

MCT BERHAD
Company No: 881786-X
(Incorporated In Malaysia)

Interim Financial Statements
For the quarter ended 30 June 2016

MCT BERHAD
Company No: 881786-X
(Incorporated In Malaysia)

Interim Financial Statements - 30 June 2016

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MCT BERHAD (881786-X)
Incorporated In Malaysia

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2016

	3 MONTHS ENDED		12 MONTHS ENDED	
	30-Jun-16 RM'000	30-Jun-15 RM'000	30-Jun-16 RM'000	30-Jun-15 RM'000
Revenue	162,600	274,762	657,841	619,666
Cost of sales	<u>(105,286)</u>	<u>(195,830)</u>	<u>(398,421)</u>	<u>(419,657)</u>
Gross profit	57,314	78,932	259,420	200,009
Other Income	154	3,420	5,844	5,139
Administrative expenses	(36,172)	(35,497)	(138,776)	(106,062)
Finance costs	(991)	(1,223)	(6,994)	(4,190)
Share of results of associate	<u>-</u>	<u>-</u>	<u>-</u>	<u>62</u>
Profit before tax	20,305	45,632	119,494	94,958
Income tax expense	(7,003)	(19,319)	(41,900)	(31,403)
Net profit for the period	<u>13,302</u>	<u>26,313</u>	<u>77,594</u>	<u>63,555</u>
Profit attributable to :				
Owners of the parent	13,300	26,314	77,593	63,559
Non-controlling interest	<u>2</u>	<u>(1)</u>	<u>1</u>	<u>(4)</u>
	<u>13,302</u>	<u>26,313</u>	<u>77,594</u>	<u>63,555</u>
Earnings per share attributable to owner of the parent :				
Basic earnings per share (sen) - Note B13	1.00	2.38	5.81	5.75
Diluted earnings per share (sen)	NA	NA	NA	NA

NA denotes not applicable

Note :

The unaudited condensed statement of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 30 June 2015 and the accompanying explanatory notes attached to these interim financial statements.

MCT BERHAD (881786-X)
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CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2016

	(UNAUDITED)	(AUDITED)
	As at	As at
	30 June 2016	30 June 2015
	RM'000	RM'000
ASSETS		
Non-Current Assets		
Property, plant and equipment	155,099	125,973
Investment properties	397,151	291,562
Land held for property development	35,655	34,180
Available-for-sale investments	244	238
	588,149	451,953
Total Non-Current Assets	588,149	451,953
Current Assets		
Inventory	307	443
Property development costs	213,973	155,152
Accrued billings	153,466	111,931
Amount due from contract customers	657	738
Trade receivables	353,230	38,597
Other receivables and deposits	43,102	18,301
Tax recoverable	13,801	48
Deposits with licensed banks	41,981	225,639
Cash and bank balances	51,325	236,708
	871,842	787,557
Total Assets	1,459,991	1,239,510
EQUITY AND LIABILITIES		
Non-Current Liabilities		
Borrowings	169,785	186,385
Hire-purchase payables	6,154	7,022
Deferred tax liabilities	3,360	1,854
	179,299	195,261
Total Non-Current Liabilities	179,299	195,261

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CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2016

	(UNAUDITED)	(AUDITED)
	As at	As at
	30 June 2016	30 June 2015
	RM'000	RM'000
Current Liabilities		
Progress billings	94,205	138
Amount due to contract customers	4,248	12,776
Trade payables	311,621	195,864
Other payables and accrued expenses	122,339	108,408
Borrowings	10,611	19,576
Hire-purchase payables	3,174	3,252
Tax liabilities	13,416	32,728
	559,614	372,742
Net Assets	721,078	671,507
Equity Attributable to Owners of the Company		
Share capital	1,334,777	1,334,777
Share premium	84,097	84,097
ICULS	122,218	122,218
Reverse acquisition reserve	(1,062,627)	(1,062,627)
Retained earnings	241,119	190,222
	719,584	668,687
Non-controlling interests	1,494	2,820
Total Equity	721,078	671,507
Total Equity and Liabilities	1,459,991	1,239,510
 Net assets per share (RM)	 0.54	 0.50

Notes :

The unaudited condensed statement of financial position should be read in conjunction with the audited financial statements for the financial year ended 30 June 2015 and the accompanying explanatory notes attached to these financial statements.

