

(Company No: 541149-W) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (UNAUDITED) for the first quarter ended 31 March 2016

| | | Individual Quarter | | Cumulative | Cumulative Quarter | |
|---------------------------|-----------|---------------------------|------------------|------------------|--------------------|--|
| | | 3 month 31 M | s ended Iarch | 3 months 31 M | | |
| | Note | 2016 RM'000 | 2015 RM'000 | 2016 RM'000 | 2015 RM'000 | |
| Revenue | A9 | 31,480 | 32,822 | 31,480 | 32,822 | |
| Cost of sales | | (24,482) | (29,862) | (24,482) | (29,862) | |
| Gross Profit | | 6,998 | 2,960 | 6,998 | 2,960 | |
| Other income | | 789 | 6,935 | 789 | 6,935 | |
| Administration expenses | | (5,358) | (4,511) | (5,358) | (4,511) | |
| Finance costs | | (754) | (701) | (754) | (701) | |
| Profit before taxation | A9 | 1,675 | 4,683 | 1,675 | 4,683 | |
| Income tax expenses | B5 | (714) | (1,201) | (714) | (1,201) | |
| Profit for the period | | 961 | 3,482 | 961 | 3,482 | |
| Attributable to: | | | | | | |
| Owners of the Company | | 969 | 3,484 | 969 | 3,484 | |
| Non-controlling interests | | (8) | (2) | (8) | (2) | |
| Profit for the period | | 961 | 3,482 | 961 | 3,482 | |
| Earnings per share (sen) | | | | | | |
| Basic | B13 | 0.6 | 3.0 | 0.6 | 3.0 | |
| Diluted | B13 | 0.6 | 3.0 | 0.6 | 3.0 | |

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2015 and the accompanying explanatory notes attached to this interim financial statements.



(Company No: 541149-W) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (UNAUDITED) for the first quarter ended 31 March 2016

| | Individual Quarter 3 months ended 31 March | | Cumulative Quarter 3 months ended 31 March | |
|--|--|----------------|--|----------------|
| Note | 2016 RM'000 | 2015 RM'000 | 2016 RM'000 | 2015 RM'000 |
| Profit for the period | 961 | 3,482 | 961 | 3,482 |
| Other Comprehensive Income | - | - | - | - |
| Total comprehensive income for the period | 961 | 3,482 | 961 | 3,482 |
| Total comprehensive income / (loss) attributable to: | | | | |
| Owners of the Company | 969 | 3,484 | 969 | 3,484 |
| Non-controlling interests | (8) | (2) | (8) | (2) |
| | 961 | 3,482 | 961 | 3,482 |

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2015 and the accompanying explanatory notes attached to this interim financial statements.



CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (UNAUDITED) As at $\,31\,March\,2016$

| t 31 March 2016 | | 31 March 2016 | 31 December 2015 |
|--|--------------|-----------------------|---------------------|
| | Note | (Unaudited) RM'000 | (Audited) RM'000 |
| Non-Current Assets | | KWI 000 | KWI 000 |
| Property, plant and equipment | | 4,209 | 3,665 |
| Investment Properties | | 112,015 | 112,577 |
| Deferred tax assets | | 2,909 | 2,909 |
| Land held for future development | | 29,381 | 29,381 |
| Trade receivables | | 6,254 | 6,254 |
| | - | 154,768 | 154,786 |
| Current assets | - | | |
| Amount due from contract customers | Г | 26,679 | 19,184 |
| Inventories | | 2,640 | 2,640 |
| Property development costs | | 69,167 | 65,834 |
| Trade receivables | | 54,014 | 32,633 |
| Accrued billings | | 6,618 | 9,173 |
| Other receivables, prepayments and deposits | | 17,041 | 23,184 |
| Tax refundable | | 17,041 | 17 |
| Fixed deposits with licensed banks | | 188 | 187 |
| Cash and bank balances | | 8,647 | 52,983 |
| Cash and bank balances | - | | |
| TOTAL ACCETS | <u>L</u> | 185,011 | 205,835 |
| TOTAL ASSETS | - | 339,779 | 360,621 |
| Equity | | | |
| Share capital | | 87,225 | 87,225 |
| Capital reserve | | 58,150 | 58,150 |
| Share premium | | 26,074 | 26,074 |
| Warrant Reserve | | 7,922 | 7,922 |
| Accumulated losses | | (13,924) | (14,893) |
| Equity attributable to owners of the Company | - | 165,447 | 164,478 |
| Non-controlling interests | | (252) | (244) |
| Total equity | - | 165,195 | 164,234 |
| | - | | |
| Non-current liabilities | В9 | 40 122 | 40.705 |
| Long-term bank borrowings Trade payables | В9 | 49,133 8,877 | 49,795 8,877 |
| Trade payables | - | 58,010 | 58,672 |
| | - | 36,010 | 36,072 |
| Current liabilities | ъо Г | 22.500 | 25.050 |
| Short-term bank borrowings Amount due to contract customers | В9 | 23,508 9,133 | 25,058 8,546 |
| Trade payables | | 55,074 | 68,334 |
| Other payables and accruals | | 27,424 | 34,786 |
| Provision for taxation | | 1,435 | 991 |
| FIOVISION TO Taxation | - | | |
| | | 116,574 | 137,715 |
| Total liabilities | - | 174,584 | 196,387 |
| TOTAL EQUITY AND LIABILITIES | - | 339,779 | 360,621 |
| Net assets per share (RM) | | 0.95 | 0.94 |

