants reserve	8,889	8,889
Revaluation reserve	5,997	6,010
Accumulated losses	(56,904)	(54,718)
<b>TOTAL EQUITY</b>	<b>210,603</b>	<b>212,821</b>
<b>NON-CURRENT LIABILITIES</b>		
Borrowings (interest bearing)	47,452	48,395
Deferred tax liabilities	4,896	4,877
	<b>52,348</b>	<b>53,272</b>
<b>CURRENT LIABILITIES</b>		
Trade payables	48,783	40,964
Other payables, accruals and deposits	39,682	43,213
Borrowings (interest bearing)	20,929	19,578
Tax payables	10,575	10,021
	<b>119,970</b>	<b>113,776</b>
<b>TOTAL LIABILITIES</b>	<b>172,318</b>	<b>167,048</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>382,921</b>	<b>379,869</b>
<b>NET ASSETS PER SHARE ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY (RM)</b>		
	0.44	0.44

*The unaudited Condensed Consolidated Statement of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 December 2014.*

MEDA INC. BERHAD (507785 – P)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE FIRST QUARTER 31 MARCH 2015

	Individual Quarter 3 months ended		Cumulative Quarter 3 months ended	
	(Restated)		(Restated)	
	31/03/2015	31/03/2014	31/03/2015	31/03/2014
	RM'000	RM'000	RM'000	RM'000
Revenue	40,673	32,684	40,673	32,684
Cost of sales	(28,624)	(19,374)	(28,624)	(19,374)
<b>Gross profit</b>	<b>12,049</b>	<b>13,310</b>	<b>12,049</b>	<b>13,310</b>
Other income	622	963	622	963
Selling and distribution expenses	(1,815)	(390)	(1,815)	(390)
Administrative expenses	(11,033)	(8,137)	(11,033)	(8,137)
<b>Operating profit/(loss)</b>	<b>(177)</b>	<b>5,746</b>	<b>(177)</b>	<b>5,746</b>
Finance cost	(762)	(347)	(762)	(347)
<b>Profit/(Loss) before taxation</b>	<b>(939)</b>	<b>5,399</b>	<b>(939)</b>	<b>5,399</b>
Taxation	(1,262)	(1,283)	(1,262)	(1,283)
<b>Net profit/(loss) for the period</b>	<b>(2,201)</b>	<b>4,116</b>	<b>(2,201)</b>	<b>4,116</b>
<b>Net profit/(loss) attributable to:</b>				
Equity holders of the Company	(2,201)	4,116	(2,201)	4,116
Non-controlling interests	-	-	-	-
	<b>(2,201)</b>	<b>4,116</b>	<b>(2,201)</b>	<b>4,116</b>
<b>Earnings per share ("EPS") attributable to equity holders of the Company (Sen):</b>				
Basic EPS	(0.46)	0.87	(0.46)	0.87
Diluted EPS	(0.46)	0.80	(0.46)	0.80
<b>Net profit/(loss) for the financial period</b>	<b>(2,201)</b>	<b>4,116</b>	<b>(2,201)</b>	<b>4,116</b>
<b>Other comprehensive income</b>				
Amortisation of revaluation reserve	13	13	13	13
<b>Total comprehensive income/(loss) for the period</b>	<b>(2,188)</b>	<b>4,129</b>	<b>(2,188)</b>	<b>4,129</b>
<b>Total comprehensive income/(loss) for the period attributable to:</b>				
Equity holders of the Company	(2,188)	4,129	(2,188)	4,129
Non-controlling interests	-	-	-	-
	<b>(2,188)</b>	<b>4,129</b>	<b>(2,188)</b>	<b>4,129</b>

The unaudited Condensed Consolidated Statement of profit and loss and comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2014.

