TA GLOBAL BERHAD (828855-P)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 JANUARY 2013

	AS AT END OF CURRENT QUARTER 31/1/2013 RM'000	AS AT PRECEDING FINANCIAL YEAR END 31/1/2012 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	2,190,477	1,938,364
Investment property	186,599	188,335
Land held for property development	415,360	412,231
Prepaid land lease payments	213	221
Intangible assets	363,492	294,501
Land use rights	7,415	7,510
Associated companies	25,229	26,270
Jointly controlled operations	107,013	87,506
Jointly controlled entity	92,669	-
Investment securities	169,151	121,863
Financial receivables	265,360	266,648
Deferred lease registration fee	109	-
Deferred tax assets	6,703	7,147
	3,829,790	3,350,596
Current assets		
Property development costs	22,390	35,105
Properties & land held for resale	40,716	39,628
Inventories	4,462	2,489
Financial receivables	66,780	69,784
Trade receivables	45,960	27,934
Investment securities	29,311	27,371
Other receivables	51,422	56,344
Due from related companies	2,024	41,890
Short term funds	134,263	99,028
	397,328	399,573
TOTAL ASSETS	**4,227,118**	**3,750,169**
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the Company		
Share capital	2,660,862	2,660,862
Reserves	(180,447)	(277,344)
	2,480,415	2,383,518
Non-controlling interest	-	-
Preference shares issued by subsidiaries	57,988	57,988
TOTAL EQUITY	2,538,403	2,441,506
Non-current liabilities		
Deferred tax liabilities	265,377	234,682
Borrowings	911,275	800,124
	1,176,652	1,036,247
Current liabilities		
Provision for liabilities	2,696	2,224
Borrowings	183,752	119,608
Trade payables	42,379	47,373
Other payables	162,962	89,935
Due to related companies	106,847	3,367
Derivatives	1,688	1,736
Income tax payable	11,739	8,173
	512,063	272,416
TOTAL LIABILITIES	1,688,715	1,308,663
TOTAL EQUITY AND LIABILITIES	**4,227,118**	**3,750,169**
Net assets value per ordinary share (RM)	0.46	0.43
Net assets value per share (inclusive of ordinary shares and ICPS)	0.47	0.45

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Financial Report for the year ended 31 January 2012)

TA GLOBAL BERHAD (828855-P)

CONDENSED CONSOLIDATED INCOME STATEMENT FOR THE FINANCIAL QUARTER ENDED 31 JANUARY 2013

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER 31/1/2013 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 31/1/2012 RM'000	CURRENT YEAR TO DATE 31/1/2013 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 31/1/2012 RM'000
Revenue	188,524	156,289	642,004	567,821
Other income	8,009	3,749	27,790	18,203
Other expenses	(142,741)	(127,261)	(530,381)	(442,442)
Profit from operations	53,792	32,777	139,413	143,582
Finance costs	(8,261)	(9,051)	(30,318)	(29,520)
Share of results of associated companies	(268)	(7)	(1,041)	647
Share of results of jointly controlled operations	(674)	(1,648)	(674)	(1,648)
Profit before tax	44,589	22,071	107,380	113,061
Income tax expense	(3,260)	12,826	(15,206)	(9,991)
Profit for the period	41,329	34,897	92,174	103,070
Profit attributable to: Owners of the parent	41,329	34,897	92,174	103,070
	41,329	34,897	92,174	103,070
Earnings per share attributable to owners of the parent				
Basic (sen)	0.78	0.66	1.73	1.94
Fully diluted (sen)	0.78	0.66	1.73	1.94

	AS AT END OF CURRENT QUARTER	AS AT PRECEDING FINANCIAL YEAR END
Net assets value per share (RM)	0.46	0.43
Net assets value per share (RM) (inclusive of ordinary shares and ICPS)	0.47	0.45

(The Condensed Consolidated Income Statements should be read in conjunction with the Annual Financial Report for the year ended 31 January 2012)

TA GLOBAL BERHAD (828855-P)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE FINANCIAL QUARTER ENDED 31 JANUARY 2013

