

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2015**

	AS AT END OF CURRENT PERIOD 31 DECEMBER 2015 * (Unaudited) RM'000	AS AT PRECEDING FINANCIAL YEAR ENDED 31 JANUARY 2015 (Audited) RM'000
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	2,033,930	1,885,855
Investment properties	584,252	456,325
Land held for property development	833,344	729,287
Intangible assets	379,115	348,562
Associated companies	14,615	23,646
Joint ventures	159,857	82,128
Investment in securities	198,543	39,358
Deferred tax assets	8,048	7,356
Receivables	268,400	286,230
	<u>4,480,104</u>	<u>3,858,747</u>
<b>Current assets</b>		
Property development costs	180,793	231,784
Investment in securities	156,804	263,389
Inventories	53,004	92,723
Receivables	135,764	91,678
Tax recoverable	16,611	9,420
Cash and short term deposits	419,746	329,541
	<u>962,722</u>	<u>1,018,535</u>
<b>TOTAL ASSETS</b>	<b><u>5,442,826</u></b>	<b><u>4,877,282</u></b>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity attributable to equity holders of the Company</b>		
Share capital	2,660,862	2,660,862
Reserves	109,043	(113,540)
	<u>2,769,905</u>	<u>2,547,322</u>
Preference shares issued by subsidiaries	57,988	57,988
<b>Total Equity</b>	<b><u>2,827,893</u></b>	<b><u>2,605,310</u></b>
<b>Non-current liabilities</b>		
Deferred tax liabilities	277,384	273,188
Long term borrowings	742,903	1,003,723
Payables	-	2,558
	<u>1,020,287</u>	<u>1,279,469</u>
<b>Current liabilities</b>		
Short term borrowings	1,281,277	630,976
Payables	305,613	340,040
Income tax payable	6,258	15,704
Derivatives	1,498	5,783
	<u>1,594,646</u>	<u>992,503</u>
<b>Total liabilities</b>	<b>2,614,933</b>	<b>2,271,972</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b><u>5,442,826</u></b>	<b><u>4,877,282</u></b>
Net assets per share attributable to ordinary equity holders of the Company (RM)	<u>0.52</u>	<u>0.48</u>

Note:

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 31 January 2015 and the accompanying notes to the quarterly report attached hereto.

\* The financial year end has been changed from 31 January to 31 December.

**CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE 2-MONTH PERIOD ENDED 31 DECEMBER 2015**

(The figures have not been audited)

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT 2-MONTH PERIOD	PRECEDING YEAR CORRESPONDING PERIOD	CURRENT PERIOD TO-DATE	PRECEDING YEAR CORRESPONDING PERIOD TO DATE
	31 DECEMBER 2015	31 DECEMBER 2014	31 DECEMBER 2015	31 DECEMBER 2014
	RM'000	RM'000	RM'000	RM'000
<b>Revenue</b>	144,749	N/A	534,947	N/A
Other income	7,960	N/A	83,479	N/A
Other expenses	(150,987)	N/A	(528,487)	N/A
<b>Profit from operations</b>	<u>1,722</u>	<u>N/A</u>	<u>89,939</u>	<u>N/A</u>
Finance costs	(11,453)	N/A	(52,493)	N/A
Share of results of associated companies, net of tax	66	N/A	135	N/A
Share of results in joint venture	46,437	N/A	46,437	N/A
<b>Profit before tax</b>	<u>36,772</u>	<u>N/A</u>	<u>84,018</u>	<u>N/A</u>
Income tax expense	(5,836)	N/A	(40,397)	N/A
<b>Profit for the period</b>	<u><u>30,936</u></u>	<u><u>N/A</u></u>	<u><u>43,621</u></u>	<u><u>N/A</u></u>
Profit attributable to: Equity holders of the Company	<u><u>30,936</u></u>	<u><u>N/A</u></u>	<u><u>43,621</u></u>	<u><u>N/A</u></u>
Earnings per share attributable to equity holders of the Company				
Basic (sen)	0.58	N/A	0.82	N/A
Fully diluted (sen)	0.58	N/A	0.82	N/A

**CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE 2-MONTH PERIOD ENDED 31 DECEMBER 2015 (cont'd)**

(The figures have not been audited)

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT 2-MONTH PERIOD	PRECEDING YEAR CORRESPONDING PERIOD	CURRENT PERIOD TO-DATE	PRECEDING YEAR CORRESPONDING PERIOD TO DATE
	31 DECEMBER	31 DECEMBER	31 DECEMBER	31 DECEMBER
	2015	2014	2015	2014
	RM'000	RM'000	RM'000	RM'000
<b>Profit for the period</b>	30,936	N/A	43,621	N/A
<b>Other comprehensive income/(loss):</b>				
<b>Items that will be reclassified subsequently to profit or loss:</b>				
Foreign currency translation differences for foreign operations	(4,436)	N/A	232,763	N/A
Foreign currency translation loss reclassified to profit or loss	-	N/A	(1,003)	N/A
Available-for-sale financial assets				
- Net fair value (loss)/gain	1,238	N/A	271	N/A
- Income tax relating to components of other comprehensive income	24	N/A	149	N/A
<b>Other comprehensive income/(loss) for the period, net of tax</b>	<u>(3,174)</u>	<u>N/A</u>	<u>232,180</u>	<u>N/A</u>
<b>Total comprehensive income for the period</b>	<u>27,762</u>	<u>N/A</u>	<u>275,801</u>	<u>N/A</u>
Total comprehensive income attributable to:				
Equity holders of the Company	<u>27,762</u>	<u>N/A</u>	<u>275,801</u>	<u>N/A</u>

Notes: The unaudited Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the Annual Financial Report for the year ended 31 January 2015 and the accompanying notes to the quarterly report attached hereto.

Due to the change of financial year end from 31 January to 31 December, the current individual period is for the 2-month period from 1 November 2015 to 31 December 2015 and

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY  
FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2015**

				Attributable to owners of the Company			Distributable			
	Share capital RM'000	Capital reserve RM'000	Merger reserve RM'000	Non-distributable	Available-for-sale reserve RM'000	Exchange translation reserve RM'000	Exchange differences recognised in equity RM'000	Retained profits RM'000	Total RM'000	Preference shares issued by subsidiaries RM'000
<b>At 1 February 2014</b>	2,660,862	214	(926,077)	2,394	174,097	71,817	533,424	2,516,731	57,988	2,574,719
Dividend	-	-	-	-	-	-	(38,246)	(38,246)	-	(38,246)
Total comprehensive income/(loss) for the year	-	-	-	677	(70,644)	(8,253)	147,057	68,837	-	68,837
<b>At 31 January 2015 (audited)</b>	<b>2,660,862</b>	<b>214</b>	<b>(926,077)</b>	<b>3,071</b>	<b>103,453</b>	<b>63,564</b>	<b>642,235</b>	<b>2,547,322</b>	<b>57,988</b>	<b>2,605,310</b>
<b>At 1 February 2015</b>	2,660,862	214	(926,077)	3,071	103,453	63,564	642,235	2,547,322	57,988	2,605,310
Dividend	-	-	-	-	-	-	(53,218)	(53,218)	-	(53,218)
Total comprehensive income for the period	-	-	-	420	206,119	25,641	43,621	275,801	-	275,801
<b>At 31 December 2015 (unaudited)</b>	<b>2,660,862</b>	<b>214</b>	<b>(926,077)</b>	<b>3,491</b>	<b>309,572</b>	<b>89,205</b>	<b>632,638</b>	<b>2,769,905</b>	<b>57,988</b>	<b>2,827,893</b>

**Notes:**

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended 31 January 2015 and the accompanying notes to the quarterly report attached hereto.

Due to the change of financial year end from 31 January to 31 December, the current cumulative period is for 11-month period from 1 February 2015 to 31 December 2015.

