Interim Financial Statements for the financial period ended 31 March 2015 The figures have not been audited.

CONDENSED CONSOLIDATED INCOME STATEMENTS

	INDIVIDUAL QUARTER CURRENT YEAR PRECEDING YEAR QUARTER CORRESPONDING QUARTER		CUMULAT CURRENT YEAR TO DATE	VE QUARTER PRECEDING YEAR CORRESPONDING YEAR TO DATE	
	31/03/2015 RM' 000	31/03/2014 RM' 000	31/03/2015 RM' 000	31/03/2014 RM' 000	
Revenue	152,115	198,261	583,576	509,893	
Cost of Sales	(98,893)	(132,346)	(382,632)	(343,009)	
Gross Profit	53,222	65,915	200,944	166,884	
Other Income	3,628	1,197	5,981	2,549	
Selling and Marketing Expenses	(5,182)	(7,316)	(17,572)	(33,006)	
Administrative and General Expenses	(8,629)	(7,447)	(34,420)	(22,959)	
Operating Profit	43,039	52,349	154,933	113,468	
Finance Costs	(548)	(797)	(1,492)	(1,107)	
Profit Before Taxation	42,491	51,552	153,441	112,361	
Income Tax Expenses	(12,795)	(13,738)	(42,884)	(30,195)	
Profit For The Period	29,696	37,814	110,557	82,166	
Profit attributable to: Owners of the Company Non-controlling Interests	29,696	37,814	110,557	82,166	
tion controlling interests	29,696	37,814	110,557	82,166	
Earnings Per Share Attributable To					
Owners Of The Company (sen) Basic, for profit for the period	11.25	14.32	41.88	31.12	

The Condensed Consolidated Income Statements should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2014 and the accompanying explanatory notes attached to the interim financial statements.

Interim Financial Statements for the financial period ended 31 March 2015

The figures have not been audited.

CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

	INDIVIDUAL QUARTER CURRENT YEAR PRECEDING YEAR QUARTER CORRESPONDING QUARTER		CUMULAT CURRENT YEAR TO DATE	IVE QUARTER PRECEDING YEAR CORRESPONDING YEAR TO DATE	
	31/03/2015 RM' 000	31/03/2014 RM' 000	31/03/2015 RM' 000	31/03/2014 RM' 000	
Profit For The Period	29,696	37,814	110,557	82,166	
Other Comprehensive Income For The Period, Net Of Income Tax	-	-	-	-	
Total Comprehensive Income For The Period, Net Of Income Tax	29,696	37,814	110,557	82,166	
Total Comprehensive Income Attributable To : Owners of the Company Non-controlling Interests	29,696 -	37,814	110,557	82,166	
C C	29,696	37,814	110,557	82,166	

Note: 1 - Included in the Total Comprehensive Income for the period are the followings:

Interest Income	729	393	1,567	972
Other Income Including Investment Income	2,899	804	4,414	1,577
Interest Expense	548	797	1,492	1,107
Depreciation & Amortization	350	306	1,280	1,151
Provision For/Write Off of Receivables	0	1	126	16
Provision For/Write Off of Inventories	N/A	N/A	N/A	N/A
Gain/Loss on Disposal of Quoted and				
Unquoted Investment or Properties	N/A	N/A	N/A	N/A
Impairment of Assets	(689)	N/A	3,676	N/A
Gain/Loss on Foreign Exchange	N/A	N/A	N/A	N/A
Gain/Loss on Derivatives	N/A	N/A	N/A	N/A

N/A: Not Applicable

The Condensed Consolidated Statements of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2014 and the accompanying explanatory notes attached to the interim financial statements.