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	31/1/2013	31/1/2012	31/1/2013	31/1/2012
	RM'000	RM'000	RM'000	RM'000
Profit for the period	41,329	34,897	92,174	103,070
Other comprehensive income/(loss):				
Foreign currency translation differences for foreign operation	33,767	(3,321)	40,153	43,089
Net gain/ (loss) on fair value changes on available-for-sale financial assets	(2,001)	(192)	1,394	215
Income tax relating to components of other comprehensive income	363	48	133	(54)
Other comprehensive income/(loss) for the period, net of tax	32,129	(3,465)	41,680	43,250
Total comprehensive income for the period	73,458	31,432	133,854	146,320
Total comprehensive income attributable to:				
Owners of the parent	73,458	31,432	133,854	146,320
	73,458	31,432	133,854	146,320

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Report for the year ended 31 January 2012)

TA GLOBAL BERHAD (828855-P)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL QUARTER ENDED 31 JANUARY 2013

	Attributable to owners of the parent										
		Non-distributable					Distributable				
	Share capital	Capital reserve	Merger reserve	Available-for-sale reserve	Translation reserve	Exchange difference recognised in equity	Retained profits	Total	Preference Shares Issued by Subsidiaries	Non-controlling interests	Total Equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
At 1 February 2011	2,660,862	214	(926,077)	211	158,171	50,871	329,081	2,273,333	57,988	1	2,331,322
Dividend	-	-	-	-	-	-	(36,136)	(36,136)	-		(36,136)
Total comprehensive (loss)/income for the period	-	-	-	161	50,530	(7,441)	103,071	146,321	-	(1)	146,320
At 31 January 2012	2,660,862	214	(926,077)	372	208,701	43,430	396,016	2,383,518	57,988	-	2,441,506
At 1 February 2012	2,660,862	214	(926,077)	372	208,701	43,430	396,016	2,383,518	57,988	-	2,441,506
Dividend	-	-	-	-	-	-	(36,957)	(36,957)	-	-	(36,957)
Total comprehensive (loss)/income for the period	-	-	-	1,527	31,853	8,300	92,174	133,854	-	-	133,854
At 31 January 2013	2,660,862	214	(926,077)	1,899	240,554	51,730	451,233	2,480,415	57,988	-	2,538,403

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended 31 January 2012)

TA GLOBAL BERHAD (828855-P)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL PERIOD ENDED 31 JANUARY 2013

	12 months ended	
	31/1/2013	**31/1/2012**
	RM'000	**RM'000**
Operating Activities		
Profit before tax	107,380	113,061
Adjustments for:		
Non-cash items	102,356	83,473
Non-operating items	13,071	(24,688)
Operating profit before changes in working capital	222,807	171,846
Net decrease/(increase) in assets	(19,806)	(90,626)
Net (decrease)/increase in liabilities	105,814	29,018
Cash generated from operations	308,814	110,238
Interest (paid)/received	(149)	3,620
Taxes (paid)/refunded	(5,468)	(8,336)
Net cash generated from operating activities	303,197	105,522
Investing Activities		
Interest received	14,384	48,103
Acquisition of subsidiary	(270,912)	(100,208)
Investment in associated company	-	(10,750)
Investment in jointly controlled operations	(8,103)	(41,545)
Investment in jointly controlled entity	(45,083)	-
Development cost on land held for development	(3,129)	(2,733)
Purchase of property, plant and equipment	(46,946)	(26,656)
Purchase of derivatives	(7,468)	-
Proceeds on disposal of property, plant & equipment	-	80
Proceeds on settlement of derivatives	9,633	-
Net (purchase)/proceeds from disposal of investment securities	(27,330)	(141,694)
Other receipts/(payments)	(224)	(32)
Net cash used in investing activities	(385,178)	(275,435)
Financing Activities		
Dividend paid	(36,957)	(36,136)
Interest paid	(29,421)	(26,617)
Net drawdown of borrowings	155,125	108,683
(Increase)/decrease in pledged deposits for financing facilities	(62)	550
Advance/repayment from related companies	46,884	42,029
Net cash generated from financing activities	135,568	88,509
Net (decrease)/increase in Cash & Cash Equivalents during the period	53,588	(81,404)
Cash & Cash Equivalents at beginning of year		
As previously reported	65,934	144,995
Effects of exchange rate changes	1,293	2,343
As restated	67,227	147,338
Cash & Cash Equivalents at end of current period which exclude monies held in trust, Housing Developer Accounts and fixed deposits pledged to financial instituitions	120,814	65,934

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Financial Report for the year ended 31 January 2012)

TA GLOBAL BERHAD (828855-P)
Quarterly Report for the Period Ended 31 January 2013

Notes (in compliance with FRS 134)

A1 Basis of Preparation

The quarterly 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 quarterly financial statements should be read in conjunction with the Group's audited financial statements for the year ended 31 January 2012.