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**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2016**

	← Attributable to Equity Holders of the Company →					Total RM'000	Non Controlling Interest RM'000	Total Equity RM'000
	Share Capital RM'000	Share Premium RM'000	RA Reserve RM'000	ICULS RM'000	Retained Earnings RM'000			
As at 1 January 2014	18,600	-	-	-	128,547	147,147	-	147,147
Capital repayment	(100)	-	-	-	-	(100)	-	(100)
Total comprehensive income for the period	-	-	-	-	63,560	63,560	(4)	63,556
Issue of shares arising from:								
- Acquisition of MCT Consortium	1,032,421	-	-	122,218	-	1,154,639	-	1,154,639
- Private placement	146,300	40,964	-	-	-	187,264	-	187,264
- Bumiputera issues	153,700	43,036	-	-	-	196,736	-	196,736
Issue of shares in a subsidiary to a non-controlling shareholder	-	-	-	-	-	-	2,824	2,824
Arising from reverse acquisition	(16,144)	97	(1,062,627)	-	-	(1,078,674)	-	(1,078,674)
Dividend paid	-	-	-	-	(1,885)	(1,885)	-	(1,885)
Balance as at 30 June 2015	1,334,777	84,097	(1,062,627)	122,218	190,222	668,687	2,820	671,507
Total comprehensive income for the period	-	-	-	-	77,593	77,593	1	77,594
Arising from non-controlling interest	-	-	-	-	-	-	(1,327)	(1,327)
Dividend paid	-	-	-	-	(26,696)	(26,696)	-	(26,696)
Balance as at 30 June 2016	1,334,777	84,097	(1,062,627)	122,218	241,119	719,584	1,494	721,078

Note :

The unaudited condensed statement of changes in equity should be read in conjunction with the audited financial statements for the financial year ended 30 June 2015 and the accompanying explanatory notes attached to this financial statements.

MCT BERHAD (881786-X)
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CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 30 JUNE 2016

	12 MONTHS ENDED	
	Unaudited 30-Jun-16 RM'000	Audited 30-Jun-15 RM'000
CASH FLOWS FROM/(USED IN) OPERATING ACTIVITIES		
Profit before tax	119,494	94,958
Adjustments for:		
Depreciation of:		
- Property, plant and equipment	9,488	9,393
- Investment properties	2,167	1,267
Loss on disposal of property, plant and equipment	1,284	-
Provision for liquidated damages	36	-
Provision for rebates	4,403	787
Allowance for doubtful debts	3,301	-
Bad debts written off	675	320
Finance costs	6,994	4,190
Impairment loss on goodwill	-	3,272
Interest income	(4,409)	(2,591)
Unrealised exchange loss	29	-
Property, plant and equipment written off	-	5
Loss on disposal:		
- Investment in associate	-	48
- Property, plant and equipment	-	29
Share of result of associate	-	(62)
Operating Profit Before Working Capital Changes	143,462	111,616
(Increase)/Decrease in assets:		
Property development costs	(49,809)	(82,536)
Accrued billings	(41,535)	(66,101)
Amount due from contract customers	81	3,238
Inventory	136	(305)
Trade receivables	(318,609)	17,577
Other receivables and deposits	(24,801)	163,156
Increase/(Decrease) in liabilities:		
Progress billings	94,066	(26,541)
Amount due to contract customers	(8,528)	12,776
Trade payables	115,728	125,510
Other payables and accrued expenses	9,492	(73,775)
Cash (Used in)/From Operations	(80,317)	184,615
Income tax paid	(74,785)	(32,807)
Net Cash (Used in)/From Operating Activities	(155,102)	151,808

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CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 30 JUNE 2016