Interim Financial Statements for the financial period ended 31 March 2015

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

	(UNAUDITED) As at 31/03/2015 RM' 000	(AUDITED) As at 31/03/2014 RM' 000
ASSETS		
Non-current assets		
Property, plant and equipment	9,208	7,659
Concession assets	11,995	12,609
Land held for property development	384,610	365,367
Investment property	1,867	1,558
Other receivables	4,725	3,984
Fixed deposit with licenced bank	1,077	1,058
Intangible assets	9,074	9,074
Deferred tax assets	3,536	2,585
	426,092	403,894
Current assets		
Inventories	9,959	6,482
Property development costs	167,679	141,890
Trade and other receivables	88,922	82,644
Other current assets	189,613	162,725
Cash and bank balances	40,948	35,130
	497,121	428,871
TOTAL ASSETS	923,213	832,765
EQUITY AND LIABILITIES		
Current liabilities		
Trade and other payables	141,466	174,485
Other current liabilities	11,374	-
Short term borrowings	78,592	60,671
Taxation	14,666	8,552
	246,098	243,708
Net current assets	251,023	185,163
Non-current liabilities		
Trade and other payables	17,003	10,954
Deferred tax liabilities	2,171	2,512
Long term borrowings	192,081	188,609
	211,255	202,075
TOTAL LIABILITIES	457,354	445,783
Net assets	465,859	386,982
Total equity attributable to owners of the Company		
Share capital	264,000	264,000
Reserves	201,859	122,982
TOTAL EQUITY	465,859	386,982
TOTAL EQUITY AND LIABILITIES	923,213	832,765
Net Assets Attributable to Owners of the Company Net Assets Per Share Attributable to Owners of the	465,859	386,982
Company (RM)	1.76	1.47

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2014 and the accompanying explanatory notes attached to the interim financial statements.

Interim Financial Statements for the financial period ended 31 March 2015

The figures have not been audited.

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	<> Attributable to Owners of the Company>			
	Non-distributable Share Capital	Distributable Retained Earnings	Total Equity	
12 months ended 31 March 2014	RM' 000	RM' 000	RM' 000	
Balance as at 1 April 2013	198,000	136,477	334,477	
Total comprehensive income for the period	-	82,166	82,166	
Dividends	-	(29,535)	(29,535)	
Capitalisation for bonus issue	66,000	(66,000)	-	
Share issuance expenses	-	(126)	(126)	
Balance as at 31 March 2014	264,000	122,982	386,982	
12 months ended 31 March 2015				
Balance as at 1 April 2014	264,000	122,982	386,982	
Total comprehensive income for the period	-	110,557	110,557	
Dividends	-	(31,680)	(31,680)	
Balance as at 31 March 2015	264,000	201,859	465,859	

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2014 and the explanatory notes attached to the interim financial statements.

Interim Financial Statements for the financial period ended 31 March 2015

The figures have not been audited.

CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS

	12 months ended 31/03/2015 RM' 000	12 months ended 31/03/2014 RM' 000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation	153,441	112,361
Adjustments for :		
Non-cash items	5,063	1,218
Non-operating items	(75)	135
Operating profit before working capital changes	158,429	113,714
Net change in current assets		
Receivables	(34,097)	(100,703)
Inventories	(3,478)	47
Property development costs	35,258	20,610
Net change in current liabilities		
Payables	(2,208)	(1,199)
Cash generated from / (used in) operations	153,904	32,469
Tax paid	(38,062)	(30,904)
Interest received	1,567	844
Interest paid	(1,492)	(583)
Net cash from / (used in) operating activities	115,918	1,826
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment and intangible assets	(2,418)	(1,436)
Acquisition of investment properties	(246)	-
Proceeds from disposal of property, plant and equipment	33	81
Land and development expenditure	(83,964)	(112,196)
Net cash used in investing activities	(86,595)	(113,551)
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from borrowings	86,556	189,118
Repayment of borrowings	(67,265)	(59,567)
Fixed deposits	(19)	(356)
Dividend paid	(44,880)	(16,335)
Repayment to hire purchase / lease creditor	(342)	(341)
Payment of share issuance expenses	-	(126)
Net cash (used in) / from financing activities	(25,950)	112,393
NET INCREASE IN CASH AND CASH EQUIVALENTS	3,373	668
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	30,213	29,545
CASH AND CASH EQUIVALENTS AT END OF PERIOD	33,586	30,213
Cash and cash equivalents comprise of :		
Deposits, bank and cash balances	40,948	35,130
Bank overdrafts	(7,362)	(4,917)
Dunit Crotorato	33,586	30,213
	20,200	30,213

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2014 and the accompanying notes attached to the interim financial statements.

