

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 28 FEBRUARY 2015

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CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE FIRST QUARTER ENDED 28 FEBRUARY 2015

The figures have not been audited.

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter 28.02.2015 RM'000	Preceding Year Corresponding Quarter 28.02.2014 RM'000	Current Year To Date 28.02.2015 RM'000	Preceding Year Corresponding Period 28.02.2014 RM'000
Revenue	35,695	61,396	35,695	61,396
Cost of sales	(17,449)	(23,885)	(17,449)	(23,885)
Gross profit	<u>18,246</u>	<u>37,511</u>	<u>18,246</u>	<u>37,511</u>
Other income	1,116	485	1,116	485
Marketing and promotion expenses	(1,245)	(2,146)	(1,245)	(2,146)
Administrative expenses	(5,265)	(4,935)	(5,265)	(4,935)
Finance costs	(464)	(450)	(464)	(450)
Profit before tax	<u>12,388</u>	<u>30,465</u>	<u>12,388</u>	<u>30,465</u>
Tax expense	(3,815)	(8,149)	(3,815)	(8,149)
Profit for the period	<u>8,573</u>	<u>22,316</u>	<u>8,573</u>	<u>22,316</u>
Other comprehensive income (net of tax)	-	-	-	-
Total comprehensive income for the period	<u><u>8,573</u></u>	<u><u>22,316</u></u>	<u><u>8,573</u></u>	<u><u>22,316</u></u>
Profit attributable to :				
Owners of the parent	<u><u>8,573</u></u>	<u><u>22,316</u></u>	<u><u>8,573</u></u>	<u><u>22,316</u></u>
Total comprehensive income attributable to :				
Owners of the parent	<u><u>8,573</u></u>	<u><u>22,316</u></u>	<u><u>8,573</u></u>	<u><u>22,316</u></u>
Basic earnings per ordinary share (sen)	<u><u>8.57</u></u>	<u><u>22.32</u></u>	<u><u>8.57</u></u>	<u><u>22.32</u></u>

(The Condensed Consolidated Statement of Profit Or Loss And Other Comprehensive Income should be read in conjunction with the Audited Financial Statements for the financial year ended 30 November 2014 and the accompanying explanatory notes attached to this interim financial report)

NOTES TO THE CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

Total comprehensive income for the period is arrived at after charging/(crediting) the following items:

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter 28.02.2015 RM'000	Preceding Year Corresponding Quarter 28.02.2014 RM'000	Current Year To Date 28.02.2015 RM'000	Preceding Year Corresponding Period 28.02.2014 RM'000
Fair value gain on investment properties	(1,047)	-	(1,047)	-
Interest income	19	(442)	19	(442)
Other income	(88)	(43)	(88)	(43)
Interest expenses	464	450	464	450
Depreciation	266	230	266	230
Gain on disposal of property, plant and equipment	-	-	-	-

Save as disclosed above and in the Condensed Consolidated Statement of Profit Or Loss And Other Comprehensive Income, the other items required by Bursa Malaysia Securities Berhad Main Market Listing Requirements, Chapter 9, Appendix 9B are not applicable to the Group.

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 28 FEBRUARY 2015

	(Unaudited) As At End Of Current Quarter 28.02.2015 RM'000	(Audited) As At Preceding Financial Year End 30.11.2014 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	2,514	2,322
Investment properties	8,877	7,277
Land held for property development	82,742	82,695
Deferred tax assets	1,402	1,409
	95,535	93,703
Current assets		
Property development costs	146,549	128,831
Inventories	37,450	47,558
Trade and other receivables	77,403	84,305
Current tax assets	804	748
Cash and cash equivalents	12,010	14,481
	274,216	275,923
TOTAL ASSETS	369,751	369,626
EQUITY AND LIABILITIES		
Equity attributable to owners of the parent		
Share capital	100,000	100,000
Retained profits	185,582	177,009
Share premium	124	124
Total equity	285,706	277,133
Non-current liabilities		
Borrowings	821	2,415
	821	2,415
Current liabilities		
Provision for liabilities	424	537
Trade and other payables	39,882	50,879
Borrowings	35,656	30,178
Current tax liabilities	7,262	8,484
	83,224	90,078
Total liabilities	84,045	92,493
TOTAL EQUITY AND LIABILITIES	369,751	369,626
Net assets per share attributable to owners of the parent (RM)	2.86	2.77