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2015**  
(The figures have not been audited)

	<b>11 MONTHS ENDED</b>	
	<b>31-DEC-2015</b>	<b>31-DEC-2014</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>Operating Activities</b>		
Profit before tax	84,018	N/A
Adjustments for:		
Non-cash items	98,555	N/A
Non-operating items	(22,100)	N/A
Operating profit before changes in working capital	<u>160,473</u>	<u>-</u>
Net increase in assets	(310,267)	N/A
Net increase in liabilities	363,558	N/A
Cash generated from operations	<u>213,764</u>	<u>-</u>
Interest received	12,942	N/A
Taxes paid	(46,590)	N/A
Net cash generated from operating activities	<u>180,116</u>	<u>-</u>
<b>Investing Activities</b>		
Interest received	28,474	N/A
Disposal of jointly controlled operation, net of cash disposed	69,064	N/A
Dividend received	4,459	N/A
Investment in joint ventures	(24,494)	N/A
Development cost on land held for development	(68,795)	N/A
Purchase of property, plant and equipment	(69,712)	N/A
Proceeds from disposal of property, plant and equipment	8,397	N/A
Proceeds from disposal of an associated company	17,175	N/A
Purchase of investment properties	(125,027)	N/A
Net proceeds from settlement of derivatives	1,844	N/A
Net purchase from disposal of investment securities	(87,483)	N/A
Other payments	(2)	N/A
Net cash used in investing activities	<u>(246,100)</u>	<u>-</u>
<b>Financing Activities</b>		
Dividend paid to equity holders of the Company	(53,218)	N/A
Interest paid	(52,493)	N/A
Net drawdown of borrowings	253,376	N/A
Decrease in pledged deposits for financing facilities	16,448	N/A
Net cash generated from financing activities	<u>164,113</u>	<u>-</u>
Net increase in cash and cash equivalents during the period	98,129	-
Cash and cash equivalents at beginning of year		
As previously reported	121,961	N/A
Effects of exchange rate changes	8,523	N/A
As restated	130,484	-
Cash and cash equivalents at end of current period	<u>228,613</u>	<u>-</u>
Cash and cash equivalents comprise of:		
Cash and short term deposits	419,746	N/A
Less:		
Monies in trust	-	N/A
Cash pledged for banking facilities	(191,133)	N/A
	<u>228,613</u>	<u>-</u>

Note: The financial year end of the Company has been changed from 31 January to 31 December to cover the 11-months period from 1 February 2015 to 31 December 2015 and thereafter, to end on 31 December each year. Consequently, there are no comparative figures for the cumulative period ended 31 December 2014 to be presented in this Condensed Consolidated Cash Flow Statements.

Quarterly Report for the Financial Period Ended 31 December 2015

## NOTES TO THE QUARTERLY REPORT

### A1 Basis of Preparation

The financial statements for the 2-month period ended 31 December 2015 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 2015.

As announced to Bursa Malaysia on 24 February 2016, the Company changed its financial year end from 31 January to 31 December. Therefore, the current financial period shall be for a period of two (2) months made up from 1 November 2015 to 31 December 2015, whilst the current cumulative financial period shall be for a period of eleven (11) months, made up from 1 February 2015 to 31 December 2015.

Consequently, the financial quarters to be covered in the Group's subsequent quarterly financial reporting are as follows:-

- 1<sup>st</sup> Quarter – 1 January to 31 March
- 2<sup>nd</sup> Quarter – 1 April to 30 June
- 3<sup>rd</sup> Quarter – 1 July to 30 September
- 4<sup>th</sup> Quarter – 1 October to 31 December

The change of financial year end shall apply to the Company and its subsidiaries.

### 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 2015, except for the adoption of the following new and revised Financial Reporting Standards (FRSs), Amendments to FRSs and IC interpretations.