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2015 and the accompanying explanatory notes attached to the interim financial statements.



(Company No: 541149-W) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (UNAUDITED)

for the first quarter ended 31 March 2016

| <> | | | | | | | | |
|---|----------------|---------------------------|----------------------|------------------|--------------------|---------|----------------------------------|------------------|
| <> | | | | | | | | |
| | Sh Note Cap | are ital Share Premium | Capital Reserve | Warrant Reserve | Accumulated losses | Total | Non- controlling interests | Total Equity |
| | RM' | 000 RM'000 | RM'000 | RM'000 | RM'000 | RM'000 | RM'000 | RM'000 |
| At 1 January 2016 | 87,2 | 25 26,074 | 58,150 | 7,922 | (14,893) | 164,478 | (244) | 164,234 |
| Total comprehensive income for the period | - | - | - | - | 969 | 969 | (8) | 961 |
| At 31 March 2016 | 87,2 | 25 26,074 | 58,150 | 7,922 | (13,924) | 165,447 | (252) | 165,195 |
| | < | Attributa | ble to Equity Holder | s of the Company | > | | | |
| | < | Non-l | Distributable | > | | | | |
| | Sh Cap | are ital Share Premium | Capital Reserve | Warrant Pacarya | Accumulated losses | Total | Non- controlling interests | Total |
| | RM' | | <u> </u> | RM'000 | | RM'000 | RM'000 | Equity RM'000 |
| At 1 January 2015 | 116,3 | | - | - | (9,865) | 133,088 | (4) | 133,084 |
| Total comprehensive income for the period | - | - | - | - | 3,484 | 3,484 | (2) | 3,482 |
| At 31 March 2015 | 116,3 | 00 26,653 | - | - | (6,381) | 136,572 | (6) | 136,566 |

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2015 and the accompanying explanatory notes attached to the interim financial statements.



(Company No: 541149-W) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW (UNAUDITED) for the first quarter ended 31 March 2016

| | 3 months ended 31 Ma | |
|--|----------------------|---------|
| | 2016 | 2015 |
| | RM'000 | RM'000 |
| CASH FLOWS FROM OPERATING ACTIVITIES | | |
| Profit before taxation | 1,675 | 4,683 |
| Adjustments for: | | |
| Non-cash / non-operating items | 1,119 | (1,491) |
| Operating profit before working capital changes | 2,794 | 3,192 |
| Change in inventories | - | _ |
| Change in property development costs | (3,333) | (6,653) |
| Change in amount due from / to contract customers | (6,908) | 2,616 |
| Change in trade and other receivables | (13,310) | (7,525) |
| Change in trade and other payables | (8,770) | 843 |
| Cash used in operations | (29,527) | (7,527) |
| Interest paid | (754) | (701) |
| Tax paid | (269) | (292) |
| Net cash used in operating activities | (30,550) | (8,520) |
| CASH FLOWS FROM INVESTING ACTIVITIES | | |
| Interest received | 18 | 452 |
| Purchase of plant and equipment | (710) | (83) |
| Proceeds from disposal of plant and equipment | _ 1 | 48 |
| Proceed from disposal of a subsidiary | - | 1,873 |
| Addition to investment properties | (25) | (257) |
| Increase in fixed deposits pledged | (1) | (1) |
| Net cash generated from investing activities | (718) | 2,032 |
| CASH FLOWS FROM FINANCING ACTIVITIES | | |
| Grant received | 1,179 | 4,356 |
| Repayment of hire purchase obligations | (232) | (287) |
| Repayment of term loans | (628) | (364) |
| Decrease in bills payable | (1,170) | - |
| Drawdown of revolving loan | - | 6,000 |
| Net cash (used in) / generated from financing activities | (851) | 9,705 |
| Net (decrease) / increase in cash and cash equivalents | (32,119) | 3,217 |
| Cash and cash equivalents at 1 January | 39,383 | 6,261 |
| Cash and cash equivalents at 31 March | 7,264 | 9,478 |