A2 Changes in Accounting Policies

The accounting policies and methods of computation adopted by the Group in these quarterly financial statements are consistent with those adopted in the audited financial statements for the year ended 31 January 2012, except for the adoption of the following new and revised Financial Reporting Standards (FRSs), Amendments to FRSs and IC interpretations.

		Effective for financial periods beginning on or after
FRS 124	Related Party Disclosures (Revised)	1 January 2012
Amendments to FRS 1	Severe Hyperinflation and Removal of Fixed Dates for First-time Adopters	1 January 2012
Amendments to FRS 7	Transfer of Financial Assets	1 January 2012
Amendments to FRS 112	Deferred Tax: Recovery of Underlying Assets	1 January 2012
Amendments to IC Interpretation 14	Prepayments of a Minimum Funding Requirement	1 July 2011
IC Interpretation 19	Extinguishing Financial Liabilities with Equity Instruments	1 July 2011

The adoption of the above revised standards, amendments/improvements to existing standards and IC Interpretations did not have any significant impact on the financial statements of the Group in the period of initial application.

On 19 November 2011, the Malaysian Accounting Standards Board ("MASB") issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards Framework ("MFRS 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 (MFRS 141) and IC Interpretation 15 Agreements for Construction of Real Estate (IC 15), including its parent, significant investor and venturer (herein called 'Transitioning Entities').

Transitioning Entities will be allowed to defer adoption of the new MFRS Framework for an additional one year. Consequently, adoption of the MFRS Framework by Transitioning Entities will be mandatory for annual periods beginning on or after 1 January 2013.

A2 Changes in Accounting Policies (cont'd)

The Group falls within the scope definition of Transitioning Entities and have opted to defer adoption of the new MFRS Framework. Accordingly, the Group will be required to prepare financial statements using the MFRS Framework in its first MFRS financial statements for the year ending 31 January 2015. In presenting its first MFRS financial statements, the Group will be required to restate the comparative financial statements to amounts reflecting the application of MFRS Framework. The majority of the adjustments required on transition will be made, retrospectively, against opening retained profits.

The Group considers that it is achieving its scheduled milestones and expects to be in a position to fully comply with the requirements of the MFRS Framework for the financial year ending 31 January 2015.

A3 Auditors' Report of Previous Annual Financial Statements

The auditors' report of the preceding annual financial statements was not qualified.

A4 Seasonal or Cyclical Factors

The Group's hotel operation in Australia, Singapore, Canada, China and Thailand may be affected by seasonal or cyclical factors impacting the occupancy and room rates.

A5 Unusual Items Affecting the Financial Statements

There were no items affecting assets, liabilities, equity, net income or cash flows during the financial period under review that were unusual because of their nature, size or incidence.

A6 Changes in Accounting Estimates

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

A7 Debt and Equity Securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities since the last annual reporting date except for the following:

Conversion of Irredeemable Convertible Preference Shares ("ICPS") to Ordinary Shares

During the financial year ended 31 January 2013, the Company issued 670,115,451 ordinary shares pursuant to the conversion of ICPS by the ICPS holders. The conversion was satisfied by surrendering one ICPS of RM0.50 each in the Company for each new Company's ordinary share of RM0.50 each.

A8 Dividends Paid

A final single-tier dividend on 4,106,360,000 ordinary shares of RM0.50 each of 1.80% or 0.90 sen for financial year ended 31 January 2012, amounting to RM36,957,238 was paid on 8 August 2012.