	<b>Effective for financial periods beginning on or after</b>
Amendments to FRS 119 Defined Benefit Plans: <i>Employee Contributions</i>	1 July 2014
Annual Improvements to FRSs 2010-2012 Cycle	1 July 2014
Annual Improvements to FRSs 2011-2013 Cycle	1 July 2014
Annual Improvements to FRSs 2012-2014 Cycle	1 July 2014

The adoption of the above amendments/improvements to existing standards did not have any significant impact on the financial statements of the Group in the period of initial application, except as discussed below:-

#### Malaysian Financial Reporting Standards Framework ("MFRS Framework")

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") in conjunction with its planned convergence of FRSs with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board on 1 January 2012.

## **A2 Changes in Accounting Policies (cont'd)**

### Malaysian Financial Reporting Standards Framework (“MFRS Framework”) (Cont'd)

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’).

On 4 July 2012, the MASB has allowed Transitioning Entities to defer the adoption of the MFRS Framework to annual period on or after 1 January 2014.

On 7 August 2013, MASB has decided to extend the transitional period for another year i.e. the adoption of the MFRS Framework by all entities for annual financial period beginning on or after 1 January 2015.

On 2 September 2014, MASB has decided to extend the transitional period for another two year i.e. the adoption of the MFRS Framework by all entities for annual financial period beginning on or after 1 January 2017. The extension was given due to the delay of the issuance of the new Revenue Standard. The Group as a transitioning entity, will have to adopt the MFRS Framework for annual period beginning on or after 1 January 2018.

## **A3 Restatement**

The Group has previously recognised the revenue and expenses of certain overseas development activities upon transfer of significant risks and rewards of ownership, which generally coincides with the time the development units are delivered to the purchasers. During the current financial period, the Group conducted a review of its sales contracts and discovered that the financial outcome of these development activities can be reliably estimated. Accordingly, such property development revenue and expenses should be recognised in profit or loss by using the percentage of completion method. The percentage of completion shall be measured by reference to the development costs incurred to date in proportion to the estimated total costs for the property development.

### A3 Restatement (cont'd)

The restatement has been applied retrospectively and has affected the amounts reported in the Group's consolidated financial statements, as shown below:

	<b>GROUP</b>				
	<b>Joint Ventures RM'000</b>	<b>Income tax payable RM'000</b>	<b>Property development costs RM'000</b>	<b>Receivables RM'000</b>	<b>Retained earnings/ profit or loss RM'000</b>
Balance as reported at 1 February 2014	88,658	10,555	195,971	94,612	533,424
Effect of correction	3,506	-	-	-	3,506
Restated balance at 1 February 2014	92,164	10,555	195,971	94,612	536,930
Balance as reported at 31 January 2015	82,128	15,704	231,784	91,678	642,235
Effect of correction	13,654	248	(9,356)	10,183	14,233
Restated balance at 31 January 2015	95,782	15,952	222,428	101,861	656,468

The effects on the statement of comprehensive income were as follows:

	<b>GROUP</b>	
	<b>31-Dec-15 RM'000</b>	<b>31-Jan-15 RM'000</b>
Increase in revenue	39,482	10,183
Increase in expenses	(36,300)	(9,356)
Increase in income tax expense	(955)	(248)
Increase in share of results in joint ventures	48,834	13,654
Effect on profit or loss	51,061	14,233

### A4 Auditors' Report of Previous Annual Financial Statements

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

### A5 Seasonal or Cyclical Factors

The Group's operations are not affected by any seasonal or cyclical factors other than hotel operations in Australia, Singapore, Canada, China and Thailand which may be affected by seasonal or cyclical factors impacting the occupancy and room rates and the general Malaysian economy.



## A6 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, other than as disclosed under Note A3 above.

## A7 Changes in Accounting Estimates

There were no changes in estimates that have had a material effect in the current year's financial period results.

## A8 Debt and Equity Securities

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

## A9 Dividends Paid

A final single-tier dividend in respect of the financial year ended 31 January 2015 of 2.00% on 5,321,723,500 ordinary shares amounted to RM53.2 million (1.00 sen per ordinary shares) was paid on 19 August 2015.

