INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 30 JUNE 2013

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	INDIVII CURRENT YEAR QUARTER 30-Jun-13 RM'000	DUAL PERIOD PRECEDING YEAR CORRESPONDING QUARTER 30-Jun-12 RM'000	CUMULA CURRENT YEAR TO DATE 30-Jun-13 RM'000	ATIVE PERIOD PRECEDING YEAR CORRESPONDING PERIOD 30-Jun-12 RM'000
Revenue	138,210	5,231	148,354	21,541
Results from operating activities	25,874	(550)	25,460	(5,526)
Finance costs Finance income Share of loss of equity accounted investee, net of tax	(850) 350 (782)	(1,126) 99 6,171	(1,707) 1,041 (1,634)	(2,347) 271 6,034
Loss before tax Tax expense	24,592 (6,938)	4,594 105	23,160 (6,547)	(1,568) 1,198
Profit and total comprehensive income / (loss) for the period	17,654	4,699	16,613	(370)
Profit and total comprehensive income / (loss) for Owners of the company Non-controlling interests Profit and total comprehensive income / (loss) for the period	or the period att 17,683 (29) 17,654	4,741 (42) 4,699	16,657 (44) 16,613	(292) (78) (370)
Basic earnings per ordinary share (sen) (based on weighted average of 227,501,800 (2012: 230,155,588) ordinary shares for the quarter and cumulative year todate)	7.77	2.06	7.32	(0.13)
Diluted earnings per ordinary share (sen)	N/A	N/A	N/A	N/A

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 30 JUNE 2013 UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

ASSETS	AS AT END OF CURRENT QUARTER 30-Jun-13 RM'000	AS AT FINANCIAL YEAR END 31-Dec-12 RM'000
Non-Current Assets		
Property, plant and equipment	2,374	2,629
Investment properties	2,850	2,850
Investment in associate	-	12,817
Investments (unquoted)	14,626	14,626
Land held for property development	89,535	86,602
Deferred tax asset	6,104	7,867
	115,489	127,391
	-,	,
Current Assets		
Inventories	378,004	414,897
Trade receivables	42,802	57,448
Other receivables, deposits and prepayment	27,257	38,495
Current tax assets	1,183	1,270
Assets classified as held for sale	114,806	103,623
Cash and cash equivalents	27,441	24,270
	591,493	640,003
TOTAL ASSETS	706,982	767,394
EQUITY AND LIABILITIES Equity Attributable to Owners of the Company Share capital Share premium	230,914 19,341	230,914 19,341
Capital reserve	1,500	1,500
Treasury shares	(4,096)	(4,096)
Retained earnings	66,470	49,813
Notained carnings	314,129	297,472
Non-controlling interests	4,015	4,059
Total Equity	318,144	301,531
Total Equity	0.10,1.1.	
Non-Current Liabilities		
Loan and borrowings	197,150	184,602
Deferred tax liabilities	10,731	10,961
	207,881	195,563
Current Liabilities		
Trade payables	40,694	45,071
Other payables and accrued expenses	45,080	44,907
Loans and borrowings	28,880	28,491
Current tax liabilities	7,711	6,926
Deferred revenue *	58,592	144,905
20101104 10701140	180,957	270,300
Total Liabilities	388,838	465,863
TOTAL EQUITY AND LIABILITIES	706,982	767,394
•		
Net assets per share attributable to ordinary equity holders of the parent (RM)	1.38	1.31

^{*} Deferred revenue refers to progress billings net of discount attributable to the sale of propreties under development for which the said properties under development have yet to delivered. As at 30 June 2013, RM27.3 million was collected.