(Company No: 541149-W) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW (UNAUDITED) for the first question ended, 31 March 2016

| for the first quarter ended 31 March 2016 | | | |
|---|--------------|-------------|--|
| | 3 months end | ed 31 March | |
| | 2016 20 | | |
| | RM'000 | RM'000 | |
| Cash and cash equivalents comprise the following: | | | |
| Cash and bank balances | 8,647 | 13,296 | |
| Fixed Deposits with licensed banks | 188 | 3,850 | |
| Bank Overdraft | (1,383) | (3,818) | |
| | 7,452 | 13,328 | |
| Less: Fixed Deposits pledged to licensed banks | (188) | (3,850) | |
| | 7,264 | 9,478 | |

The condensed consolidated statement of cash flow should be read in conjunction with the audited financial statements for the year ended 31 December 2015 and the accompanying explanatory notes attached to this interim financial statements.



(Company No : 541149-W)

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Part A - Explanatory Notes Pursuant to Financial Reporting Standards ("FRS") 134

Notes to the Interim Financial Report

A1 Basis of preparation

The interim financial report has been prepared under the historical cost convention.

The interim financial statements are unaudited and have been prepared in accordance with FRS 134, "Interim Financial Reporting" and Paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad and should be read in conjunction with the audited financial statements for the financial year ended 31 December 2015.

The accounting policies and presentation adopted in the interim financial report are consistent with those adopted in the audited financial statements for the financial year ended 31 December 2015. These 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 2015.

On 19 November 2011, the Malaysian Accounting Standards Board ("MASB") issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards ("MFRSs 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) and IC Interpretation 15 (Agreements for Construction of Real Estate), including its parent, significant investor and venturer (herein referred to as "Transitioning Entities"). Transitioning Entities are allowed to continue to use the existing FRS Framework and defer adoption of MFRS to annual periods beginning on or after 1 January 2017.

The Group falls within the definition of Transitioning Entities and has opted to defer adoption of the new MFRS framework. Accordingly, the Group will be required to prepare its first set of MFRS financial statement for the financial year ended 31 December 2017.

A2 Changes in Accounting Policies

The significant accounting policies adopted are consistent with those of the audited financial statements for the year ended 31 December 2015, except for the adoption of the following new/revised Financial Reporting Standards (FRSs) and Amendments to FRSs with effect from 1 January 2016.

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

Amendments to FRS 10, FRS 12 and FRS 128 (2011): Investment Entities - Applying the Consolidation Exception

Amendments to FRS 101: Presentation of Financial Statements - Disclosure Initiative

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

Amendments to FRS 127 (2011): Equity Method in Separate Financial Statements

Annual improvements to FRSs 2012 - 2014 Cycle

The initial application of the above new/revised FRSs and Amendments to FRSs are not expected to have any significant impact on the financial statements of the Group.

A3 Auditor's Report on Preceding Annual Financial Statements

There were no qualification in the auditors' report of the Company's previous financial statements for the year ended 31 December 2015.

A4 Seasonal or Cyclical Factors

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

A5 Unusual items due to their Nature, Size or Incidence

There were no items affecting assets, liabilities, equity, net income or cash flows that are unusual because of their nature, size or incidence.

A6 Changes in Estimates

There were no changes in the estimates of amounts, which give a material effect in the current quarter.