## A10 Segmental Information

Segmental revenue and results for the current financial period to date:

	Investment holding and Others	Finance and related services	Property investment	Property development	Hotel operations	Elimination	Consolidated
	RMF000	RMF000	RMF000	RMF000	RMF000	RMF000	RMF000
<b>Revenue</b>							
External revenue	12,558	18,403	49,867	41,009	413,110	-	534,947
Inter-segment revenue	16,510	29,548	286	(39,482)	-	(6,862)	-
Total revenue	<u>29,068</u>	<u>47,951</u>	<u>50,153</u>	<u>1,527</u>	<u>413,110</u>	<u>(6,862)</u>	<u>534,947</u>
<b>Other income</b>	<u>9,654</u>	<u>65,374</u>	<u>3,459</u>	<u>2,595</u>	<u>2,397</u>	<u>-</u>	<u>83,479</u>
<b>Results</b>							
Net segment results	1,816	90,623	14,402	(4,845)	63,221	-	165,217
Foreign exchange (losses)/gains	(49,487)	10,401	(87)	(12)	(26,850)	-	(66,035)
Other unallocated amounts							<u>(9,243)</u>
Profit from operations:							89,939
Finance costs	(25,525)	(3,127)	(9,455)	(11,263)	(3,123)	-	(52,493)
Share of results of associated companies	-	-	135	-	-	-	135
Share of results of joint venture	-	-	46,437	-	-	-	<u>46,437</u>
Profit before tax							84,018
Income tax expense							<u>(40,397)</u>
Profit for the period							<u>43,621</u>
<b>Profit attributable to:</b>							
Equity holders of the Company							<u>43,621</u>

## **A11 Subsequent Events**

There were no material events subsequent to the end of the current year's financial period, except as disclosed below:

### Dissolution of a subsidiary

On 26 January 2016, the Group announced that Aava Whistler Hotel Limited, a wholly-owned foreign subsidiary of TA Global Berhad had been dissolved pursuant to the Business Corporations Act.

The dissolution is not expected to have any material financial and operational effect to the Group.

## **A12 Changes in the Composition of the Group**

### **Incorporation of Aava Whistler Hotel GP Ltd.**

On 28 October 2015, the Group incorporated Aava Whistlers Hotel GP Ltd., under the Business Corporations Act (British Columbia). The principal activity of Aava Whistler Hotel GP Ltd. is as the general partner in the Aava Whistler Hotel Limited Partnership which shall be formed to carry out hotel operations and management activities.

The shareholder of Aava Whistler Hotel GP Ltd. is ERF Properties Sdn Bhd, a subsidiary of the Group. The current issued and paid-up capital of Aava Whistler Hotel GP Ltd. is C\$0.01 divided into one (1) common share of C\$0.01 each issued to ERF Properties Sdn Bhd.

### **Agreement of Purchase and Sale and Termination of Joint Venture Agreement Between TA Development One (Canada) Ltd and Townline Gardens Inc.**

On 7 May 2015, TA Development One (Canada) Ltd ("TADOCL"), a wholly-owned subsidiary of the Company, entered into an Agreement of Purchase and Sale and Termination of Joint Venture Agreement with Townline Gardens Inc. ("TLG") ("the Purchaser") and 0864227 B.C. Ltd to sell and dispose all of TADOCL's right, benefit and interest in arising from the following, at the disposal consideration of CAD23.5 million (equivalent to RM69.5 million):-

- (a) The Joint Venture Agreement entered into by TADOCL and TLG on 26 November 2009 to jointly undertake the re-zoning, development, construction, servicing, subdividing or stratifying of the lands and premises measuring approximately 22 acres situated in the City of Richmond, Province of British Columbia, Canada and marketing and sale of the residential and commercial units at any time located on the Land ("Project").
- (b) The Project, including without limitation, TADOCL's 65% interest.

The disposal was completed as at the date of this quarterly report following the closing conditions being met and payment of the consideration by the Purchaser in accordance with the terms of the termination agreement on 2 June 2015.

The disposal has resulted in a gain on disposal to the Group of RM1.2 million.