**MEDA INC. BERHAD (507785 – P)**  
**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
**FOR THE FIRST QUARTER 31 MARCH 2015**

← Attributable to equity holders of the Company →

	Share Capital RM'000	Share Premium RM'000	Warrant Reserve RM'000	Revaluation Reserve RM'000	Accumulated Losses RM'000	Treasury Shares RM'000	Total Equity RM'000
<b>At 1 January 2014</b>							
- as previously stated	237,695	11,115	9,007	6,064	(29,460)	(3,417)	231,004
Exercise of Warrants	1,072	249	(84)	-	-	-	1,237
Arising from shares buy-back	-	-	-	-	-	(250)	(250)
Amortisation of revaluation reserve	-	-	-	(13)	-	-	(13)
Total comprehensive income for the period	-	-	-	-	4,129	-	4,129
Dividends paid	-	-	-	-	-	-	-
<b>At 31 March 2014</b>	<b>238,767</b>	<b>11,365</b>	<b>8,923</b>	<b>6,050</b>	<b>(25,331)</b>	<b>(3,667)</b>	<b>236,107</b>
<b>At 1 January 2015</b>	<b>246,277</b>	<b>12,881</b>	<b>8,889</b>	<b>6,010</b>	<b>(54,718)</b>	<b>(6,518)</b>	<b>212,822</b>
Exercise of Warrants	-	-	-	-	-	-	-
Arising from shares buy-back	-	-	-	-	-	(18)	(18)
Amortisation of revaluation reserve	-	-	-	(13)	-	-	(13)
Total comprehensive income for the period	-	-	-	-	(2,188)	-	(2,188)
Dividends paid	-	-	-	-	-	-	-
<b>At 31 March 2015</b>	<b>246,277</b>	<b>12,881</b>	<b>8,889</b>	<b>5,997</b>	<b>(56,904)</b>	<b>(6,537)</b>	<b>210,603</b>

*The unaudited Condensed Consolidated Statement of profit and loss and comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2014.*

**MEDA INC. BERHAD (507785 – P)**  
**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE FIRST QUARTER 31 MARCH 2015**

	<b>Cumulative quarter ended 31 March</b>	
	<b>2015 RM'000</b>	<b>(Restated) 2014 RM'000</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Profit/(Loss) before taxation	(939)	5,399
Adjustments for:		
Depreciation	873	496
(Gain)/loss on disposal of		
- property, plant and equipment	(131)	-
Interest expense	762	347
Interest income	(323)	(321)
<b>Operating cash flows before working capital changes</b>	<b>242</b>	<b>5,921</b>
Changes in working capital:		
Property development costs	942	(4,693)
Receivables	(5,641)	7,033
Inventories	246	253
Payables	4,374	(3,587)
	<b>163</b>	<b>4,927</b>
Interest paid	(23)	(23)
Interest received	323	321
Tax paid	(709)	(2,560)
<b>Net Operating Cash Flows</b>	<b>(246)</b>	<b>2,665</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>		
Purchase of property, plant and equipment	(579)	(1,097)
Addition in investment properties	-	(92)
Proceeds from disposal of		
- property, plant and equipment	800	-
(Placement) / Withdrawal of deposit held as security	(1,993)	(1,000)
<b>Net Investing Cash Flows</b>	<b>(1,772)</b>	<b>(2,189)</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES:</b>		
Repayment to		
- bank loans	(987)	(1,869)
- hire purchase	(103)	(96)
Hire purchase obtained	-	-
Bank loans drawdown	1,500	493
Proceeds from issuance of shares via exercise of warrants	-	1,237
Purchase of treasury shares	(18)	(250)
Interest paid	(739)	(324)
<b>Net Financing Cash Flows</b>	<b>(347)</b>	<b>(809)</b>

MEDA INC. BERHAD (507785 – P)  
PART A - EXPLANATORY NOTES PURSUANT TO FINANCIAL REPORTING STANDARD  
("FRS") 134, INTERIM FINANCIAL REPORTING FOR THE FIRST QUARTER ENDED  
31 MARCH 2015

	<b>Cumulative quarter ended 31 March (Restated)</b>	
	<b>2015 RM'000</b>	<b>2014 RM'000</b>
<b>NET CHANGE IN CASH AND CASH EQUIVALENTS</b>	(2,366)	(333)
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF THE FINANCIAL YEAR</b>	(9,148)	(10,642)
<b>CASH AND CASH EQUIVALENTS AT 31 MARCH</b>	<u><u>(11,514)</u></u>	<u><u>(10,975)</u></u>
<b>ANALYSIS OF CASH AND CASH EQUIVALENTS:</b>		
Cash and bank balances	5,188	5,549
Deposits placed with licensed banks	136	132
Bank overdrafts - secured	(14,380)	(14,447)
	<u><u>(9,056)</u></u>	<u><u>(8,766)</u></u>
Less: Deposits held as security value	(136)	(132)
Less: Housing Development Accounts held as security value	(2,322)	(2,077)
	<u><u>(11,514)</u></u>	<u><u>(10,975)</u></u>