(The Condensed Consolidated Statement Of Financial Position should be read in conjunction with the Audited Financial Statements for the financial year ended 30 November 2014 and the accompanying explanatory notes attached to this interim financial report)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE FIRST QUARTER ENDED 28 FEBRUARY 2015

The figures have not been audited.

	Current Year-To- Date 28.02.2015 RM'000	Preceding Corresponding Period 28.02.2014 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	12,388	30,465
Adjustments for :-		
Fair value gain on investment properties	(1,047)	-
Depreciation of property, plant and equipment	266	230
Interest income	19	(442)
Interest expense	464	450
Operating profit before changes in working capital	<u>12,090</u>	<u>30,703</u>
Changes in working capital :		
Land held for development	(47)	-
Property development costs	(17,718)	(1,858)
Inventories	10,108	(4,024)
Trade and other receivables	6,651	10,539
Trade and other payables	(11,109)	(4,087)
Cash (used in)/generated from operations	<u>(25)</u>	<u>31,273</u>
Tax paid	(5,086)	(6,255)
Net cash (used in)/from operating activities	<u>(5,111)</u>	<u>25,018</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received	231	49
Investment properties	(553)	-
Withdrawal of deposits	-	1,564
Purchase of property, plant and equipment	(306)	(13)
Net cash (used in)/from investing activities	<u>(628)</u>	<u>1,600</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Drawdown of borrowings	9,403	-
Interest paid	(464)	(450)
Repayment of borrowings	(5,482)	(6,617)
Repayment of finance lease creditors	(189)	(175)
Net cash from/(used in) financing activities	<u>3,268</u>	<u>(7,242)</u>
Net (decrease)/increase in cash and cash equivalents	(2,471)	19,376
Cash and cash equivalents at beginning of year	14,481	17,634
Cash and cash equivalents at end of period	<u>12,010</u>	<u>37,010</u>

(The Condensed Consolidated Statement Of Cash Flows should be read in conjunction with the Audited Financial Statements for the financial year ended 30 November 2014 and the accompanying explanatory notes attached to this interim financial report)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE FIRST QUARTER ENDED 28 FEBRUARY 2015

The figures have not been audited.

	Share capital RM'000	Share premium RM'000	Retained earnings RM'000	Total equity RM'000
As at 1 December 2014	100,000	124	177,009	277,133
Profit for the financial period	-	-	8,573	8,573
Other comprehensive income, net of tax	-	-	-	-
Total comprehensive income	-	-	8,573	8,573
As at 28 February 2015	100,000	124	185,582	285,706
As at 1 December 2013	100,000	124	134,582	234,706
Profit for the financial period	-	-	22,316	22,316
Other comprehensive income, net of tax	-	-	-	-
Total comprehensive income	-	-	22,316	22,316
As at 28 February 2014	100,000	124	156,898	257,022

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the financial year ended 30 November 2014 and the accompanying explanatory notes attached to this interim financial report)

A. NOTES TO THE INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 28 FEBRUARY 2015
A1. Basis of Preparation

The unaudited interim financial report has been prepared in accordance with *FRS 134 : Interim Financial Reporting* and *Chapter 9 Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad*.

The unaudited interim financial report should be read in conjunction with the audited financial statements of the Group for the year ended 30 November 2014. The explanatory notes attached to the unaudited interim financial report 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 30 November 2014.