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(Incorporated in Malaysia)

Part A - Explanatory Notes Pursuant to Financial Reporting Standards ("FRS") 134

Notes to the Interim Financial Report

A7 Debt and Equity Securities

There were no issuance and repayment of debt and equity securities, share buy-back, share cancellations, shares held as treasury shares and resale of treasury shares for the current quarter ended 31 March 2016 except for the following:-

a) issuance of 58,150,000 new ordinary shares of RM0.50 each at an issue price of RM0.51 ("Rights Shares") together with 58,150,000 free detachable warrants ("Warrants") pursuant to the Corporate Exercises which were approved by the shareholder on 24 November 2014. The Rights Shares and Warrants were listed on the Main Market of Bursa Malaysia Securities Berhad on 7 January 2016.

A8 Dividends Paid

There were no dividend paid in the current quarter ended 31 March 2016.

A9 Segmental Information

Segmental information is presented in respect of the Group's business segments were as follows:-

Segmental Results for 3 Months Ended 31 March 2016

| | Construction | Construction Property Development | | Total | |
|-------------------------------------|--------------|-----------------------------------|---------|---------|--|
| | RM'000 | RM'000 | RM'000 | RM'000 | |
| Sales | | | | | |
| Total Sales | 31,768 | 5,108 | - | 36,876 | |
| Elimination of Intersegment Sales | (5,396) | - | - | (5,396) | |
| External Sales | 26,372 | 5,108 | - | 31,480 | |
| Results | | | | | |
| Segment Results | 3,568 | 577 | (1,447) | 2,698 | |
| Elimination of intersegment Results | (287) | - | - | (287) | |
| | 3,281 | 577 | (1,447) | 2,411 | |
| Financing Costs | (182) | (572) | - | (754) | |
| Interest Income | 9 | 7 | 2 | 18 | |
| Profit/(Loss) before Taxation | 3,108 | 12 | (1,445) | 1,675 | |

Segmental Results for 3 Months Ended 31 March 2015

| | Construction Property Development | | Investment | Total | |
|-------------------------------------|-----------------------------------|--------|------------|---------|--|
| | RM'000 | RM'000 | RM'000 | RM'000 | |
| Sales | | | | | |
| Total Sales | 36,115 | 4,616 | - | 40,731 | |
| Elimination of Intersegment Sales | (7,909) | - | - | (7,909) | |
| External Sales | 28,206 | 4,616 | - | 32,822 | |
| Results | | | | | |
| Segment Results | 3,361 | 2,463 | 233 | 6,057 | |
| Elimination of intersegment Results | (1,125) | - | - | (1,125) | |
| | 2,236 | 2,463 | 233 | 4,932 | |
| Financing Costs | (178) | (523) | - | (701) | |
| Interest Income | 445 | 6 | 1 | 452 | |
| Profit before Taxation | 2,503 | 1,946 | 234 | 4,683 | |



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Part A - Explanatory Notes Pursuant to Financial Reporting Standards ("FRS") 134

Notes to the Interim Financial Report

A10 Property, plant and equipment

There were no revalued property, plant and equipment as at 31 March 2016.

A11 Material Events Subsequent to the End of Interim Period

There were no material events subsequent to the end of the financial period.

A12 Changes in the Composition of the Group

There were no changes in the composition of the Group during the current quarter except for the following subsidiaries of the Company which had applied to and received notice from Suruhanjaya Syarikat Malaysia for the striking off pursuant Section 308 (1) of the Companies Act, 1965:-

- a) Konsortium Pembinaan Bukit Timah TSR Bina Sdn Bhd
- b) TSR Energy Sdn Bhd
- c) Medicalcity Corporation (Malaysia) Sdn Bhd
- d) M-TSR Tek Sdn Bhd

A13 Changes in Contingent Liabilities

Contingent liabilities of the Group as at 31 March 2016 are as follows:

| 1 | RM'000 |
|---|---------|
| Corporate guarantees given to licensed financial institutions in respect of the | |
| following facilities granted to subsidiaries | |
| - Bank guarantee and trade lines | 147,497 |
| - Overdraft, revolving loan and hire purchase facilities | 21,000 |
| - Term loan | 62,000 |
| Corporate guarantees given to suppliers in respect of goods supply to its wholly owned subsidiary companies | 6,858 |
| | 237,355 |

A14 Capital Commitments

There were no capital commitments for the purchase of property, plant and equipment as at 31 March 2016 except as disclosed as follow:

| Contracted and provided for | RM'000 |
|-------------------------------|--------|
| - Leasehold Land | 4,888 |
| Approved and not provided for | |
| - acquisition of subsidiary | 45,348 |



(Company No: 541149-W) (Incorporated in Malaysia)

Part B - Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad

Notes to the Interim Financial Report

B1 Review of Performance of the Company and Its Principal Subsidiaries

The Group registered a Profit Before Taxation of RM1.6 million in the current quarter against a Profit Before Taxation of RM4.6 million in the last year corresponding quarter on the back of revenue of RM31.4 million and RM32.8 million respectively.