A9 Segmental Information

Segment revenue and segment results for the current financial period to date:

	Investment holding and Others	Finance and related services	Property investment	Property development	Hotel operations	Elimination	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue							
External sales	9,060	17,214	58,028	98,851	458,851	-	642,004
Inter-segment sales	98,333	5,613	20,659	-	-	(124,605)	-
Total revenue	107,393	22,827	78,687	98,851	458,851	(124,605)	642,004
Other income	5,154	13,929	816	1,737	6,154	-	27,790
Results							
Net segment results	3,047	4,660	24,624	28,038	90,750	-	151,119
Foreign exchange (losses)/gains	(15,433)	5,807	-	-	12,029	-	2,403
Unallocated costs							(14,109)
Profit from operations:							139,413
Finance costs	(12,300)	(1,932)	(9,493)	-	(6,593)	-	(30,318)
Share of results of associated companies	-	-	(719)	(322)	-	-	(1,041)
Share of results of jointly controlled operations	-	-	(674)	-	-	-	(674)
Profit before tax							107,380
Income tax expense							(15,206)
Profit for the year							92,174
Attributable to:							
Owners of the Parent							92,174
Non-controlling interest							-
							92,174

A10 Subsequent Events

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

A11 Changes in the Composition of the Group

Acquisition of a subsidiary

On 3 February 2012, TA Gemilang Trading Sdn. Bhd., a wholly-owned subsidiary of the Company had acquired 2 ordinary shares representing 100% equity interest in Crystal Caliber Sdn. Bhd. (Crystal Caliber), for a total cash consideration of RM2.00.

On 20 April 2012, TA Gemilang Sdn. Bhd. disposed 2 ordinary shares representing 100% equity interest in Crystal Caliber to TA Global Berhad, for a total cash consideration of RM2.00.

Crystal Caliber was incorporated on 20 September 2011 as a private limited company in Malaysia pursuant to the Companies Act, 1965. The issued and paid-up capital of Crystal Caliber is RM2.00 divided into 2 shares of RM1.00 each. Crystal Caliber is an investment holding company.

Acquisition of Kingdom 5-KR-194, Ltd. and Kingdom 5-KR-195, Ltd..

On 31 May 2012, Crystal Caliber Sdn. Bhd. completed the acquisition of the hotel and business of Movenpick Karon Beach Resort in Phuket, Thailand via the purchase of the entire issued share capital of Kingdom 5-KR-194, Ltd. and Kingdom 5-KR-195, Ltd., for a total cash consideration of USD90,283,487. Subsequent to the completion of acquisition, the Kingdom 5-KR-194, Ltd and Kingdom 5-KR-195, Ltd had changed names to TAG 194, Ltd and TAG 195, Ltd respectively.

The acquired subsidiaries had contributed the following results to the Group:

	3 Months Ended 31 January 2013 RM'000	12 Months Ended 31 January 2013 RM'000
Revenue	23,383	44,098
Profit for the period	12,830	19,056

A11 Changes in the Composition of the Group (cont'd)

Acquisition of Kingdom 5-KR-194, Ltd. and Kingdom 5-KR-195, Ltd.. (cont'd)

The assets and liabilities arising from the acquisition were as follows:

	Fair value recognised on acquisition RM'000	**Acquiree's carrying amount RM'000**
Property, plant and equipment	253,725	253,725
Other non-current assets	63	63
Properties held for sale	1,031	1,031
Inventories	1,881	1,881
Trade and other receivables	4,409	4,409
Cash and bank balances	16,126	16,126
	277,235	277,235
Trade and other payables	15,736	15,736
Deferred tax liabilities	31,673	31,673
Deferred land lease revenue	9,537	9,537
	56,946	56,946
Fair value of net assets/Group's share of net assets	220,289	
Purchase goodwill	66,749	
Total cost of acquisition	287,038	

The effect of the acquisition on cash flows was as follows:

	RM'000
Purchase consideration satisfied by cash	287,038
Cash and cash equivalents of subsidiaries acquired	(16,126)
Net cash outflow for the Group	270,912

Incorporation of West Georgia GP Ltd.

On 26 July 2012, West Georgia GP Ltd. was incorporated under the Business Corporation Act with the British Columbia Registrar of Companies under incorporation number BC0946507.