A2. Changes in Accounting Policies

Based on the Malaysian Accounting Standards Board ('MASB') announcement on 2 September 2014, the effective date for the adoption of MFRS Framework by transitioning entities (i.e. entities affected by MFRS 141 Agriculture and/or IC Interpretation 15 Agreements for Construction of Real Estate) was deferred from annual periods beginning on or after 1 January 2015 to annual periods beginning on or after 1 January 2017.

Accordingly, as a transitioning entity as defined by the MASB, the Group has elected to continue to apply the FRS Framework up till its financial year ending 30 November 2017 and will adopt the following Standards of the MFRS Framework that were issued by the MASB during the financial year ending 30 November 2018.

The accounting policies and methods of computation adopted by the Group are consistent with those adopted in the preparation of the audited financial statements for the year ended 30 November 2014 except for the adoption of the following new/revised FRSs, amendments to FRSs, IC Interpretations and Amendments to Interpretations:

Effective for annual financial period beginning on or after 1 January 2014

Amendments to FRS 10 <i>Consolidated Financial Statements:</i>	
<i>Investment Entities</i>	1 January 2014
Amendments to FRS 12 <i>Disclosure of Interests in Other Entities:</i>	
<i>Investment Entities</i>	1 January 2014
Amendments to FRS 127 <i>Separate Financial Statements (2011):</i>	
<i>Investment Entities</i>	1 January 2014
Amendments to FRS 132 <i>Offsetting Financial Assets and Financial Liabilities</i>	1 January 2014
Amendments to FRS 136 <i>Recoverable Amount Disclosures for Non-Financial Assets</i>	1 January 2014
Amendments to FRS 139 <i>Novation of Derivatives and Continuation of Hedge Accounting</i>	1 January 2014
IC Interpretation 21 <i>Levies</i>	1 January 2014

A2. Changes in Accounting Policies (continued)
Effective for annual financial period beginning on or after 1 January 2014 (continued)

Amendments to FRS 119 <i>Defined Benefit Plans: Employee Contributions</i>	1 July 2014
Amendments to FRSs <i>Annual Improvements 2010-2012 Cycle</i>	1 July 2014
Amendments to FRSs <i>Annual Improvements 2011-2013 Cycle</i>	1 July 2014

The above Amendments to FRSs and IC Interpretation are expected to have no significant impact on the financial performance and position of the Group.

A3. Audit Report Of Preceding Annual Financial Statements

The auditor's report for the financial statements for the year ended 30 November 2014 was not subject to any qualification.

A4. Seasonality or Cyclicity of Operations

The operations of the Group were not substantially affected by any seasonal or cyclical factors.

A5. Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flows

There were no unusual items for the current financial year to date.

A6. Material Changes in Estimates

There were no material changes in estimates of amounts reported in prior interim periods of the current financial year or changes in estimates of amounts reported in prior financial years that give rise to a material effect in the current interim period.

A7. Changes in Debt and Equity Securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities for the current financial year to date.

A8. Dividends Paid

There were no payments of dividend during the current financial year to date.

A9. Segmental Information

The segment analysis for the current financial year to date is set out below: -

3 months period ended 28 February 2015	Property Development RM'000	Construction RM'000	Investment Holding RM'000	Property Management RM'000	Total RM'000
Total revenue	35,695	-	-	204	35,899
Inter-segment revenue	-	-	-	(204)	(204)
Revenue from external customers	35,695	-	-	-	35,695
Interest Income	(22)	-	204	-	182
Finance costs	(463)	-	(202)	-	(665)
	(485)	-	2	-	(483)
Inter-segment income	-	-	(201)	-	(201)
Inter-segment finance	201	-	-	-	201
Net finance expense	(284)	-	(199)	-	(483)
Depreciation	242	-	24	-	266
Segment profit before income tax	13,063	(176)	(458)	(46)	12,383
Taxation	(3,490)	-	(325)	-	(3,815)
Segment profit after income tax	9,573	(176)	(783)	(46)	8,568

A9. Segmental Information (continued)