## **A12 Changes in the Composition of the Group (cont'd)**

### **Disposal of Oasis Sdn. Bhd.**

On 31 March 2015, TA Properties Sdn. Bhd., a wholly-owned subsidiary of the Company disposed of its entire 25% equity interest in Oasis Sdn. Bhd., an associated company of the Group for a total consideration of RM17.2 million.

The disposal has resulted in a gain on disposal to the Group of RM6.7 million.

## **A13 Changes in Contingent Liabilities or Contingent Assets**

There were no contingent liabilities and contingent assets as at the end of the current year's financial period.

## **A14 Commitments**

The amount of capital commitments not provided for in the interim financial statements as at 31 December 2015 were as follow:

	<b>RM'000</b>
Approved and contracted for:	
- Renovation	14,174
- Development expenditures	108,774
- Acquisition of a hotel property	309,060
	<u>432,008</u>

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

**B1 Performance Analysis of the Group's Operating Segments**

	<b>2-MONTHS PERIOD ENDED 31 DECEMBER 2015 RM'000</b>	<b>CURRENT PERIOD TO-DATE 31 DECEMBER 2015 RM'000</b>
Revenue	144,749	534,947
Other income		
- Interest income from financial institutions and other interest income	1,643	4,963
- Interest income from financial receivables	-	10,077
- Interest income from investment securities	4,213	26,376
- Gain on disposal of an associated company	-	6,723
- Gain on disposal of a jointly controlled operation	-	1,328
- Gain on disposal of investment securities	840	16,417
- Realised fair value (loss)/gain on derivatives	(115)	1,699
- Rental income	404	2,203
- Bad debts recovered	-	3,326
- Dividend income from shares quoted outside Malaysia	169	5,438
- Others	806	4,929
	7,960	83,479
Other expenses		
- Amortisation and depreciation	(13,154)	(66,806)
- Cost of properties and building materials sold	(36,382)	(40,356)
- Hotel operational and personnel cost	(61,682)	(298,886)
- Personnel cost and others	(16,940)	(62,588)
- Reversal of impairment loss on receivables	509	14,398
- Allowance for impairment loss on investment securities	(3,269)	(6,223)
- Fair value loss on investments	(5,246)	(5,674)
- Unrealised fair value gain on derivatives	1,015	4,933
- Property, plant and equipment written off	(7)	(1,251)
- Foreign exchange loss	(15,831)	(66,034)
	(150,987)	(528,487)
Finance costs	(11,453)	(52,493)
Share of results of associated companies	66	135
Share of results in joint ventures	46,437	46,437
Profit before tax	<u>36,772</u>	<u>84,018</u>

## **B1 Performance Analysis of the Group's Operating Segments (cont'd)**

Due to the change of financial year end from 31 January to 31 December, the Group's results for the preceding year corresponding 2-month period and cumulative 11-month period ended 31 December 2014 were not available for comparison with the results of current 2-month period and current cumulative 11-month period ended 31 December 2015 respectively.

The Group reported revenue of RM144.7 million and profit before tax of RM36.8 million for the current 2-month period ended 31 December 2015.

For the current period-to-date covering 11-month period ended 31 December 2015, the Group reported revenue of RM534.9 million and profit before tax of RM84.0 million.

Despite reporting fair value losses on investments, the Group enjoyed profitability from its property development division and hotel operation division. The Group also reported its share of profits in joint ventures during the current financial period resulted from the restatement as disclosed in Note A3.

## **B2 Material Changes in Profit Before Tax for the Current Quarter Compared with the Preceding Quarter**

Due to the change of financial year end from 31 January to 31 December, the Group's results for the current period for the 2-month ended 31 December 2015 cannot be compared with the results of the preceding 3-month ended 31 October 2015.

## **B3 Prospects for the Next Financial Year**

Although the recovery in the US economy is gaining momentum, the global economy is expected to remain subdued in view of the lower oil prices and China's slowdown in growth. Domestic economy is expected to be more challenging due to slower export growth and anticipated moderate private consumption and the weakening Ringgit Malaysia.

The prospect for each business division is summarized below: -

### ***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 for financial year 2016. The Group will continue to seek investment opportunities to maximise income.