**MEDA INC. BERHAD (507785 – P)**  
**PART A - EXPLANATORY NOTES PURSUANT TO FINANCIAL REPORTING STANDARD**  
**(“FRS”) 134, INTERIM FINANCIAL REPORTING FOR THE FIRST QUARTER ENDED**  
**31 MARCH 2015**

**1. Basis of Preparation**

The interim financial report has been prepared in accordance with Financial Reporting Standard 134, Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad (“Bursa Malaysia”).

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

The accounting policies adopted by the Group in this interim financial report are consistent with those adopted in the financial statements for the financial year ended 31 December 2014 except for the adoption of the following new/revised FRS and Amendments to FRS:-

*(Effective for annual periods beginning on or after 1 January 2015)*

- |                        |  |
|------------------------|--|
| • Amendment to FRS 10  | Consolidated Financial Statements                  |
| • Amendment to FRS 12  | Disclosures of Interests in Other Entities         |
| • Amendment to FRS 127 | Separate Financial Statements                      |
| • Amendment to FRS 136 | Impairment of Assets                               |
| • Amendment to FRS 139 | Financial Instruments: Recognition and measurement |
| • Amendment to FRS 132 | Financial Instruments: Presentation                |

The adoption of the above revised FRS and Amendment to FRS did not have any material impact on the financial statements of the Group.

In the preceding financial year end, an associate company which was previously accounted for in the consolidated financial statements by the equity method of accounting was reclassified as a subsidiary. The Group had re-examined the shareholders agreement and taken into consideration the substance and economic reality of the relationship between the group vis-à-vis the other shareholder of the company. Following such re-examination, it was determined that this company met the control definition stipulated in FRS 10 and should be considered as a subsidiary and to be consolidated using acquisition method of accounting. The reclassification has been effected with retrospective effect, and the comparative figures have been restated. The restatement had no material effect on the net results and retained earnings for the previous financial quarter.

**2. Seasonal or Cyclical Factors**

The business operations of the Group during the financial period under review have not been materially affected by any significant seasonal or cyclical factors.

**3. Unusual Items affecting Assets, Liabilities, Equity, Net Income or Cash Flow**

There were no unusual items materially affecting the assets, liabilities, equity, net income or cash flow of the Group during the interim financial period.

#### **4. Material Changes In Estimates**

There were no material changes in estimates that have had any material effect results of the financial period under review.

#### **5. Changes in Debt and Equity Securities**

There was no issuance, cancellations, repurchases, resale and repayments of debt and equity securities during the quarter under review ended 31 March 2015, except for the following:-

a) Treasury shares

The Company had purchased a total of 30,000 of its own shares at an average price of RM0.60 per share totalling RM18,000 for the period ended 31 March 2015. All the purchased transactions were financed by internally generated funds.

As at 31 March 2015, a total of 9.337 million of shares purchased back were held as treasury shares with a total cost of RM6.537 million. None of the treasury shares held were resold or cancelled during the quarter under review and up to the date of this report.

#### **6. Valuation of Property, Plant and Equipment**

The valuation of land and buildings has been brought forward, without amendment from the financial statements as at 31 December 2014.

#### **7. Segment Reporting**

Segmental information for the interim financial period is presented in respect of the Group's business segment.

	<b>Cumulative quarter ended 31 March</b>			
			<b>(Restated)</b>	
	<b>2015</b>		<b>2014</b>	
	<b>Revenue</b>	<b>Profit/(Loss)</b>	<b>Revenue</b>	<b>Profit/(Loss)</b>
	<b>RM'000</b>	<b>Before Tax</b>	<b>RM'000</b>	<b>Before Tax</b>
		<b>RM'000</b>		<b>RM'000</b>
Property development	33,535	4,309	24,917	8,185
Property investment	690	(127)	728	7
Hotel operations	4,598	(1,230)	6,713	(736)
Others	1,850	(2,256)	326	(200)
	<u>40,673</u>	<u>696</u>	<u>32,684</u>	<u>7,256</u>
Unallocated expenses		(873)		(1,510)
Finance costs		(762)		(347)
	<u>40,673</u>	<u>(939)</u>	<u>32,684</u>	<u>5,399</u>

**8. Material Events Subsequent to Reporting Date**

There were no material events subsequent to the end of the current reporting quarter.