The principal activity of West Georgia GP Ltd. is to carry on the business of the Partnership in relation to the joint development project in Vancouver, Canada.

The current issued and paid-up capital of West Georgia GP Ltd. is C$2.00 divided into 2 common shares of C$1.00 each issued to TA West Georgia Developments Ltd. and 678269 BC Ltd. TA West Georgia Development Ltd. is a wholly-owned subsidiary of the Group.

A11 Changes in the Composition of the Group (cont'd)

Formation of a Limited Partnership

On 2 August 2012, TA West Georgia Development Ltd ("TAWG"), Birkbeck Trust and West Georgia GP Ltd entered into a Limited Partnership Agreement to form a Limited Partnership under the name of West Georgia Development Limited Partnership ("WGLP" or "Partnership").

The following units in WGLP had been issued with the formation of the Partnership:-

a) 100 Class "A" Units to TAWG at C$1.00 per unit;
b) 100 Class "A" Units to Birkbeck Trust at C$1.00 per unit; and
c) 1 Class "B" Unit to West Georgia GP Ltd at C$1.00 per unit.

The Partnership was formed to undertake the joint development of hotel and residences on the piece of land located at 1151, West Georgia Street, City of Vancouver, British Columbia, Canada.

Acquisition of Golden Artistic

On 23 October 2012, TA Properties Sdn Bhd, a wholly-owned subsidiary of the Company had acquired 2 ordinary shares representing 100% equity interest in Golden Artistic Sdn. Bhd. ("Golden Artistic"), for a total cash consideration of RM2.00.

Golden Artistic was incorporated on 25 July 2012 as a private limited company in Malaysia pursuant to the Companies Act, 1965. The authorised share capital of Golden Artistic is RM100,000.00 divided into 100,000 shares of RM1.00 each. The current issued and paid-up capital of Golden Artistic is RM2.00. Golden Artistic is an investment holding company.

Investment in Nusa Lagenda

On 1 November 2012, TA Properties Sdn. Bhd., a wholly-owned subsidiary of the Company had acquired one ordinary share of RM1.00, representing 50% of the issued and paid-up share capital of Nusa Lagenda Development Sdn. Bhd. ("Nusa Lagenda"), for a total cash consideration of RM1.00.

Nusa Lagenda was incorporated on 24 May 2012 as a private limited company in Malaysia pursuant to the Companies Act, 1965. The authorised share capital of Nusa Lagenda is RM100,000.00 divided into 100,000 shares of RM1.00 each. The current issued and paid-up capital of Nusa Lagenda is RM2.00. Nusa Lagenda is a property investment and development company, jointly controlled by TA Properties Sdn. Bhd. and Prominent Xtreme Sdn. Bhd.

A12 Changes in Contingent Liabilities or Contingent Assets

There were no changes in contingent liabilities since the last annual reporting date. The Group does not have any contingent assets.

A13 Commitments

The amount of capital commitments not provided for in the interim financial statements as at 31 January 2013 is as follow:

	RM'000
Approved and contracted for:	
- Renovation	19,739
- Jointly controlled operations	247,736
	267,475

Notes (in compliance with the Listing Requirements of Bursa Malaysia Securities Berhad)

B1 Performance Analysis of the Group's Operating Segments

The Group reported profit before tax of RM44.6 million and revenue of RM188.5 million for the current fourth quarter compared to profit before tax of RM22.1 million and revenue of RM156.3 million respectively achieved in the previous year's corresponding period.

The increase in revenue and profit before tax was mainly attributable to strong hotel performance, boosted by additional contribution subsequent to the acquisition of Movenpick hotel in Thailand during the year.