PART A - EXPLANATORY NOTES PURSUANT TO FRS 134

1 Basis of Preparation

The interim financial statements are unaudited and have been prepared in accordance with Financial Reporting Standard ("FRS") 134, Interim Financial Reporting and paragraph 9.22 of the Bursa Malaysia Securities Berhad Listing Requirements.

The interim financial statements should be read in conjunction with the audited financial statements for the year ended 31 March 2014. 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 year ended 31 March 2014.

The significant accounting policies and methods of computation adopted by the Group in this interim financial statements are consistent with those adopted for the audited financial statements for the financial year ended 31 March 2014 save for the adoption of the following new and revised Financial Reporting Standards ("FRSs"), Issues Committee ("IC") Interpretations and amendments to FRSs and IC Interpretations that are mandatory for the Group for the financial year commencing 1 April 2014:

Amendments to FRS 132	Offsetting Financial Assets and Financial Liabilities
Amendments to FRS 10, FRS 12 and FRS	Investment Entities
127	
Amendments to FRS 136	Recoverable Amount Disclosures for Non-Financial Assets
Amendments to FRS 139	Novation of Derivatives and Continuation of Hedge Accounting
IC Interpretation 21	Levies

The adoption of these new FRSs, amendments and IC Interpretation will have no material impact on the financial statements of the Group.

The Group has not early adopted the following FRSs and amendments to FRSs that have been issued but not yet effective:

		Effective for financial periods beginning on or after
Amendments to FRS 119	Defined Benefit Plans: Employee Contributions	1 July 2014
Annual Improvements to FRSs 2010 - 201	1 2	1 July 2014
Annual Improvements to FRSs 2011 - 201	3 Cycle	1 July 2014
Annual Improvements to FRSs 2012 - 201	4 Cycle	1 January 2016
Amendments to FRS 10 and FRS 128	Sale or Contribution of Assets between an Investor and its	
	Associate or Joint Venture	1 January 2016
Amendments to FRS 11	Accounting for Acquisitions of Interests in Joint Operations	1 January 2016
Amendments to FRS 116 and FRS 138	Clarification of Acceptable Methods of Depreciation and	
	Amortisation	1 January 2016
Amendments to FRS 127	Equity Method in Separate Financial Statements	1 January 2016
Amendments to FRS 101	Disclosure Initiatives	1 January 2016
Amendments to FRS 10, FRS 12 and FRS	Investment Entities: Applying the Consolidation Exception	
128		1 January 2016
FRS 14	Regulatory Deferral Accounts	1 January 2016
FRS 9	Financial Instruments	1 January 2018

These new and amended standards will have no material impact on the financial statements of the Group upon their initial application.

2 Auditors' Report on Preceding Annual Financial Statements

The auditors' report on the financial statements for the year ended 31 March 2014 was not qualified.

3 Seasonal or Cyclical Factors

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

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

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the financial period under review.

5 Changes in Estimates

There were no changes in estimates of amounts reported in prior financial years that have a material effect in the current quarter.

6 Debt and Equity Securities

There were no issuance and repayment of debts and equity, repurchases, share cancellation or new issuance during the quarter under review and financial year-to-date.

HUA YANG BERHAD (Co. No. 44094-M) (Incorporated in Malaysia) Interim Financial Statements for the financial period ended 31 March 2015

PART A - EXPLANATORY NOTES PURSUANT TO FRS 134

7 Dividends Paid

During the quarter under review, the Company paid an interim single tier dividend of 5% per share, amounting RM13,200,000 in respect of the financial year ended 31 March 2015.