**9. Changes in the Composition of the Group**

There were no material changes in the composition of the Group for the current reporting quarter.

**10. Changes in Contingent Liabilities and Contingent Assets**

There is no significant changes in contingent liabilities since the last annual balance sheet date as at 31 December 2014 as follows:-

**Contingent liabilities**

	<b>As at 31/03/2015 RM '000</b>	<b>As at 31/12/2014 RM '000</b>
Guarantees given to financial institutions for credit facilities granted to subsidiaries	<u>66,544</u>	<u>66,031</u>

**11. Capital Commitments**

	<b>As at 31/03/2015 RM '000</b>	<b>As at 31/03/2014 RM '000</b>
Commitments to purchase development land - Contracted	<u>28,521</u>	<u>73,696</u>



**1. Review of Performance**

The Group's revenue for the current quarter at RM 40.7 million compared to the corresponding quarter preceding year at RM 32.7 million whereas the cost of sales is RM 28.6 million for current quarter compared to RM 19.4 million to the corresponding quarter preceding year. This lower gross profit compared to preceding year is mainly due to lower gross profit derived from the current on-going Scott Tower project compared to the Arc@Cyberjaya project which had been completed in 2014. In addition, the Guarantee Rental Return ("GRR") scheme recorded a loss of RM 1.76 million and the Group will continue to improve the occupancy of the Guarantee Rental Return ("GRR") scheme units for the Arc@Cyberjaya project in order to reduce the loss.

**2. Material Changes in Loss Before Taxation for the Current Quarter as compared with the Immediate Preceding Quarter**

The Group recorded a loss before tax of RM 939,000 in the current quarter as compared to a loss of RM 9.31 million in the immediate preceding quarter as a result of adjustment on impairment of goodwill and amortisation for fair value. Both impairment and adjustment are non-cash items.

**3. Prospects**

Incoming quarters of 2015, the Group will continue to focus its efforts to deliver more affordable and quality properties to the domestic property market. The Group also will explore more opportunities in expanding its property development segment, which will generate long term and sustainable earnings to the Group. Meanwhile, the Group is actively looking for potential land bank at Klang Valley which would generate higher profit margin to the Group.

**4. Profit Forecast**

Not applicable as no profit forecast was published.

**5. Operating Profit/(Loss)**

	<b>Cumulative Quarter ended 31 March</b>	
	<b>2015</b>	<b>2014</b>
	<b>RM'000</b>	<b>RM'000</b>
Interest income	323	321
Interest expense	(762)	(347)
Depreciation	(873)	(496)
	<u>          </u>	<u>          </u>

## 6. Taxation

	Individual Quarter		Cumulative Quarter	
	3 months ended		3 months ended	
	31/03/2015	31/03/2014	31/03/2015	31/03/2014
	RM '000	RM '000	RM '000	RM '000
<b>Current quarter/period:</b>				
- Income tax	1,262	1,210	1,262	1,210
- Deferred tax	-	73	-	73
	<b>1,262</b>	<b>1,283</b>	<b>1,262</b>	<b>1,283</b>
<b>Under/(Over) accrual of tax in prior year:</b>				
- Income tax	-	-	-	-
- Deferred tax	-	-	-	-
	<b>1,262</b>	<b>1,283</b>	<b>1,262</b>	<b>1,283</b>

Included in the other payables, accruals and deposits of the attached Condensed Consolidated Statements of Financial Position is an amount of RM4.03 million representing the outstanding tax penalties. As of the date of submission of this report, negotiation for a settlement plan on the reduction of tax penalties with the tax authority is still ongoing.

