

IVORY PROPERTIES GROUP BERHAD (673211-M)

UNAUDITED INTERIM FINANCIAL REPORT

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 31.12.2013 RM'000
Assets		
Property, plant and equipment	55,537	57,041
Investment properties	60,394	95,006
Intangible assets	13	550
Investment in associates	4,984	5,150
Investment in joint ventures	79,640	42,765
Deferred tax assets	6,161	2,500
Total non-current assets	206,729	203,012
Property development costs	278,147	322,184
Inventories	176,661	158,555
Trade and other receivables	195,469	214,295
Current tax assets	2,588	4
Cash and bank balances	32,208	34,025
Total current assets	685,073	729,063
Total assets	891,802	932,075
Equity		
Share capital	204,164	204,164
Warrant reserve	27,900	27,900
Retained earnings	169,995	147,222
Equity attributable to owners of the Company	402,059	379,286
Non-controlling interests	(1,605)	(267)
Total equity	400,454	379,019
Liabilities		
Loans and borrowings	286,654	273,770
Deferred tax liabilities	9,688	18,275
Total non-current liabilities	296,342	292,045
Loans and borrowings	12,691	46,009
Trade and other payables	171,287	197,637
Current tax liabilities	11,028	17,365
Total current liabilities	195,006	261,011
Total liabilities	491,348	553,056
Total equity and liabilities	891,802	932,075
Net assets per share attributable to ordinary equity holders of the Company (RM)*	0.90	0.85

* Computed based on 445,527,027 ordinary shares of RM0.50 each in the Company (“Shares”)

The Condensed Consolidated Statements of Financial Position should be read in conjunction with the Annual Financial Report for the financial year ended 31 December 2013 and the accompanying explanatory notes attached to this interim financial report.

IVORY PROPERTIES GROUP BERHAD (673211-M)

**UNAUDITED INTERIM FINANCIAL REPORT
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2015
CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER
COMPREHENSIVE INCOME**

	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 (15 months)	Preceding Year Corresponding Period 31.12.2013 RM'000 (Audited) (12 months)
Revenue	46,108	59,419	270,185	316,457
Cost of sales	(48,876)	(42,590)	(210,618)	(231,394)
Gross profit	(2,768)	16,829	59,567	85,063
Other operating expenses	(28,959)	(10,018)	(83,173)	(48,473)
Other operating income	36,927	1,941	50,403	4,245
Results from operating activities	5,200	8,752	26,797	40,835
Finance costs	(2,288)	(2,562)	(13,332)	(9,700)
Share of profit/(loss) of equity accounted investees, net of tax				
- associates	66	(30)	(144)	(2,547)
- joint ventures	1,670	(209)	8,951	(4,068)
Profit before tax	4,648	5,951	22,272	24,520
Tax expense	2,585	(2,425)	(837)	(9,830)
Profit for the period/ year	7,233	3,526	21,435	14,690
Other comprehensive income for the period, net of tax	-	-	-	-
Total comprehensive income for the period/ year	7,233	3,526	21,435	14,690
Profit attributable to:				
Owners of the Company	7,849	3,626	22,773	15,231
Non-controlling interests	(616)	(100)	(1,338)	(541)
	7,233	3,526	21,435	14,690
Total comprehensive income attributable to:				
Owners of the Company	7,849	3,626	22,773	15,231
Non-controlling interests	(616)	(100)	(1,338)	(541)
	7,233	3,526	21,435	14,690
Earnings per share attributable to the owners of the Company:				
Basic (sen)	1.76	0.81	5.11	3.42

The Condensed Consolidated Statements of Profit or Loss and Other Comprehensive Income should be read in conjunction with the Annual Financial Report for the financial year ended 31 December 2013 and the accompanying explanatory notes attached to this interim financial report.

The Company had on 3 October 2014 announced the change of its financial year end from 31 December to 31 March. Due to the change of financial year end, the cumulative quarters for the current financial year consist of 15 months results beginning 1 January 2014 to 31 March 2015. Accordingly, comparative for the individual quarter consists of 3 months results beginning from 1 January 2014 to 31 March 2014.