3 months period ended 28 February 2014	Property		Investment	Property	Total
	Development	Construction	Holding	Management	
	RM'000	RM'000	RM'000	RM'000	RM'000
Total revenue	61,396	-	10,510	188	72,094
Inter-segment revenue	-	-	(10,510)	(188)	(10,698)
Revenue from external customers	61,396	-	-	-	61,396
Interest Income	413	-	231	-	644
Finance costs	(450)	-	(202)	-	(652)
	(37)	-	29	-	(8)
Inter-segment income	-	-	(202)	-	(202)
Inter-segment finance	202	-	-	-	202
Net finance expenses	165	-	(173)	-	(8)
Depreciation	206	-	24	-	230
Segment profit before income tax	31,088	(158)	10,104	(59)	40,975
Taxation	(8,149)	-	-	-	(8,149)
Segment profit after income tax	22,939	(158)	10,104	(59)	32,826

Reconciliation of reportable segment profit or loss to the Group's corresponding amounts are as follows :-

Profit for the financial period	28.02.2015	29.02.2014
	RM'000	RM'000
Total profit for the reportable segment	12,383	40,975
Elimination of inter-segment profits	5	(10,510)
Profit before tax	12,388	30,465
Taxation	(3,815)	(8,149)
Profit for the financial period	8,573	22,316

Segmental reporting by geographical locations has not been presented as all the activities of the Group's operations are carried out in Malaysia only.

A10. Valuation of Property, Plant and Equipment

The valuations of the Group's property, plant and equipment have been brought forward without amendment from the latest audited annual financial statements.

Additional investment properties of the Group were recognised in the current financial quarter and are measured at fair value. The recognition of the said investment properties at fair value resulted in an additional fair value gain of RM1.047 million.

A11. Material Events Subsequent to the end of the Interim Period

There are no material events subsequent to the end of the financial quarter under review.

A12. Changes in Composition of the Group

There were no changes in the composition of the Group for the current financial year to date.

A13. Changes in Contingent Assets or Contingent Liabilities

The changes in contingent assets and contingent liabilities since the last annual reporting date are as follows.

	As At 28.02.2015 RM'000	Preceding Financial Year End 30.11.2014 RM'000	Net Changes RM'000
Performance guarantees given to third parties, which are secured by: -			
- Marginal deposits of a subsidiary with a licensed bank	123	123	-
	123	123	-
	123	123	-

A14. Commitments

There are no outstanding capital commitments as at the date of this report.

A15. Significant Related Party Transactions

There were no related party transactions for the current financial year to date.

B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (PART A OF APPENDIX 9B)**B1. Review of Performance****a. Performance of the current quarter against the preceding year corresponding quarter**

The Group registered a revenue and profit before tax of RM35.7 million and RM12.4 million respectively for the current quarter under review as compared to the revenue and profit before tax of RM61.4 million and RM30.5 million respectively in the preceding year corresponding quarter.

Revenue and profit before tax which were mainly derived from the property development division decreased by 42% and 59% respectively. Revenue and profit before tax decreased due to lower number of units sold and a lower percentage recognised for revenue and profit as most of the properties in *Taman Nusa Sentral* were nearing completion with the exception of the serviced apartments.

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

The Group recorded a profit before tax of RM12.4 million for the first quarter of the financial year ending 30 November 2015 as compared to the profit before tax of RM13.8 million for the immediate preceding quarter due to lower number of units sold and a lower percentage recognised for revenue and profit as most of the properties in *Taman Nusa Sentral* were nearing completion with the exception of the serviced apartments.

B3. Prospects Commentary

The Group is cautious of its prospects for the financial year ending 30 November 2015. This is in view of factors such as the impact of property cooling measures, stricter lending requirements by the financial institutions, the intensifying competition among developers and weak market sentiments arising from these factors.