Analysis of the profit before tax for the current and preceding year's fourth quarter:

	Current Year Quarter 31 January 2013 RM'000	Preceding Year Corresponding Quarter 31 January 2012 RM'000	Current Year To-Date 31 January 2013 RM'000
Revenue	188,524	156,289	642,004
Other income			
- Interest income from financial institutions	267	1,003	907
- Interest income from a joint venture in which the Group has 65% interest	287	579	2,130
- Interest income from investment securities	2,755	2,294	11,510
- Other interest income	219	159	513
- Amortisation of financial guarantee income	761	-	2,288
- Gain on settlement of derivatives	1,522	-	2,166
- Rental income	1,275	1,130	4,664
- Bad debts recovered	-	-	68
- Others	923	(1,416)	3,544
	8,009	3,749	27,790
Other expenses			
- Amortisation and depreciation	(20,366)	(21,299)	(77,949)
- Cost of properties and building materials sold	(26,258)	(17,382)	(72,007)
- Hotel operational expenses (include hotel personnel cost)	(86,881)	(73,647)	(312,628)
- Personnel and others	(13,225)	(7,902)	(43,718)
- Allowance for impairment loss on receivables	(202)	(10,371)	(25,478)
- Fair value loss on derivatives	249	-	(1,004)
- Foreign exchange gain/(loss)	3,942	3,340	2,403
	(142,741)	(127,261)	(530,381)
Finance costs	(8,261)	(9,051)	(30,318)
Share of results of associated companies	(268)	(7)	(1,041)
Share of results of jointly controlled entity	(674)	(1,648)	(674)
Profit before tax	44,589	22,071	107,380

B1 Performance Analysis of the Group's Operating Segments (Cont'd)

Investment holding

Investment holding division reported a loss before tax of RM8 million in the current fourth quarter, as compared to loss before tax of RM6 million in the previous year's corresponding quarter. Despite higher fair value gain on derivatives, pre-tax results of the division was dragged down by foreign exchange transaction loss on US Dollar and Singapore Dollar denominated borrowings.

For the current year-to-date, this division reported RM37.4 million loss before tax as compared to a loss before tax of RM21.4 million in the previous year. This was mainly due to the accumulated high foreign exchange loss resulting from loans payable denominated in Singapore Dollar.

Finance and related services

For the current fourth quarter, finance and related services division reported RM7.6 million profit before tax as compared to RM7.2 million profit before tax in the previous year's corresponding quarter. The slight increase was mainly due to interest income recognised on financial receivables as compared to the previous year's corresponding quarter.

For the current year to-date, finance and related services division reported RM8.5 million profit before tax as compared to profit before tax of RM38.8 million in the previous year. This was mainly due to lower interest income recognised on financial receivables and higher impairment loss recognised during the year to-date.

Property investment

Property investment division reported a profit before tax of RM1.1 million in the current fourth quarter, as compared to a loss of RM3 million in the previous year's corresponding quarter. This was mainly due to lower amortisation of deferred incentive fee.

This segment contributed consistent year-to-date profit before tax of RM13.7 million to the Group.

Property development

Property development division reported profit before tax of RM11.9 million in the current quarter as compared to RM11.2 million in the previous year's corresponding quarter. More profit was recognised due to the progress of the ongoing development projects in Damansara Avenue. This also contributed to the increase in current period's profit before tax to RM27.7 million from the previous year's corresponding period of RM15.6 million.

B1 Performance Analysis of the Group's Operating Segments (Cont'd)

Hotel operations

Hotel operations profit before tax had increased by RM19.2 million at RM32.5 million in the current year's fourth quarter, as compared to the previous year's This was mainly due to strong hotel performance, boosted by contribution from the newly acquired Movenpick hotel in Thailand. Besides, this division recorded high foreign exchange translation gain on Thai Baht denominated balances. This also explained the increase in current year's profit before tax at RM96.1 million as compared to RM67.8 million last year.

Hotel operations division had remained as the top profit contributor, representing 89.6% of the Group's current year's profit before tax.

B2 Material Changes in Profit before tax for the Current Quarter Compared with the Preceding Quarter

The Group recorded profit before tax of RM44.6 million in the current fourth quarter as compared to RM40.3 million in the preceding quarter. The increase was mainly due to higher hotel operating profit and more profit recognised from the progress of the on-going development projects.

B3 Prospects for the next financial year

The global economy is gradually recovering. However, the overall global situation continues to be challenging as the pace of recovery in the Euro Zone remains constrained by unresolved fiscal and financial concerns. Emerging economies in Asia have continued to be resilient, sustained by domestic demand and robust domestic fundamentals.