IVORY PROPERTIES GROUP BERHAD (673211-M)

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2015
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**

	Attributable to owners of the Company				Total RM'000	Non- controlling interests RM'000	Total equity RM'000
	Non-distributable		Distributable				
	Share capital RM'000	Share premium RM'000	Warrant reserve RM'000	Retained earnings RM'000			
Balance at 1 January 2014	204,164	-	27,900	147,222	379,286	(267)	379,019
Total comprehensive income/(expense) for the period	-	-	-	22,773	22,773	(1,338)	21,435
Balance at 31 March 2015	204,164	-	27,900	169,995	402,059	(1,605)	400,454
Balance at 1 January 2013	204,164	-	27,900	131,991	364,055	274	364,329
Total comprehensive income/(expense) for the period	-	-	-	15,231	15,231	(541)	14,690
Balance at 31 December 2013	204,164	-	27,900	147,222	379,286	(267)	379,019

The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Annual Financial Report for the financial year ended 31 December 2013 and the accompanying explanatory notes attached to this interim financial report.

IVORY PROPERTIES GROUP BERHAD (673211-M)
UNAUDITED INTERIM FINANCIAL REPORT
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2015
CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS

	Current Period-To-Date 31.03.2015 RM'000	Preceding Year Corresponding Period 31.12.2013 RM'000
<u>Cash flows from operating activities</u>		
Profit before tax	22,272	24,520
Adjustments for:-		
Amortisation of intangible assets	9	15
Bad debts recovered	(96)	-
Bad debts written off	296	-
Doubtful debt expense	2,017	-
Depreciation of investment properties	2,841	1,980
Depreciation of property, plant and equipment	8,420	5,820
Gain on disposal of investment in joint venture	(34,242)	-
Gain on disposal of investment properties	(5,179)	-
Gain on disposal of property, plant and equipment	(434)	(338)
Impairment of intangible assets	527	-
Impairment of property, plant and equipment	3,646	-
Intangible assets written off	1	22
Interest expense	13,332	9,700
Interest income	(1,382)	(481)
Inventories written down	664	-
Investment properties written off	286	-
Plant and equipment written off	123	1,039
Share of loss in associates, net of tax	144	2,547
Share of (profit)/loss in joint ventures, net of tax	(8,951)	4,068
Unrealised loss from downstream sale to associates	22	3
Unrealised loss from downstream sale to joint ventures	1,061	-
Operating profit before changes in working capital	5,377	48,895
Change in property development costs	44,037	(40,609)
Change in inventories	(18,770)	26,106
Change in trade and other receivables	15,464	(63,274)
Change in trade and other payables	(26,350)	66,528
Cash from operations	19,758	37,646
Tax paid	(22,006)	(6,100)
Net cash (used in)/from operating activities	(2,248)	31,546
<u>Cash flows from investing activities</u>		
Interest received	1,382	481
Acquisition of investment properties	(318)	(29,040)
Acquisition of property, plant and equipment	(10,783)	(25,261)
Increase in investment in joint ventures	(48,598)	(22,648)
Increase in investment in associates	-	(199)
Proceeds from disposal of investment properties	37,000	-
Proceeds from disposal of property, plant and equipment	514	1,333
Proceeds from disposal of investment in joint venture	55,000	-
Placement of fixed deposit	(213)	(1,626)
Net cash from/(used in) investing activities	33,984	(76,960)

IVORY PROPERTIES GROUP BERHAD (673211-M)
UNAUDITED INTERIM FINANCIAL REPORT
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2015
CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS (Cont'd)

	Current Period-To-Date 31.03.2015 RM'000	Preceding Year Corresponding Period 31.12.2013 RM'000
<u>Cash flows from financing activities</u>		
Interest paid	(13,332)	(9,700)
Repayment of finance lease liabilities	(2,886)	(2,872)
Repayment of term loans and bridging loans	(127,844)	(79,434)
Drawdown of finance lease liabilities	7,760	-
Drawdown of term loans and bridging loans	102,718	111,877
Net cash (used in)/from financing activities	(33,584)	19,871
Net decrease in cash and cash equivalents	(1,848)	(25,543)
Cash and cash equivalents at beginning of year	29,387	54,930
Cash and cash equivalents at end of year	27,539	29,387
Cash and cash equivalents comprise the following:-		
Cash in hand and at banks	24,530	20,984
Deposits with licensed banks (excluding deposits pledged)	4,532	10,108
Bank overdrafts	(1,523)	(1,705)
	27,539	29,387

The Condensed Consolidated Statements of Cash Flows should be read in conjunction with the Annual Financial Report for the financial year ended 31 December 2013 and the accompanying explanatory notes attached to this interim financial report.