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 30 JUNE 2013

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

		Attributable to Owners of the Company						
		Non-distri	ibutable		Distributable			
	Share capital RM'000	Share premium RM'000	Capital Reserve RM'000	Treasury shares RM'000	Retained profits RM'000	Total RM'000	Non- controlling Interests RM'000	Total Equity RM'000
At 1 Jan 2012	230,914	19,341	-	(3,705)	46,202	292,752	4,289	297,041
Total comprehensive income for the period	-	-	-	-	9,663	9,663	(230)	9,433
Bonus issue of a subsidiary	-	-	1,500	-	(1,500)		-	-
Dividends to the owners of the Company	-	-	-	-	(4,552)	(4,552)	-	(4,552)
Own shares acquired	-	-	-	(391)	-	(391)	-	(391)
At 31 December 2012	230,914	19,341	1,500	(4,096)	49,813	297,472	4,059	301,531
At 1 Jan 2013	230,914	19,341	1,500	(4,096)	49,813	297,472	4,059	301,531
Total comprehensive income / (loss) for the period	-	-	-	-	16,657	16,657	(44)	16,613
At 30 June 2013	230,914	19,341	1,500	(4,096)	66,470	314,129	4,015	318,144

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 30 JUNE 2013

UNAUDITED CONSOLIDATED STATEMENT OF CASH FLOWS

	30-Jun-13 RM'000	31-Dec-12 RM'000
Cash flows from operating activities	TAWOOO	TAWOOO
Profit / (loss) before tax		
Continuing operations	23,160	11,691
Discontinued operation		203
Adjustments for:		
Depreciation of property, plant & equipment (PPE)	264	541
Finance costs	1,707	4,676
Finance income	(1,041)	(751)
Impairment lossess	1,150	-
PPE written off	· -	719
Share of loss / (profit) of equity accounted investee, net of tax	1,634	(5,428)
Operating profit / (loss) before changes in working capital	26,874	11,651
Change in land held for property development	(4,049)	(1,221)
Change in inventories	36,859	(93,136)
Change in trade and other receivables, prepayment and other assets	25,884	(70,676)
Change in assets classified as held for sale	-	87,596
Change in trade and other payables	(4,203)	11,757
Change in deferred revenue	(86,313)	66,121
Cash generated from operations	(4,948)	12,092
Interest received	1,041	751
Interest paid	(1,701)	(4,660)
Net tax paid	(4,141)	(13,932)
Net cash used in operating activities	(9,749)	(5,749)
Cook flows from investing activities		
Cash flows from investing activities	(0)	(010)
Acquisition of PPE	(9)	(612)
Dividend from associate	-	1,500
Redemption of investment in an associate	- 472	4,667
Withdrawal / (Placement) of pledged deposits & bank balances Net cash generated from / (used in) investing activities	173 164	2,173 7,728
Net cash generated from / (used iii) investing activities	104	1,120
Cash flows from financing activities		
Dividend paid to owners of the Company	-	(4,552)
Payment of finance lease liabilities	(57)	(128)
Payment of finance lease interest	(6)	(16)
Repayment of loans and borrowings	(7,370)	(66,189)
Repurchase of treasury shares	-	(391)
Proceeds of loans and borrowings	20,836	46,891
Net cash generated from / (used in) financing activities	13,403	(24,385)
Not increase / (decrease) in each and each assistant	2.040	(00.400)
Net increase / (decrease) in cash and cash equivalents	3,818	(22,406)
Cash and cash equivalents at beginning of year	16,844	39,250
Cash and cash equivalents at end of year	20,662	16,844
Cash and cash equivalents in the cash flow statement comprise the following bala	ance sheet amoun	ts:
	30-Jun-13	31-Dec-12
	RM'000	RM'000
Cash and bank balances (excluding cash and bank balances pledged)	21,862	15,133
Liquid investment	2,697	6,081
Bank overdrafts	(3,897)	(4,370)
·	20,662	16,844
	-,	-,

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 30 JUNE 2013

NOTES TO THE INTERIM FINANCIAL REPORT

1 Basis of preparation

These condensed consolidated interim financial statements are unaudited and have been prepared in accordance with the applicable disclosure provisions of the Listing Requirements of Bursa Malaysia Securities Berhad and Malaysian Financial Reporting Standards (MFRS) 134, *Interim Financial Reporting* issued by the Malaysian Accounting Standards Board (MASB) and with IAS 34, *Interim Financial Reporting*. They do not include all of the information required for full annual financial statements, and should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2012.