8 Segment Information

-	Property D	evelopment	Other O	peration	•	nents and nations		solidated Statements
	31/03/2015	31/03/2014	31/03/2015	31/03/2014	31/03/2015	31/03/2014	31/03/2015	31/03/2014
	RM' 000	RM' 000	RM' 000					
Revenue:								
External customers	581,345	507,710	2,231	2,183	-	-	583,576	509,893
Inter-segment	2,993	4,590	-	-	(2,993)	(4,590)	-	-
	584,338	512,300	2,231	2,183	(2,993)	(4,590)	583,576	509,893
Results:								
Interest income	1,567	16,394	-	14	-	(15,436)	1,567	972
Dividend income	40,000	57,500	-	-	(40,000)	(57,500)	-	-
Depreciation and		- , ,			(10,000)	(0, 1, 0, 0, 0, 0)		
amortisation	(663)	(534)	(614)	(614)	(3)	(3)	(1,280)	(1,151)
Other non-cash income /		()			(-)	(-)	()/	() -)
(expenses)	(3,662)	(134)	11	67	100	-	(3,551)	(67)
Interest expenses	(1,483)	(12,162)		(4,381)	-	15,436	(1,492)	(1,107)
Segment profit / (loss)	152,682	120,277	760	(3,535)		(4,381)		112,361
Assets:								
Additions to non-current								
assets	94,765	114,468	-	-	-	-	94,765	114,468
Segment assets	1,197,950	1,121,846	12,860	13,729	(287,597)	(302,810)	923,213	832,765
Segment liabilities	701,148	689,094	14,006	15,432	(257,801)	(258,743)	457,354	445,783

9 Valuation of Property, Plant and Equipment

The valuation of property, plant and equipment have been brought forward, without any amendments from the previous annual audited financial statements for the year ended 31 March 2014.

10 Material Events Subsequent to the End of the Reporting Period

There were no material events subsequent to the end of the reporting date up to date of issuance of this interim financial statements.

11 Changes in the Composition of the Group

There were no changes in the composition of the Group during the quarter under review.

12 Changes in Contingent Liabilities and Contingent Assets

There were no changes in contingent liabilities or contingent assets since the last annual statement of financial position as at 31 March 2014.

13 Capital Commitments

	RM' 000
Commitments to purchase land held for property development	
- Approved and contracted for as at 31 March 2015	134,814

PART B - EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

14 Income Tax Expenses

	Individu	Individual Quarter		Cumulative Quarter		
	Current Year Quarter 31/03/2015 RM' 000	Preceding Year Corresponding Quarter 31/03/2014 RM' 000	Current Year to Date 31/03/2015 RM' 000	Preceding Year Corresponding Year to Date 31/03/2014 RM' 000		
Malaysian income tax Deferred tax	(12,838) 44	(14,199) 461	(44,359) 1,293	(30,642) 763		
	(12,794)	(13,738)	(43,066)	(29,879)		
Over/(Under) provision of Malaysian income tax in						
prior years	(1) (12,795)	(13,738)	<u>182</u> (42,884)	(316) (30,195)		

15 Corporate Proposals

As of 22 May 2015, the Company has not announced any corporate proposal.

16 Borrowings - Secured

	As at 31/03/2015 RM' 000	As at 31/03/2014 RM' 000
Bank Overdrafts	7,362	4,917
Short Term Bank Borrowings	71,230	55,754
Long Term Bank Borrowings	192,081	188,609
	270,673	249,280

Status of Sukuk Murabahah Programme announced and completed:

On 29 April 2014, Public Investment Bank Berhad had, on behalf of the Board announced that the Company has obtained approval from the Securities Commission Malaysia on 28 April 2014 with regards to the proposed Sukuk Murabahah Programme of up to RM250.0 million in nominal value.