### ***Property investment***

For the financial year 2016, the Group is projected to experience a lower income contribution from overseas and local property investments in the light of expected refurbishment works to be undertaken at some of our investment properties. On completion of these refurbishment works, the Group is confident that the refurbished investment properties will generate higher return in the future.

### **B3 Prospects for the Next Financial Year (cont'd)**

#### ***Property development***

Due to challenging economic outlook in financial year 2016, stringent mortgage approvals and cooling measures introduced by the Government, we anticipate our property sales in Malaysia to soften and lower property sales are expected from our existing property stocks. As the Australian property market is experiencing strong residential sales, the Group will continue to focus on its Little Bay Cove project and hope to roll out new launches from this project for the financial year 2016. We are confident that our sales from these new launches in Australia will be resilient.

#### ***Hotel operations***

For the financial year 2016, the Group's hospitality businesses located in Singapore, Australia, Canada, China and Thailand will continue to generate recurrent income stream for the Group. Improved result is expected from our hotel in Thailand which was affected by political unrest, refurbishment and upgrading works since the last financial year. Lower income contribution is expected from our hotel located in Singapore due to major refurbishment works which are currently in progress.

The Group will continue to explore and evaluate opportunities to acquire new hotels or properties to expand our existing portfolio and to enhance revenue contribution from our hospitality business.

Barring any unforeseen circumstances, the Group's financial performance is expected to be satisfactory in the financial year ending 31 December 2016.

### **B4 Variance between Actual Profit and Forecast Profit**

Not applicable.

## B5 Taxation

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

	<b>Current Period</b>	<b>Period to-date</b>
	<b>RM'000</b>	<b>RM'000</b>
Estimated tax charge for the period:		
- Malaysian income tax	5,604	14,377
- Foreign tax	2,673	24,020
Deferred tax	(2,500)	424
Withholding tax	59	1,576
	<u>5,836</u>	<u>40,397</u>

b) A reconciliation between the statutory and effective tax:

	<b>Current Period</b>	<b>Period to-date</b>
	<b>RM'000</b>	<b>RM'000</b>
Profit before taxation	<u>36,772</u>	<u>84,018</u>
Taxation at the statutory income tax rate of 25%	9,193	21,005
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 and other taxes	(3,357)	19,392
Tax expense for the financial period	<u>5,836</u>	<u>40,397</u>

## B6 Corporate Proposals

### Status of Corporate Proposals

There are no outstanding corporate proposals as at the end of the current period's financial quarter.

## B7 Group Borrowings and Debt Securities

Total Group borrowings as at 31 December 2015 were as follows:

	<b>Secured RM'000</b>	<b>Unsecured RM'000</b>	<b>Total RM'000</b>
<b><u>Long term borrowings</u></b>			
Term loans	651,903	-	651,903
Revolving credit	91,000	-	91,000
	<u>742,903</u>	<u>-</u>	<u>742,903</u>
<b><u>Short term borrowings</u></b>			
Revolving credit	317,267	90,000	407,267
Other short term loans	874,010	-	874,010
	<u>1,191,277</u>	<u>90,000</u>	<u>1,281,277</u>
Total borrowings	<u>1,934,180</u>	<u>90,000</u>	<u>2,024,180</u>

The Group borrowings in Ringgit Malaysia ("RM") equivalent analysed by currencies in which the borrowings were denominated are as follows:-

	<b>Long term borrowings RM'000</b>	<b>Short term borrowings RM'000</b>	<b>Total RM'000</b>
Ringgit Malaysia ("RM")	141,000	189,000	330,000
Canadian Dollar ("CAD")	54,040	253,123	307,163
Singapore Dollar ("SGD")	491,487	74,589	566,076
Australia Dollar ("AUD")	56,376	354,280	410,656
United States Dollar ("USD")	-	285,437	285,437
Hong Kong Dollar ("HKD")	-	6,405	6,405
Euro ("EUR")	-	82,983	82,983
Great Britain Pound ("GBP")	-	35,460	35,460
<b>Total borrowings</b>	<u>742,903</u>	<u>1,281,277</u>	<u>2,024,180</u>



## **B8 Material Litigation**

The Group's subsidiary, Crystal Caliber Sdn. Bhd. ("CCSB") has issued a request for arbitration to commence arbitration proceedings against Kingdom Hotel Investments ("KHI"), on the dispute arising from breaches by KHI of the Sale and Purchase Agreement dated 25 April 2012 between CCSB and KHI ("SPA").