The accounting policies and presentation adopted for the interim financial statements are consistent with those adopted for the annual financial statements for the year ended 31 December 2012 except for those standards, amendments or interpretations which are effective from the annual period beginning 1 January 2013.

The adoption of these standards, amendments or interpretations have no significant impact on the financial statements of the Group upon their initial application.

The Group adopted IC Interpretation 15 ("IC 15"), Agreements for the Construction of Real Estate since financial year ended 30 April 2010. Pursuant to the adoption of IC 15, revenue recognition for property development activities should be recognised in accordance with the conditions for the sale of goods of para 14 of FRS 118, Revenue and the Group has recognised revenue from property development activities based on completion method. The Group has also prepared the comparative results if the Group have recognised revenue from property development based on percentage of completion method as shown below:

	Individua	l Period	Cumulat	Cumulative Period	
Income statement	Current Year Quarter		Current Y	ear To date	
		Percentage		Percentage	
	Completion	Completion	Completion	Completion	
	Method	Method	Method	Method	
	RM'000	RM'000	RM'000	RM'000	
Revenue	138,210	40,320	148,354	64,448	
Results from operating activities	25,874	13,241	25,460	15,672	
Finance costs	(850)	(850)	(1,707)	(1,707)	
Finance income	350	350	1,041	1,041	
Share of (loss) / profit of equity accounted investee, net of tax	(782)	4,953	(1,634)	10,080	
Profit before tax	24,592	17,694	23,160	25,086	
Tax expense	(6,938)	(4,000)	(6,547)	(4,835)	
Profit and total comprehensive income /	17,654	13,694	16,613	20,251	
for the period					
Profit / (Loss) for the period attributable to:					
Owners of the company	17,683	13,723	16,657	20,295	
Non-controlling interest	(29)	(29)	(44)	(44)	
	17,654	13,694	16,613	20,251	

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 30 JUNE 2013

NOTES TO THE INTERIM FINANCIAL REPORT

2 Auditor's report on preceding annual financial statements

The auditor's report on the financial statements for the year ended 31 December 2012 was not qualified.

3 Seasonal or cyclical factors

The business of the Group was not affected by any significant seasonal or cyclical factors during the current financial guarter.

4 Unusual items due to their nature, size or incidence

There were no unusual items affecting assets, liabilities, equity, net income, or cash flows during the current financial guarter.

5 Changes in estimates

There were no changes in estimates that have had material effect in the current financial quarter.

6 Debt and equity securities

There were no issuances, cancellations, repurchases, resale, share buyback and repayment of debt and equity securities in the current financial quarter. The shares bought back are held as treasury shares in accordance with Section 67A subsection 3(A)(b) of the Companies Act, 1965. As at 30 June 2013, a total of 3,411,400 Nadayu Shares bought back were held as treasury shares.

7 Dividends paid

No dividends were paid for the current financial guarter.

8 Segment Information

Segmental information is presented in respect of the Group's main business segment, that are, property development and property investment. Segmental information by geographical segments are not provided as the activities of the Group are located principally in Malaysia. Inter-segment pricing is determined based on negotiated basis.

	Revenue	Profit before tax	
	For the financial		
	period ended 30 June		
	2013 2013		
	RM'000	RM'000	
Property development	148,354	25,101	
Property investment			
	148,354	25,101	
Unallocated expenses		- 359	
	148,354	25,460	
Finance costs		(1,707)	
Finance income		1,041	
Share of loss of equity accounted investee, net of tax		(1,634)	
	148,354	23,160	

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 30 JUNE 2013

NOTES TO THE INTERIM FINANCIAL REPORT

9 Valuations of property, plant and equipment

There are no valuation of property, plant and equipment which have been brought forward from the previous annual report.

10 Events subsequent to the balance sheet date

There were no material events subsequent to the current financial quarter.

11 Changes in the composition of the Group

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

12 Changes in contingent liabilities and contingent assets

There were no material changes in contingent liabilities or contingent assets since the last annual Statement of Financial Position date.