The Malaysian economy is expected to be on steady growth. Growth performance is currently driven by higher growth in domestic demand, which outweighed the negative impact from the weak external environment. Domestic growth sustained by strong private consumption and private investments are the key drivers in Malaysia's domestic growth.

<u>The Prospects for Each Business Segment</u>

Finance and related services

The finance and related services shall remain as part of the business strategy for the Group to support the property development and property investment divisions.

Property Investment

The overseas property investment will continue to generate stable income to the Group's earnings for the next financial year. The Group will continue to explore opportunity to increase its property investments locally to generate higher returns. Going forward, reasonable capital expenditure expected in the next financial year to upgrade our existing properties to retain its market competitiveness.

Property development

The Group is expected to launch new products in the next financial year on its strategic development projects located in the Klang Valley, Vancouver and Sydney. Our joint venture development projects in Vancouver and development alliance project in Sydney will continue to be our main focus. With the "Build-Then-Sell" approach adopted in these countries, the contributions from these projects to the Group's earnings will come in at the later stage of the development.

Hotel Operations

The hospitality segment is expected to improve its contributions significantly to the Group's earnings in the next financial year. With a total of 6 hotel properties and with the anticipated increased in tourism activities in Singapore, Phuket and Australia, we expect to see a further boost to our hotels' revenue.

The Group is expected to perform satisfactorily in year 2013.

B4 Variance between Actual Profit and Forecast Profit

Not applicable.

B5 Taxation

a) Taxation for the current financial period is as follows:

	Current quarter RM'000	Year to date RM'000
Estimated tax charge for the period:		
- Malaysian income tax	6,008	11,019
- Foreign tax	(1,567)	3,463
Deferred tax	(1,181)	(534)
Underprovision in prior year	-	1,258
	3,260	15,206

b) A reconciliation between the statutory and effective tax rate:

	Current quarter RM'000	Year to date RM'000
Profit before taxation	44,589	107,380
Taxation at the statutory income tax rate of 25%	11,147	26,845
Adjustments mainly due to the utilisation of previously unabsorbed tax losses and capital allowances, certain income not subject to tax net of certain expenses not deductible for tax purpose	(7,887)	(11,639)
Tax expense for the financial period	3,260	15,206

B6 Corporate Proposals

Status of Corporate Proposals

All corporate proposals announced have been completed at the date of this quarterly report.

B7 Group Borrowings and Debt Securities

Total Group borrowings as at 31 January 2013 were as follows:

	Secured **RM'000**
Long term borrowings	
Foreign currency loans	911,275
Short term borrowings	
Foreign currency loans	173,752
Revolving credit	10,000
	1,095,027

Denomination of secured foreign currency loans:-

Long-term borrowings		
C$	63,940,308	198,004
S$	182,800,000	458,700
A$	15,900,000	51,370
US$	57,070,558	177,233
RMB	52,000,000	25,969
		911,275
Short-term borrowings		
C$	4,486,401	13,893
S$	6,800,000	17,063
US$	42,765,485	132,808
RMB	20,000,000	9,988
		173,752

The secured foreign currency loans of the Group consist of the followings:-

<u>Loans denominated in C$</u>

(a) A 15-year term loan (C$28,815,333) which will mature on 1 December 2020.

(b) A 20-year term loan (C$37,913,957) which will mature on 1 June 2031.

The above term loans (a) & (b) are secured against a freehold land and building in Canada and the assignment of rentals and general security agreement over the aforesaid land and building.

B7 Group Borrowings and Debt Securities (Cont'd)

(c) Three 5-year term loans (total of C$ 1,697,419) which will mature on 1 March 2015. The loans are secured by mortgage and general security agreements in respect of the 3 apartment-residential properties in Canada.

The above loans bear interest rates ranging from 1.4% to 4.8% per annum.

Loan denominated in S$

A 5-year term loan (S$189,600,000) with a scheduled principal repayment of S$1,700,000 at the end of each 3 months commencing from 30 November 2009, will mature on 30 November 2014. The loan bears floating interest rate ranging from 1.7% to 1.9%, and is secured by new first all-monies charge over the ordinary shares of a subsidiary and mortgage over a hotel in Singapore.