IVORY PROPERTIES GROUP BERHAD (673211-M)

UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2015

PART A – EXPLANATORY NOTES PURSUANT TO THE FINANCIAL REPORTING STANDARD (“FRS”) 134: INTERIM FINANCIAL REPORTING

A1 Basis of Preparation

The interim financial report is unaudited and has been prepared in accordance with the requirements of FRS 134: Interim Financial Reporting and Paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial report should be read in conjunction with the Annual Financial Report for the financial year ended 31 December 2013 and the accompanying explanatory notes attached to this interim financial report.

The explanatory notes 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 31 December 2013. The interim consolidated financial report and explanatory notes thereon do not include all the information required for a full set of financial statements prepared in accordance with FRSs.

A2 Changes of Financial Year End

On 3 October 2014, the Company announced an immediate change of its financial year end from 31 December to 31 March.

A3 Changes in Accounting Policies

The significant accounting policies and methods of computation adopted by the Group in this interim financial statements are consistent with those of the audited financial statements for the year ended 31 December 2013 except for the adoption of the following new/revised FRSs, amendments to FRSs and Interpretations that are effective for annual periods beginning on 1 January 2014, as disclosed below:

- Amendments to FRS 132, Offsetting Financial Assets and Financial Liabilities
- Amendments to FRS 10, FRS 12 and FRS 127, Investment Entities
- 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 the above FRSs and Amendments do not have any significant impact on the Group's financial position and results.

Malaysia Financial Reporting Standards, MFRSs

The Company falls within the scope of IC Interpretation 15, Agreements for the Construction of Real Estate. Therefore, the Company is currently exempted from adopting the Malaysian Financial Reporting Standards (“MFRS”) and is referred to as a “Transitioning Entity”. Being a Transitioning Entity, the Company will adopt the MFRS and present its first set of MFRS financial statements when adoption of the MFRS is mandated by the MASB.

IVORY PROPERTIES GROUP BERHAD (673211-M)

**UNAUDITED INTERIM FINANCIAL REPORT
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2015**

**PART A – EXPLANATORY NOTES PURSUANT TO THE FINANCIAL REPORTING
STANDARD (“FRS”) 134: INTERIM FINANCIAL REPORTING (*Cont’d*)**

A4 Auditors’ Report on Preceding Annual Financial Statements

There was no qualification to the audited financial statements of the Group for the financial year ended 31 December 2013.

A5 Seasonal or Cyclical Factors

The business operations of the Group for the current financial quarter have not been significantly affected by seasonal and cyclical factors.

A6 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 current financial quarter.

A7 Material Changes in Estimates

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

A8 Debt and Equity Securities

There were no issuances, cancellation, repurchase, resale or repayment of debt and/or equity securities, share buybacks, share cancellations, shares held as treasury shares and resale of treasury shares for the current financial quarter and financial period-to-date under review.

A9 Dividends Paid

No dividends have been paid during the current financial quarter.

IVORY PROPERTIES GROUP BERHAD (673211-M)

UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2015

PART A – EXPLANATORY NOTES PURSUANT TO THE FINANCIAL REPORTING STANDARD (“FRS”) 134: INTERIM FINANCIAL REPORTING (Cont’d)

A10 Operating Segments

The Group has four reportable segments, as described below, which are the Group’s strategic business units.