13 Capital commitments

·	As at 30-Jun-13 RM'000	As at 31-Dec-12 RM'000
Land held for property development Contracted but not provided for	6,000	9,000
Properties under development Contracted but not provided for	14,396	14,396
Contracted but not provided for	20,396	23,396

14 Related party transactions

There were no material related party transactions for the financial quarter ended 30 June 2013.

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 30 JUNE 2013

ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES

1 Performance of the Group

The Group adopted IC Interpretation 15 ("IC 15") in April 2010, where the revenue recognition for property development activities are based on completion method.

The Group recorded a revenue of RM138.2 million for the current quarter mainly from the sale of completed properties.

Total deferred revenue from progress billings issued from property development activities stood at RM58.6 million as at 30 June 2013.

2 Variation of results against preceding quarter

The Group registered profit after tax of RM17.6 million for the current quarter as compared to a loss after tax of RM1 million for the preceding quarter. The profit after tax of RM17.6 million in the current quarter are mainly due to completion of Nadayu 92 Kajang Terrace House (Phase 2).

3 Prospects for the financial year

The Board of Directors are of the view that the Group will be able to continue to perform satisfactorily for this financial year.

4 Tax expense

Taxation comprises:

	INDIVID	INDIVIDUAL PERIOD		ATIVE PERIOD
	CURRENT	CURRENT PRECEDING YEAR YEAR CORRESPONDING		PRECEDING YEAR
	YEAR			CORRESPONDING
	QUARTER	QUARTER	TO DATE	PERIOD
	30-Jun-13	30-Jun-13 30-Jun-12		30-Jun-12
	RM'000	RM'000	RM'000	RM'000
Current taxation	4,369	1,652	5,014	2,774
Deferred tax expense	2,569	(1,757)	1,533	(3,972)
	6,938	(105)	6,547	(1,198)

The Group's effective tax rate for the current quarter and financial year-to-date is higher than the statutory tax rate due to expenses which are not deductible for tax purposes.

Deferred tax expense reflects the reversal of deferred tax for the financial year, being tax attributable to proportion of Group Cost arising from the property development cost charged out during the period and additional deferred tax recognised arising from deferred revenue recorded as a result of early adoption of IC 15.

5 Status of corporate proposals

a) On 4 May 2011, the Group's wholly-owned subsidiary Pembangunan Bandar Mutiara Sdn. Bhd. ('PBM') entered into a Shareholders' Agreement with Tambun Indah Land Berhad, the shareholder of Palmington Sdn. Bhd. ('Palmington') with an equity interest of 60%, to facilitate the arrangement between Pembangunan Bandar Mutiara Sdn. Bhd. and Tambun Indah Land Berhad to jointly develop land identified as 'Parcel R1', Parcel R2', 'Parcel R3', 'Parcel C' and 'Amenities Land' measuring approximately 526.7531 acres, situated in an ongoing township development known as Bandar Tasek Mutiara, Seberang Perai, Penang (Project Lands). In connection with the said joint development, PBM also had on even date entered into a Master Agreement and five separate Sale and Purchase Agreements with Palmington for the proposed disposal by PBM of the Project Lands to Palmington for an aggregate cash consideration of RM233,223,021.

The sale of Parcel R1 and Amenities Land were completed on 7 December 2011 and 10 August 2012 respectively.

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 30 JUNE 2013

ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES

5 Status of corporate proposals (Cont'd)

a) Pursuant to the Master Agreement, Parcel R2 SPA and Parcel R3 SPA dated 4 May 2011 (collectively referred to as "Agreements"), Parcel R2 SPA would complete ahead of Parcel R3 SPA, whereby the balance of the purchase consideration for Parcel R2 and Parcel R3 would be paid by Palmington to PBM on or before 18 months and 33 months from the date of the Agreements respectively.

On 10 August 2012, PBM entered into a supplemental agreement with Palmington to vary the order of completion of Parcel R2 and Parcel R3 in respect of the proposed disposal, wherein Parcel R3 SPA will be completed first, followed by Parcel R2 SPA. Hence, the balance of the purchase consideration for Parcel R3 and R2 would be paid by Palmington to PBM on or before 18 months and 33 months from the date of the agreement respectively.