Loans denominated in A$

A 3-year floating rate Bill Facility amounting to A$15,900,000 which will mature on 28 February 2015. The loan is secured against a freehold hotel land and building in Australia.

The loan bears interest rates ranging from 5.5% to 6.3% per annum.

Loans denominated in US$

(a) 3-year loan (total of US$57,070,558) which will mature on April 2014. The loan is secured against a freehold hotel land and building in Australia.

(b) Short-term loan amounting to US$42,765,485 on rollover basis. The loan is secured against certain quoted investment securities.

The above loans bear interest rates ranging from 0.6% to 2.1% per annum.

Loans denominated in RMB

Four term loans (total of RMB72,000,000) with maturities from 20 December 2013 to 24 April 2016. The loans are subject to variable interest rate ranging from 5.6% to 6.7%, and are secured against a hotel building and land use rights in China.

B8 Material Litigation

As at 20 March 2013, there were no changes in material litigation since the last annual reporting date of 31 January 2012.

B9 Dividend

No further dividend is declared as at the date of this announcement other than as stated in Note A8 on dividend paid.

B10 Disclosure of Derivatives

Types of derivatives/Maturity	Contract/Notional value	Fair value asset/(liability)
Bonus protection foreign currency forwards -Less than 1 year	RM93,165,000	(RM1,648,208)
Geared Equity Accumulators -Less than 1 year	RM1,533,059	(RM39,576)

The Group entered into bonus protection foreign currency forwards to minimise its exposure to foreign currency risks as a result of specific transactions denominated in currency other than its functional currency. These transactions arose from normal business activities.

The Group has also entered into geared equity accumulators which formed part of the Group's investment portfolio with a view to diversify the Group's investment portfolio.

The above contracts are entered into in accordance with the Group's risk management policies and are executed with credit-worthy financial institutions.

These contracts are stated at fair values, using valuation technique with market observable inputs. Derivatives with positive market values are included under current assets and derivatives with negative market values are included under current liabilities. Any changes in fair values during the period are taken directly into the income statement.

B11 Disclosure of gains/losses arising from fair value changes of financial liabilities

There were no gains/losses arising from fair value changes of financial liabilities for the current financial quarter.

B12 Disclosure of realised and unrealised profits/(losses)

Bursa Malaysia Securities Berhad ("Bursa Malaysia") has, on 25 March 2010 and 20 December 2010, issued directives requiring all listed corporations to disclose the breakdown of retained profits or accumulated losses into realised and unrealised in quarterly reports and annual audited financial statements.

B12 Disclosure of realised and unrealised profits/(losses) (Cont'd)

The breakdown of retained profits of the Group as at the reporting date, into realised and unrealised profits is as follows:

	Current quarter **RM'000**	As at the end of last financial year **RM'000**
Total retained profits of the Company and its subsidiaries:		
- Realised	847,907	856,297
- Unrealised	(56,604)	(28,523)
	791,303	827,774
Total retained profits of associated companies:		
- Realised	2,883	3,928
- Unrealised	78	78
	794,264	831,780
Total share of accumulated losses from jointly controlled operations:		
- Realised	(2,322)	(1,648)
	791,942	830,132
Less: Consolidation adjustments	(340,709)	(434,116)
Total retained profits as per Statement of Financial Position	451,233	396,016

B13 Earnings Per Share (EPS) attributable to the owners of the parent

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current year quarter 31 January 2013	Preceding year corresponding quarter 31 January 2012	Current year to-date 31 January 2013	Preceding year corresponding period 31 January 2012
Basic earnings per share				
Profit for the period (RM'000) - attributable to owners	41,329	34,897	92,174	103,070
Weighted average number of ordinary shares in issue ('000)	5,321,724	5,321,724	5,321,724	5,321,724
Basic earnings per share (sen)	0.78	0.66	1.73	1.94

Basic earnings per share was calculated based on the Group's profit attributable to equity holders of the Company divided by for the weighted average number of ordinary shares outstanding during the reporting period.

Diluted earnings per share were not computed for the current and preceding period as the Company does not have any dilutive potential ordinary shares in issue as at the end of the reporting period.

BY ORDER OF THE BOARD
Chuah Wen Pin

Kuala Lumpur
27 March 2013