The Construction Division's revenue achieved RM26.3 million for the current quarter as compared to RM28.2 million in the previous corresponding quarter. The lower turnover was the result of lower construction billings in tandem with lower construction activities.

The Property Division's revenue recorded RM5.1 million for the current quarter, which is on par with the previous corresponding quarter year of RM4.6 million.

B2 Material Changes in the Profit Before Taxation for the Current Quarter as compared with the Immediate Preceding Quarter

The Group registered a Profit Before Taxation of 5.3% in the current quarter as compared to the Loss Before Taxation of 3.4% reported in the immediate preceding quarter. The better performance of the current quarter was mainly attributable to better margin achieved by the Construction Division.

B3 Prospects for the Current Financial Year

The Board is cautiously optimistic on the construction and property development sectors in 2016. The Board expects that the construction and property development sectors will remain positive in 2016. It is expected that more new projects to be launched by the Government including MRT Line 2, LRT Line 3, highways and public housing projects and property development in strategic locations are still feasible.

While the Group will continue its strategy on selective tendering for construction projects, the Group also plan to strengthen its presence in property development in Klang Valley.

B4 Profit Forecast and Profit Guarantee

Not applicable.

| B5 | Income Tax Expense | Individual Qua | Individual Quarter | | | |
|-----------|----------------------------------|------------------|--------------------|-------------------------|--------|--|
| | | 3 months ended 3 | 1 March | 3 months ended 31 March | | |
| | | 2016 | 2015 | 2016 | 2015 | |
| | | RM'000 | RM'000 | RM'000 | RM'000 | |
| | - Current income tax | 714 | 1,505 | 714 | 1,505 | |
| | Deferred tax | - | (304) | - | (304) | |
| | | 714 | 1,201 | 714 | 1,201 | |

The effective tax rate for the Group in the current quarter is higher than the statutory tax rate mainly due to certain expenses are not allowable as deduction of expenses.

B6 Profit/(Loss) on Sale of Unquoted Investments and/or Properties

There were no profit on sale of unquoted investments and/or properties outside the ordinary course of the Group's business of the current quarter ended 31 March 2016.



(Company No: 541149-W) (Incorporated in Malaysia)

Part B - Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad

Notes to the Interim Financial Report

B7 Ouoted Securities

- a) There were no purchases and disposals of quoted securities for the current quarter and profit / loss arising therefrom.
- b) There were no investments in quoted securities for the current quarter.

B8 Status of Corporate Proposal

There were no corporate proposals announced but not completed as at the latest practicable date ("LPD") except the followings:-

- (a) The Company had on 28 June 2011 and 9 January 2013 announced that TSR Ocean Park Sdn Bhd, a wholly owned subsidiary of the Company, had entered into a sale and purchase agreement dated 28 June 2011 and a supplemental agreement dated 8 January 2013 with Best Reap Sdn Bhd for the proposed acquisition of a parcel of leasehold commercial land held under H.S.(D) 8376, PT 74, Bandar and Daerah Port Dickson, Negeri Sembilan measuring approximately 11.52 acres for a purchase price of RM9,032,599. As at LPD, the Proposed Acquisition is pending completion; and
- (b) RHB Investment Bank Berhad ("RHB Investment Bank") had on 24 July 2014 and 13 August 2014 announced that the Company proposes to undertake the following:-
 - (i) private placement of up to 11,330,000 new ordinary shares of RM1.00 each in TSR, representing up to 10% of the issued and paid-up share capital of TSR, to investors to be identified at an issue price to be determined ("Proposed Private Placement");
 - (ii) share capital reduction via the cancellation of RM0.50 of the par value of every existing ordinary share of RM1.00 each in TSR ("Existing TSR Share(s)") pursuant to Section 64(1) of the Companies Act, 1965 ("Act") ("Proposed Share Capital Reduction");
 - (iii) renounceable rights issue of up to 62,315,000 new ordinary shares of RM0.50 each in TSR ("Rights Share(s)") together with up to 62,315,000 free detachable new warrants ("Warrant(s)"), on the basis of one (1) Rights Share and one (1) free Warrant for every two (2) ordinary shares of RM0.50 each in TSR ("TSR Share(s)" or "Share(s)") held after the Proposed Share Capital Reduction on an entitlement date to be determined and announced later;
 - (iv) increase in the authorised share capital of TSR from RM200,000,000 comprising 200,000,000 ordinary shares of RM1.00 each to RM500,000,000 comprising 1,000,000,000 ordinary shares of RM0.50 each ("Proposed Increase in Authorised Share Capital"); and
 - (v) amendments to the Memorandum and Articles of Association of TSR to facilitate the implementation of the Proposed Share Capital Reduction as well as the Proposed Increase in Authorised Share Capital.