## 7. Status of Corporate Proposal

### A) Acquisition of land in Tempat Sungai Sekamat, Mukim Cheras, State of Selangor

As announced on 20 October 2014, MEDA Group and Global Jubilee Sdn Bhd ("GJSB") had jointly entered into sale and purchase agreement with Natwest Trading Sdn Bhd ("NTSB") for a proposed purchase a freehold land held under GM 342, Lot 1022, Tempat Sungai Sekamat, Mukim Cheras, Daerah Hulu Langat, Negeri Selangor measuring approximately 42,491.925 square meters (10.5 acres) for a total purchase consideration of RM 34,303,500.

## **8. Group Borrowings and Debt Securities**

The borrowings of the Group were as follows:-

	<b>As at</b> <b>31/03/2015</b> <b>RM '000</b>	<b>As at</b> <b>31/12/2014</b> <b>RM '000</b>
Short Term – Secured	20,929	19,578
Long Term – Secured	47,452	48395
	<u>68,381</u>	<u>67,973</u>

None of the Group borrowings is denominated in foreign currency.

## **9. Off Balance Sheet Financial Instruments**

During the financial period under review, the Group did not enter into any contracts involving off balance sheet financial instruments.

## **10. Changes in Material Litigation**

There were no material litigations as at the end of the current reporting quarter.

## **11. Dividend**

No dividend has been recommended or declared for this current quarter and for this interim financial period under review.

## 12. Earnings Per Share

The basic and diluted earnings/(loss) per share have been calculated based on the consolidated net profit attributable to equity holders of the parent for the interim for financial period and the weighted average number of ordinary shares outstanding during the period as follows:-

### i. Basic earnings per share

	Individual Quarter 3 months ended		Cumulative Quarter 3 months ended	
	31/03/2015 RM '000	(Restated) 31/03/2014 RM '000	31/03/2015 RM '000	(Restated) 31/03/2014 RM '000
<b>Profit/(Loss) attributable to equity holders of the Company</b>	(2,201)	4,116	(2,201)	4,116
<b>Weighted average number of ordinary shares ('000)</b>				
Issued ordinary shares at beginning of period	483,247	470,318	483,247	470,318
Effect of shares issued during the period	13	1,599	13	1,599
	<u>483,260</u>	<u>471,917</u>	<u>483,260</u>	<u>471,917</u>
<b>Basic earnings per share (sen)</b>	<u>(0.46)</u>	<u>0.87</u>	<u>(0.46)</u>	<u>0.87</u>

### ii. Diluted earnings per share

	Individual Quarter (Restated)		Cumulative Quarter (Restated)	
	31/03/2015 RM '000	31/03/2014 RM '000	31/03/2015 RM '000	31/03/2014 RM '000
<b>Profit/(Loss) attributable to equity holders of the Company</b>	(2,201)	4,116	(2,201)	4,116
<b>Weighted average number of ordinary shares ('000)</b>				
Issued ordinary shares at beginning of period	483,247	470,318	483,247	470,318
Effect of shares issued during the period	13	1,599	13	1,599
	<u>483,260</u>	<u>471,917</u>	<u>483,260</u>	<u>471,917</u>
Effect on dilution of share warrants	(26)	45,236	(26)	45,236
<b>Adjusted weighted average number of ordinary shares in issue and issuable ('000)</b>	<u>483,234</u>	<u>454,252</u>	<u>483,234</u>	<u>517,153</u>
<b>Diluted earnings per share (sen)</b>	<u>(0.46)</u>	<u>0.91</u>	<u>(0.46)</u>	<u>0.80</u>

### 13. Disclosure of realised and unrealised profits/(losses)

The amounts of realized and unrealized profits or losses included in the retained profits/(losses) of the Group as at 31 December 2014 are as follows:-

	<b>As at 31/03/2015 RM' 000</b>	<b>As at 31/12/2014 RM' 000</b>
Total retained losses of the Company and its subsidiaries		
Realised	(38,073)	(31,940)
Unrealised	(18,831)	(22,778)
	<u>(56,904)</u>	<u>(54,718)</u>

### 14. Auditors' Report on Preceding Annual Financial Statements

The Auditors' Report on the preceding financial statements for the financial year ended 31 December 2014 was not qualified.

### 15. Authorization for issue

The interim financial statements were authorized for issue by the Board of Directors in accordance with a resolution of the directors on 18 May 2015.

#### ON BEHALF OF THE BOARD

DATO' TEOH SENG KIAN  
Managing Director  
Selangor Darul Ehsan  
18 May 2015