	Property development and management RM'000	Construction contracts RM'000	Food and beverage RM'000	Investment holding and others RM'000	Total RM'000
For the financial period ended 31 March 2015					
External revenue	215,070	43,600	6,639	4,876	270,185
Inter-segment revenue	17,586	129,383	-	11,160	158,129
Segment profit/(loss)	19,213	(17,079)	(4,900)	25,038	22,272
Segment assets (excluding associates and joint venture)	500,247	131,363	8,643	166,925	807,178
For the financial year ended 31 December 2013					
External revenue	299,772	8,863	7,531	291	316,457
Inter-segment revenue	9,140	89,374	-	-	98,514
Segment profit/(loss)	37,040	2,444	(3,607)	(11,357)	24,520
Segment assets (excluding associates and joint venture)	459,149	294,934	12,995	117,082	884,160

IVORY PROPERTIES GROUP BERHAD (673211-M)

**UNAUDITED INTERIM FINANCIAL REPORT
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2015**

**PART A – EXPLANATORY NOTES PURSUANT TO THE FINANCIAL REPORTING
STANDARD (“FRS”) 134: INTERIM FINANCIAL REPORTING (*Cont’d*)**

A10 Operating Segments (*Cont’d*)

Geographical Segments

As the Group only operates in Malaysia, information on geographical segment is not presented.

Major Customers

There were no major customers with revenue equal or more than 10% of the Group’s total revenue as at the end of current financial period.

A11 Subsequent Material Events

There were no other material events or transactions subsequent to the end of the current financial quarter ended 31 March 2015 to 21 May 2015 (the latest practicable date which is not earlier than 7 days from the date of issue of this quarterly report).

A12 Changes in the Composition of the Group

There were no changes in the composition of the Group for the current financial quarter and financial period-to-date.

On 22 May 2015, the Company had entered into a Shares Sale and Purchase Agreement with Worldwide Platinum Holdings Sdn Bhd for the disposal of the entire 80% equity interest in Soju Entertainment Sdn Bhd representing 8 ordinary shares of RM1.00 each for cash consideration of RM8 only.

A13 Changes in Contingent Liabilities or Contingent Assets

There were no material changes in contingent liabilities or contingent assets as at the end of the current financial quarter.

IVORY PROPERTIES GROUP BERHAD (673211-M)

**UNAUDITED INTERIM FINANCIAL REPORT
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2015**

**PART A – EXPLANATORY NOTES PURSUANT TO THE FINANCIAL REPORTING
STANDARD (“FRS”) 134: INTERIM FINANCIAL REPORTING (*Cont’d*)**

A14 Capital Commitments

The amount of material other commitments as at 31 March 2015 are as follows:-

	RM’000
Investment in a joint venture	<u>16,000</u>

A15 Capital Expenditure

There were no major additions and disposals of property, plant and equipment during the current financial quarter and financial period-to-date.

A16 Significant Related Party Transactions

There were no significant related party transactions entered into by the Group during the current financial quarter and financial period-to-date.

IVORY PROPERTIES GROUP BERHAD (673211-M)

**UNAUDITED INTERIM FINANCIAL REPORT
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2015**

PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE LISTING REQUIREMENTS

B1 Review of Performance

	Individual Period			Cumulative Period	
	Current Year Quarter 31.03.2015	Immediate Preceding Quarter 31.12.2014	Preceding Year Corresponding Quarter 31.03.2014	Current Year-To-Date 31.03.2015 (15 months)	Preceding Year Corresponding Period 31.12.2013 (12 months)
	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue					
- Property development and management	23,197	44,960	45,197	215,070	299,772
- Construction contracts	20,970	9,916	11,288	43,600	8,863
- Food and beverage	1,328	1,420	1,440	6,639	7,531
- Investment holding and others	613	612	1,494	4,876	291
Total	46,108	56,908	59,419	270,185	316,457
Profit/(Loss) before tax					
- Property development and management	(5,772)	6,076	5,815	19,213	37,040
- Construction contracts	(17,690)	(3,893)	1,903	(17,079)	2,444
- Food and beverage	(2,930)	(497)	(243)	(4,900)	(3,607)
- Investment holding and others	31,040	(1,391)	(1,524)	25,038	(11,357)
Total	4,648	295	5,951	22,272	24,520

Comparison between current year quarter and preceding year corresponding quarter

Revenue:

The Group recorded revenue of RM46.1 million for the current financial quarter as compared to RM59.4 million recorded in the preceding year corresponding quarter.

Revenue for the current financial quarter was principally derived from the construction contracts segment which saw an increase from RM11.3 million in the preceding year corresponding quarter to RM21.0 million in the current financial quarter. Higher revenue from this segment was mainly contributed by the construction claim on Penang WorldCity phase 1A.