The Group expects its revenue and profit to be driven by the residential properties, triple storey shop offices and serviced apartments at *Taman Nusa Sentral*, Bandar Nusajaya. The Group is also planning to launch its triple storey super link houses in *Taman Nusa Sentral* and industrial lots in *Taman Perindustrian SME Kulim*, Kedah in this financial year.

B4. Variance of Actual Profit from Forecast Profit

Not applicable as there was no profit forecast published by the Group.

B5. Taxation

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter 28.02.2015 RM'000	Preceding Year Corresponding Quarter 28.02.2014 RM'000	Current Year To Date 28.02.2015 RM'000	Preceding Year Corresponding Period 28.02.2014 RM'000
Current taxation	3,808	8,058	3,808	8,058
Deferred taxation	7	91	7	91
	3,815	8,149	3,815	8,149

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

B6. Sale of Unquoted Investments and/or Properties

There were no sales of unquoted investments and/or properties for the current quarter and financial year-to-date outside the ordinary course of the Group's business.

B7. Purchase/Disposal of Quoted Securities other than Securities in Existing Subsidiaries and Associated Companies

- (a) There were no purchases or disposal of quoted securities for the current quarter and financial year to date.
- (b) There were no investments in quoted securities for the current quarter and financial year to date.

B8. Status of Corporate Proposals

There were no outstanding corporate proposals for the current quarter and financial year to date.

B9. Group Borrowings

The Group's borrowings (all denominated in Malaysian currency) as at 28 February 2015 are as follows:-

	Short Term Borrowings RM'000	Long Term Borrowings RM'000	Total Borrowings RM'000
<i>Secured</i>			
Bridging loans	23,214	-	23,214
Revolving credits	12,000	-	12,000
Finance lease creditors	442	821	1,263
	35,656	821	36,477

B10. Derivative Financial Instruments

There were no outstanding derivative financial instruments for the current quarter and financial year-to-date.

B11. Changes in Material Litigation

There is no pending material litigation since the last audited annual reporting date up to 24th April 2015 being a date not earlier than 7 days from the date of issue of the quarterly report.

B12. Dividend

On 27 January 2015, the Board of Directors had proposed a final single tier dividend of 7 sen per ordinary share of RM1.00 each, for the financial year ended 30 November 2014 and payable on 12 May 2015.

On 30 April 2015, the Board of Directors declared a first interim single tier dividend of 3 sen per ordinary share of RM1.00 each for the financial year ending 30 November 2015, payable on 29 May 2015 in respect of deposited securities based on the record of depositors as at 19 May 2015.

B13. Earnings Per Share

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter 28.02.2015 RM'000	Preceding Year Corresponding Quarter 28.02.2014 RM'000	Current Year To Date 28.02.2015 RM'000	Preceding Year Corresponding Period 28.02.2014 RM'000
Basic/Diluted earnings per share				
Profit for the period attributable to owners of the parent	8,573	22,316	8,573	22,316
Weighted number of ordinary shares in issue	100,000	100,000	100,000	100,000
Basic earnings per share (sen)	8.57	22.32	8.57	22.32

The diluted earnings per share of the Group are the same as the basic earnings per ordinary share of the Group as the Company has no dilutive ordinary shares.

B14. Disclosure of Realised And Unrealised Profits/(Losses)

The following analysis is prepared in accordance with Guidance on 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 (“MIA Guidance”) and the directive of Bursa Malaysia Securities Berhad.

	28.02.2015	30.11.2014
	RM '000	RM '000
Total retained profits of the Company and its subsidiaries :		
- Realised profits	178,793	171,260
- Unrealised profits	6,789	5,749
	<u>185,582</u>	<u>177,009</u>
Total share of retained profits from associated companies		
- Realised	-	-
- Unrealised	-	-
Total share of retained profits from jointly controlled entities		
- Realised	-	-
- Unrealised	-	-
Less : Consolidation Adjustments	-	-
Total Group retained profits as per consolidated accounts	<u><u>185,582</u></u>	<u><u>177,009</u></u>