(Collectively referred to as the "Corporate Exercises").

On 7 January 2016, the Corporate Exercises are completed following the listing of and quotation for the 58,150,000 Rights Shares and 58,150,000 Warrants on the Main Market of Bursa Malaysia Securities Berhad.

The status of utilisation of the proceeds raised by the Company from the Rights Issue is as follows:-

| | Details of utilisation | Proposed Utilisation (RM'000) | Actual Utilisation (RM'000) | n | Timeframe for utilisation |
|------|---|-------------------------------------|-----------------------------|--------|---------------------------|
| (i) | Working capital | 28,487 | 28,597 | | Within 24 months |
| (ii) | Estimated expenses for the Corporate exercise | 1,170 | 1,060 | # | Within 1 month |
| | • | 29,657 | 29,657 | _ _ | |

#Any shortfall or excess in funds allocated for estimated expenses will be funded from or used for the working capital.



(Company No: 541149-W) (Incorporated in Malaysia)

Part B - Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad

Notes to the Interim Financial Report

B9 Group Borrowings and Debt Securities

Total group borrowings as at 31 March 2016 are as follows:

(a) Short term borrowings

| Short term borrowings (Secured) | RM'000 |
|--|--------|
| Portion of term loans payable within one year | 4,000 |
| Revolving loans payable within one year | 11,000 |
| Banker acceptance payable within one year | 6,303 |
| Bank overdraft | 1,383 |
| Portion of hire purchase payable within one year | 822 |
| | 23,508 |
| (b) <u>Long term borrowings</u> : | |
| Long term borrowings (Secured) | |
| Portion of term loans payable after one year | 48,694 |
| Portion of hire purchase payable after one year | 439 |
| | 49,133 |

B10 Off Balance Sheet Financial Instruments

The Group does not have any financial instruments with off balance sheet risks as at the date of this announcement.

B11 Material Litigation

There were no material litigations involving the Group as at the last annual balance sheet date and the latest practicable date except as disclosed in the following which involve subsidiaries of the Company:-

a) Josu Engineering Construction Sdn Bhd ("Plaintiff") Vs TSR Bina Sdn Bhd ("Defendant")

The Plaintiff had commenced an action against the Defendant for unlawful termination of the letter of award. On 6 February 2007, the Plaintiff obtained a judgement in default against the Defendant. The Plaintiff had on 30 August 2012 filed a notice of appointment for assessment of damages after the Defendant lost various appeals and applications to set aside the judgement in default. The Plaintiff is claiming a sum of approximately RM6 million being the damages against the Defendant.

A notice of application to stay the hearing of assessment of damages was filed on 4 November 2015 ("Stay Application") and the Stay Application is fixed for hearing on 27 Jun 2016.

b) TSR Bina Sdn Bhd ("TSRB" or "Plaintiff") v Kontena Nasional Berhad ("Defendant")

The Plaintiff initiated an action against the Defendant on 1 March 2005 to recover the liquidated ascertained damages being the sum of RM1,060,000 and the defect liability damages being the sum of RM223,494.46 which have been wrongfully deducted by the Defendant. The Plaintiff has also claimed against the Defendant for the certified sum of RM847,001.55 that has yet to be paid by the Defendant. The sum of RM847,001.55 has been paid by the Defendant after the Federal Court and Court of Appeal confirmed the decision of the Senior Assistant Registrar given on 27 August 2007. Subsequently the Plaintiff proceeded with full trial to recover the sum of RM1,060,000 and RM223,494,.46. However, the High Court dismissed the Plaintiff's claim with costs of RM15,000 on 26 August 2014. On 9 September 2014, an appeal to the Court of Appeal arising from this decision was filed. On 25 August 2015, the Court of Appeal dismissed the appeal. The Plaintiff applied for leave to appeal to the Federal Court ("Leave"). On 17 February 2016, the Federal Court has refused the Plaintiff's application for leave to appeal to the Federal Court.