The revenue from property development and management segment had contracted from RM45.2 million in the preceding year corresponding quarter to RM23.2 million in the current financial quarter as it came from the City Mall & City Residence (“CMCR”) project. The higher revenue in the preceding year corresponding quarter was contributed by The Latitude project which was at its height of development, coupled with contributions from other on-going projects such as CMCR and Taman Bukit Erskine.

IVORY PROPERTIES GROUP BERHAD (673211-M)

UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2015

PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE LISTING REQUIREMENTS (*Cont'd*)

Profit before Tax:

Profit before tax of RM4.6 million is recorded in the current year financial quarter as compared to RM6.0 million in the preceding year corresponding quarter.

The gain from disposal of investment in a joint-venture company, Aspen Vision Land Sdn Bhd, contributed significantly to the Group's profit before tax in the current quarter under review. However, this was eroded by the loss reported in the property development and management and construction contracts segment. This divisional loss was mainly due to the lower and revision in project's recognition rate as well as impairment of assets and administrative expenses.

B2 Material Changes in the Quarterly Results as compared with the Immediate Preceding Quarter

The Group recorded revenue of RM46.1 million for the current financial quarter as compared to the revenue of RM56.9 million in the immediate preceding quarter ended 31 December 2014. The Group also recorded profit before tax of RM4.6 million for the current financial quarter as compared to RM0.3 million recorded for the said immediate preceding quarter.

Lower revenue recorded in the current year financial quarter was mainly due to lower and revision in the projects' recognition rate. Higher profit before tax achieved in the current year financial quarter was contributed by the disposal of investment in joint venture as mentioned in **B1** above.

B3 Prospects for the next financial period

Further to the Group's divestment in shares in Joint Venture Company and disposal of land (subject to completion), the Group has subsequently disposed off a non-core asset to streamline its operations to focus on its core business in property development and construction. In addition, the Group is actively exploring for potential expansions to the central and southern regions of Malaysia. Potential development projects are also in the pipeline which will aptly suit the current market demand and sentiment. These projects will be unveiled when the time is ripe.

Barring unforeseen circumstances, the Board of Directors expects the Group's business prospects for the financial year ending 31 March 2016 to be favourable.

B4 Variance between Actual Profit and Forecast Profit

The Group did not issue any profit forecast nor profit guarantee for the 15-month financial period under review.

IVORY PROPERTIES GROUP BERHAD (673211-M)

**UNAUDITED INTERIM FINANCIAL REPORT
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2015**

**PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE
LISTING REQUIREMENTS (Cont'd)**

B5 Taxation

The taxation for the Group comprises the following:-

	Individual Period		Cumulative Period	
	Current Quarter 31.03.2015 RM'000	Preceding Year Corresponding Quarter 31.03.2014 RM'000	Current Year-To-Date 31.03.2015 RM'000 (15 months)	Preceding Year Corresponding Period 31.12.2013 RM'000 (12 months)
Current income tax				
- Malaysian - current year	(25)	4,283	13,122	18,243
- prior years	171	-	(748)	799
Deferred tax - current year	(2,633)	(1,607)	(11,188)	(9,254)
- prior years	(98)	251	(349)	42
	(2,585)	2,425	837	9,830

The effective tax rate (excluding share of profit/(loss) from associates and joint ventures) for the current financial quarter and financial period-to-date was lower than the statutory tax rate mainly due to unrealised profit and fair value gain which are not subject to tax.

B6 Status of Corporate Proposals

There were no corporate proposals that have been announced but not yet completed during the current financial quarter and financial period-to-date under review.

B7 Borrowings and Debt Securities

Details of the Group's borrowings as at 31 March 2015 are as follows:-

	Secured RM'000
<i>Long Term Borrowings</i>	
Term loans and bridging loans	280,593
Hire purchase	6,061
	<u>286,654</u>
<i>Short Term Borrowings</i>	
Term loans and bridging loans	7,845
Hire purchase	3,323
Overdrafts	1,523
	<u>12,691</u>
Total	<u>299,345</u>

The Group has no foreign currency borrowings.

IVORY PROPERTIES GROUP BERHAD (673211-M)

**UNAUDITED INTERIM FINANCIAL REPORT
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2015**

**PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE
LISTING REQUIREMENTS (Cont'd)**

B8 Material Litigation

As at 28 May 2015, the Group is not engaged in any material litigation.