On 15 January 2013, the disposal of Parcel R3 was completed.

b) On 21 June 2013, Pembangunan Bandar Mutiara Sdn Bhd (PBM), a wholly-owned subsidiary of the Company had entered into a share purchase agreement (SPA) with Tambun Indah Land Berhad (TILB) to dispose of its 30% equity interest held in Tambun Indah Development Sdn Bhd and 40% equity interest held in Palmington Sdn Bhd to TILB for a total consideration of RM112,234,216 to be satisfied via a combination of cash of RM40,734,216 and 55,000,000 new ordinary shares of RM0.50 each in TILB at an issue price of RM1.30 per TILB Share, upon the terms and subject to the conditions as set in the SPA.

On 29 August 2013, PBM entered into a supplemental agreement with TILB based on the revised terms as set out in the Supplemental SPA.

c) The Company has on 21 June 2013 received a letter from ATIS IDR Ventures Sdn Bhd and Zhuojian Associates Sdn Bhd, the major shareholders of the Company, requesting for the Company to undertake a selective capital reduction and repayment exercise pursuant to Section 64 of the Companies Act, 1965 (Proposed SCR) at an offer price of RM1.39 per share.

The Board of Directors of Nadayu has (save for the interested directors) on 1 July 2013 deliberated on the selective capital reduction letter and has decided to present the proposed SCR to the shareholders of Nadayu for their consideration.

AC AT END OF

6 Group borrowings and debt securities

		AS AT END OF
		CURRENT PERIOD
		30-Jun-13
	RM'000	RM'000
<u>Borrowings</u>		
Current		
Bank Overdrafts - secured	3,897	
Term loan - secured	24,888	
Hire Purchase - secured	95	
		28,880
Non-current		
Term loan - secured	184,048	
Bridging loan - secured	13,000	
Hire Purchase - secured	102	
		
		226,030

The above borrowings are denominated in Ringgit Malaysia.

7 Changes in material litigation

There are no material litigation for the current quarter and financial year-to-date.

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 30 JUNE 2013

ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES

8 Dividends

The Directors have not declared any dividends for the current guarter ended 30 June 2013.

9 Earnings per share

a) Basic earnings per share

The calculations of the basic earnings per share of the Group is based on the net profit attributable to ordinary shareholders and the weighted average number of ordinary shares outstanding during the period.

	CURRENT	CURRENT
	YEAR	YEAR
	PERIOD	TO DATE
	30-Jun-13	30-Jun-13
Net profit/(loss) attributable to ordinary shareholders (RM'000)	17,683	16,657
Weighted average number of ordinary shares ('000)	227,502	227,502
Basic earnings per share (sen)	7.77	7.32

b) Diluted earnings per share

Not applicable as there was no dilutive potential ordinary shares for the current period and financial year-to-date.

10 Realised and Unrealised Profits/Losses

	As at	As at
	30-Jun-13	31-Dec-12
	RM'000	RM'000
Total retained profits of the Company and its subsidiaries:		
- Realised	228,119	206,341
- Unrealised	(528)	1,028
Total share of retained profits from associated company:		
- Realised	(9,483)	(4,515)
- Unrealised	9,933	6,599
Less: Consolidation adjustments	(161,571)	(159,640)
Total group retained profits as per consolidated accounts	66,470	49,813

11 Notes to the Condensed Consolidated Income Statement

Profit before tax is arrived at after charging/(crediting) the following items:

	CURRENT	CURRENT
	QUARTER	YEAR
	PERIOD	TO DATE
	30-Jun-13	30-Jun-13
	RM'000	RM'000
(a) Other income	-	-
(b) Depreciation and amortisation	128	264
(c) Provision for and write off of receivables	-	-
(d) Provision for and write off of inventories	-	-
(e) Gain or loss on disposal of quoted or unquoted investments or properties	-	-
(f) Impairment of assets	1,150	-
(g) Foreign exchange gain or loss	-	-
(h) Gain or loss on derivatives	-	-
(i) Exceptional items	-	-