(Company No: 541149-W) (Incorporated in Malaysia)

Part B - Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad

Notes to the Interim Financial Report

B11 Material Litigation (Con't)

c) TSR Bina Sdn Bhd ("Plaintiff") v Josu Engineering Construction Sdn Bhd & Messrs GH Tee & Co ("Defendants")

The Plaintiff had filed an action against the Defendants to impeach the judgement entered on 6 February 2007 in the Seremban High Court Civil Suit No.: MTI-22-2-2004 (Josu Engineering Construction Sdn Bhd v TSR Bina Sdn Bhd) ("Judgement") for a declaration that the Judgement is null and void and is to be set aside on the basis that the Defendants had wrongfully and/or fraudulently misled the High Court Judge in granting the Judgement. The High Court had allowed both the Defendants' notice of application to strike out the Plaintiff's claim against the Defendants on 17 February 2015 with costs on a full indemnity basis to be assessed by the Court ("Order of 17 February 2015"). The Plaintiff filed a notice on 11 March 2015 to appeal against the Order of 17 February 2015. The said appeal was fixed for hearing on 22 September 2015 and was subsequently dismissed. On 21 October 2015, the Plaintiff filed 2 applications for leave to appeal to the Federal Court. The Court has fixed the said applications for hearing on 19 July 2016.

B12 Dividend Payables

The Board of Directors did not recommend the payment of dividend for the quarter ended 31 March 2016.

B13 Earnings per Share

| i) Basic earnings per share | | Individual Quarter | | Cumulative Quarter | |
|-----------------------------|---|--------------------|----------|--------------------|----------|
| _ | | 3 months ended 3 | 31 March | 3 months ended | 31 March |
| | | 2016 | 2015 | 2016 | 2015 |
| a | Net Profit for the period attributable to equity holders (RM'000) | | | | |
| | | 969 | 3,484 | 969 | 3,484 |
| b | Weighted average number of shares issue ('000) | 174,450 | 116,300 | 174,450 | 116,300 |
| | _ | 174,450 | 116,300 | 174,450 | 116,300 |
| a/b | Basic earnings per share (sen) | 0.6 | 3.0 | 0.6 | 3.0 |
| ii) Dilu | ted earnings per share | | | | |
| c | Earnings | | | | |
| | Net Profit for the period (RM'000) | 969 | 3,484 | 969 | 3,484 |
| d | Weighted average number of ordinary shares for basic earnings per share in i) above ('000) | 174,450 | 116,300 | 174,450 | 116,300 |
| | Potential dilutive ordinary shares for weighted average number of unexercised warrant issued ('000) | - | - | - | - |
| | ` | 174,450 | 116,300 | 174,450 | 116,300 |
| c/d | Diluted Earnings per Share (Sen) | 0.6 | 3.0 | 0.6 | 3.0 |



(Company No: 541149-W) (Incorporated in Malaysia)

Part B - Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad

Notes to the Interim Financial Report

B14 Realised and Unrealised (Losses)/Profits Disclosure

| | As at 31.3.2016 RM'000 | As at 31.12.2015 RM'000 |
|--|---------------------------|----------------------------|
| Total (accumulated losses)/retained profits: | | |
| - Realised | 32,937 | 29,410 |
| - Unrealised | 2,909 | 2,909 |
| | 35,846 | 32,319 |
| Less: Consolidation adjustments | (49,770) | (47,212) |
| | (13,924) | (14,893) |

B15 Profit Before Taxation

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

| | | Current quarter C | Current quarter Cumulative quarter | | |
|-----|-------------------------------|-------------------|------------------------------------|--|--|
| | | ended 31.3.16 | ended 31.3.16 ended 31.3.16 | | |
| | | RM'000 | RM'000 | | |
| (a) | Interest income | 18 | 18 | | |
| (b) | Government Grant | 552 | 552 | | |
| (c) | Interest expenses | (754) | (754) | | |
| (d) | Depreciation and amortisation | (789) | (789) | | |

B16 Authorisation for issue

The interim financial statements were authorised for issue by the Board of Directors on 25 May 2016.

TSR CAPITAL BERHAD

BY ORDER OF THE BOARD

Petaling Jaya

Date: 25 May 2016