B9 Dividend

No interim ordinary dividend has been declared for the financial period ended 31 March 2015.

B10 Earnings per Share

B10.1 Basic Earnings per Share

The basic earnings per share for the current financial quarter and financial period-to-date are computed as follows:-

	Individual Period		Cumulative Period	
	Current Quarter 31.03.2015	Preceding Year Corresponding Quarter 31.03.2014	Current Year- To-Date 31.03.2015 (15 months)	Preceding Year Corresponding Period 31.12.2013 (12 months)
Profit attributable to owners of the Company (RM'000)	7,849	3,626	22,773	15,231
Weighted average number of ordinary shares in issue ('000)	445,527	445,527	445,527	445,527
Basic earnings per share (sen)	1.76	0.81	5.11	3.42

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

B10.2 Diluted Earnings per Share

Diluted earnings per share is not applicable as the exercise price of the warrants is higher than the average market price of the Company's ordinary shares for the period under review.

IVORY PROPERTIES GROUP BERHAD (673211-M)

**UNAUDITED INTERIM FINANCIAL REPORT
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2015**

**PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE
LISTING REQUIREMENTS (Cont'd)**

B11 Profit before tax

	Individual Period		Cumulative Period	
	Current Quarter 31.03.2015	Preceding Year Corresponding Quarter 31.03.2014	Current Year- To-Date 31.03.2015 (15 months)	Preceding Year Corresponding Period 31.12.2013 (12 months)
	RM'000	RM'000	RM'000	RM'000
Profit before tax is arrived at after charging :				
Amortisation of intangible assets	1	2	9	15
Bad debts written off	13	-	296	228
Depreciation of investment properties	555	538	2,841	1,980
Depreciation of property, plant and equipment	1,824	1,507	8,420	5,820
Doubtful debt expense	2,017	-	2,017	-
Impairment of intangible assets	527	-	527	-
Impairment of property, plant and equipment	3,646	-	3,646	-
Intangible assets written off	1	-	1	22
Interest expense	2,288	2,562	13,332	9,700
Investment properties written off	286	-	286	-
Inventories written down	664	-	664	-
Loss on disposal of investment properties	411	-	411	-
Plant and equipment written off	79	6	123	1,039
and after crediting :				
Bad debts recovered	-	-	96	-
Gain on disposal of investment properties	-	-	5,590	-
Gain on disposal of property, plant and equipment	6	370	434	338
Gain on disposal of investment in joint venture	34,242	-	34,242	-
Interest income	807	46	1,382	481
Rental income	1,135	412	3,896	2,372

Other than the above items, there were no impairment of assets, provision for and write off of exceptional items for the current financial quarter and financial period-to-date.

IVORY PROPERTIES GROUP BERHAD (673211-M)

**UNAUDITED INTERIM FINANCIAL REPORT
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2015**

**PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE
LISTING REQUIREMENTS (Cont'd)**

B12 Realised and Unrealised Profits

The breakdown of the retained earnings of the Group as at 31 March 2015, into realised and unrealised profits, pursuant to Paragraphs 2.06 and 2.23 of Bursa Malaysia Main Market Listing Requirements are as follows:

	As at 31.03.15 RM'000	As at 31.12.13 RM'000
Total retained earnings of the Company and its subsidiaries:		
- Realised gain	279,527	250,132
- Unrealised loss	(3,527)	(15,775)
	<u>276,000</u>	<u>234,357</u>
Share of retained earnings of associates:		
- Realised gain	3,691	3,888
- Unrealised gain	879	848
	<u>280,570</u>	<u>239,093</u>
Share of retained earnings of joint ventures:		
- Realised gain/(loss)	3,052	(5,901)
- Unrealised gain	16	993
	<u>283,638</u>	<u>234,185</u>
Less: Consolidated adjustments	(113,643)	(86,963)
Total retained earnings at 31 March	<u><u>169,995</u></u>	<u><u>147,222</u></u>

B13 Authorised for Issue

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the Directors on 28 May 2015.

By order of the Board of Directors

Tai Yit Chan (MAICSA 7009143)
Ong Tze-En (MAICSA 7026537)
Company Secretaries

28 May 2015