Proceed raised from the Sukuk Murabahah Programme issuance shall be utilised to part finance the acquisition cost of the Shariah compliant development land(s) and/or such other Shariah compliant property(ies).

There were no drawdown of facilities up to the date of issuance of this interim financial statements.

17 Changes in Material Litigation

There were no material litigation since the date of the last annual statement of financial position to the date of this report.

18 Dividends Payable

For the financial year ending 31 March 2015, the Board of Directors propose a final single tier dividend of 8 sen per share amounting to RM21.12 million, subject to the approval of shareholders at the forthcoming Annual General Meeting.

PART B - EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

19 Earnings Per Share

Basic earnings per share is calculated by dividing profit for the period attributable to owners of the company by the weighted average number of ordinary shares in issue during the period.

		12 months ended 31/03/2015	12 months ended 31/03/2014
(a) Basic earnings per share			
Profit for the period	(RM' 000)	110,557	82,166
Weighted average number of ordinary shares	('000)	264,000	264,000
Basic earnings per share	(sen)	41.88	31.12
(b) Diluted earnings per share	(sen)	N/A	N/A

20 Review of Group Performance

For the quarter under review, the Group achieved profit after tax of RM29.70 million, representing a decrease of RM8.11 million (22%) as compared to the preceding year's corresponding quarter.

Revenue achieved for the quarter under review of RM152.12 million was 23% lower than the preceding year corresponding quarter.

Total unbilled sales at the end of the quarter under review stood at RM701.85 million.

The Group's earnings per share for the period ended 31 March 2015 was 41.88 sen.

The performance of the respective operating business segments is analysed as follows:

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 31/03/2015 RM' 000	Preceding Year Corresponding Quarter 31/03/2014 RM' 000	Current Year to Date 31/03/2015 RM' 000	Preceding Year Corresponding Year to Date 31/03/2014 RM' 000
Revenue				
Property Development	151,560	197,699	581,345	507,710
Other Operation	555	562	2,231	2,183
	152,115	198,261	583,576	509,893
Profit before tax				
Property Development	37,961	51,352	152,681	111,515
Other Operation	4,530	200	760	846
	42,491	51,552	153,441	112,361

PART B - EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

20 Review of Group Performance (contd.)

(a) Property development:

For the quarter under review, revenue and profit before tax decreased by 23% and 26% respectively as compared to the previous financial year corresponding quarter due to lower sales recognition and slower construction progress.

(b) Other operations:

Revenue and profit from other operations mainly consist of rental income derived from the operation of commercial properties under the "build, operate and transfer" concession with local authorities.

21 Material Changes in the Quarterly Results compared to the Results of the Immediate Preceding Quarter

The Group's profit before tax for the quarter under review of RM42.49 million was RM0.72 million or 2% lower than the immediate preceding quarter ended 31 December 2014 of RM43.21 million.

22 Current Year Prospects

The Board is satisfied with the financial performance achieved for the year ended 31 March 2015. Despite the increased challenges faced by the industry, the Board remains positive of continued profitability for the group in the financial year ending 31 March 2016.

23 Explanatory Notes for Variance of Actual Profit from Forecast Profit / Profit Guarantee

Not applicable

24 Authorisation For Issue

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the Directors passed at the Board of Directors' meeting held on 22 May 2015.

25 Realised and Unrealised Profits/Losses

The breakdown of retained profits of the Group as at the reporting date into realised and unrealised profits is presented in accordance with the directive issued by Bursa Malaysia Securities Berhad dated 25 March 2010 and 20 December 2010 and 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.

	As at 31/03/2015 (RM' 000)	As at 31/03/2014 (RM' 000)
Total retained profits of the		
Company and its subsidiaries:		
- Realised	228,586	150,530
- Unrealised	1,798	386
	230,383	150,916
Less: Consolidation adjustments	(28,524)	(27,934)
Total group retained profits as per consolidated accounts	201,859	122,982