The request for arbitration was submitted by CCSB in accordance with Article 1 of the Arbitration Rules of the London Court of International Arbitration ("LCIA Rules"). CCSB's claim under the LCIA Rules arises from the tax covenant as set out in the Schedule 8 of the SPA whereby KHI agreed and covenanted to pay CCSB any tax liability and cost before 31 May 2012.

The estimated amount of claim in the request for arbitration by CCSB is in respect to the withholding tax claimed by the Phuket Revenue Office against:

- (i) Siam Recovery Holdings Company Ltd ("SRH") – amounting to Thai Baht ("THB") 495,222.17; and
- (ii) Siam Resort Company Ltd – amounting to THB 118,850,681.35.

In addition, CCSB is also claiming for interest and costs arising from and in connection with the said matter.

The Group is of the opinion that the commencement of arbitration proceedings are in its best interest to preserve CCSB's rights in the SPA.

As at 24 February 2016, there were no changes in material litigation since the last financial year ended 31 January 2015, except as disclosed above.

## **B9 Dividend**

No further dividend is declared as at the date of this announcement other than as stated in Note A9 on dividend paid.

## **B10 Disclosure of Derivatives**

The Group has entered into accumulators, decumulators and forward contracts which formed part of the Group's investment portfolio with an objective to maximise the Group's performance.

These contracts are stated at fair values, using valuation techniques 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.

**B10 Disclosure of Derivatives (cont'd)**

Types of derivatives/Maturity	Contract/Notional value RM'000	Fair value asset/(liability) RM'000
Gearred Equity Accumulators - Less than 1 year	RM62,679	(RM2,181)
Gearred Equity Decumulators - Less than 1 year	RM798	(RM8)
Foreign Currency Forwards - Less than 1 year	RM65,356	RM691

**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 year's financial period, other than as disclosed in Note B1 on derivatives.

**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.

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

	As at 31 December 2015 RM'000	As at 31 January 2015 RM'000
Total retained profits of the Company and its subsidiary companies:		
- Realised	1,189,357	1,146,892
- Unrealised	(101,295)	(107,260)
	1,088,062	1,039,632
Total share of retained profits of associated companies:		
- Realised	3,018	1,297
- Unrealised	78	-
Total share of retained profits/(accumulated losses) from joint ventures:		
- Realised	38,183	(8,254)
Less: Consolidation adjustments	(496,703)	(390,440)
Total retained profits as per Statement of Financial Position	632,638	642,235

### B13 Earnings Per Share (EPS) Attributable to equity holders of the Company

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT YEAR PERIOD 31 DECEMBER 2015	PRECEDING YEAR CORRESPONDING PERIOD 31 DECEMBER 2014	CURRENT PERIOD TO-DATE 31 DECEMBER 2015	PRECEDING YEAR CORRESPONDING PERIOD 31 DECEMBER 2014
<b>Basic earnings per share</b>				
Profit for the period (RM'000) - attributable to equity holders of the Company	30,936	N/A	43,621	N/A
Weighted average number of ordinary shares in issue ('000)	5,321,724	N/A	5,321,724	N/A
Basic earnings per share (sen)	0.58	N/A	0.82	N/A

Basic earnings per share was calculated based on the Group's profit attributable to equity holders of the Company divided by 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.

Due to the change of financial year end from 31 January to 31 December the individual period is for the 2-month period from 1 November 2015 to 31 December 2015.

BY ORDER OF THE BOARD  
Chuah Wen Pin

Kuala Lumpur  
29 February 2016