	12 MONTHS ENDED	
	Unaudited 30-Jun-16 RM'000	Audited 30-Jun-15 RM'000
CASH FLOWS FROM/(USED IN) INVESTING ACTIVITIES		
Additions to:		
Property, plant and equipment (Note 1)	(37,857)	(45,084)
Investment properties	(107,756)	(85,345)
Disposal of property, plant and equipment	1,284	74
Disposal of investment in associate	-	3,000
Land held for property development	-	(345)
Net cash outflow from acquisition of subsidiaries	-	(3,657)
Increase in fixed deposits pledged with licensed banks	(25,484)	(1,724)
Available-for-sale financial investments	(6)	93
Interest income received	4,409	2,591
Net Cash Used In Investing Activities	<u>(165,410)</u>	<u>(130,397)</u>
CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES		
Drawdown of term loans	61,117	115,540
Repayment of term loans	(86,682)	(111,028)
Proceeds from issue of shares:		
-Private placement	-	187,265
-Bumiputera Issue	-	196,735
Proceeds from issue of shares in a subsidiary to a non-controlling shareholder	-	2,824
Capital repayment	-	(100)
Dividends paid	(26,696)	(1,885)
Hire-purchase payables	(4,271)	(3,082)
Finance costs paid	(17,480)	(15,763)
Net Cash (Used In)/From Financing Activities	<u>(74,012)</u>	<u>370,505</u>
NET DECREASE IN CASH AND CASH EQUIVALENTS	(394,524)	391,916
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	446,356	54,440
CASH AND CASH EQUIVALENTS AT END OF YEAR	<u>51,832</u>	<u>446,356</u>

Note 1: During the financial period ended 30 June 2016, the Group acquired property, plant and equipment by the following means:

	12 Months Period Ended Unaudited 30 June 2016 RM'000	12 Months Period Ended Audited 30 June 2015 RM'000
Cash purchase	37,857	45,084
Hire purchase financing	3,325	7,668
	<u>41,182</u>	<u>52,752</u>

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CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 30 JUNE 2016

	12 MONTHS ENDED	
	Unaudited 30-Jun-16 RM'000	Audited 30-Jun-15 RM'000
* ANALYSIS OF CASH AND CASH EQUIVALENTS:		
-Deposits with licensed banks	41,982	31,357
-Short term investment	38	194,282
-Deposits under Housing Development Accounts	9,788	11,030
-Cash and bank balances	41,499	225,678
	93,307	462,347
Less: Deposit pledge with license bank	(41,475)	(15,991)
	51,832	446,356

Note :

The unaudited condensed statement of cash flow should be read in conjunction with the audited financial statements for the financial year ended 30 June 2015 and the accompanying explanatory notes attached to these financial statements.

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UNAUDITED INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 30 JUNE 2016

**PART A - EXPLANATORY NOTES PURSUANT TO THE MALAYSIAN FINANCIAL REPORTING STANDARD
("MFRS FRAMEWORK") MFRS 134 : INTERIM FINANCIAL REPORTING**

A1 Basis of preparation

The interim financial statements are unaudited and have been prepared in accordance with the requirements of MFRS134 : Interim Financial Reporting and paragraph 9.22 and Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities").

The interim financial statements should be read in conjunction with the audited financial statements for the financial year ended 30 June 2015. These interim financial statements contain selected explanatory notes which provide explanations of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Company and its subsidiaries ("Group").

The significant accounting policies and methods of computation applied in the unaudited condensed interim financial statements are consistent with those adopted as disclosed in the audited financial statements of the Company for the financial period ended 30 June 2015.

A2 Change of financial year end

As announced on 11 February 2015, the Company has changed its financial year end to 30 June. The first set of financial statements reflecting the change was made up from 1 January 2014 to 30 June 2015 covering a period of eighteen (18) months.

A3 Summary of significant accounting policies

On 19 November 2011, the MASB issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards Framework ("MFRS Framework"), a fully-IFRS compliant framework. Entities other than private entities shall apply the MFRS Framework for annual periods beginning on or after 1 January 2012, with the exception of Transitioning Entities.

Transitioning Entities, being entities within the scope of MFRS 141 Agriculture and/or IC Interpretation 15: Agreements for the Construction of Real Estate, including its parents, significant investors and venturers were allowed to defer the adoption of the MFRS Framework until such time as mandated by the MASB. On 2 September 2014, with the issuance of MFRS 15 Revenue from Contracts with Customers and Amendments to MFRS 116 and MFRS 141 Agriculture: Bearer Plants, the MASB announced that Transitioning Entities which have chosen to continue with the FRS Framework is now required to adopt the MFRS Framework latest by 1 January 2017.

On 8 September 2015, the MASB confirmed that the effective date of MFRS 15 will be deferred to annual periods beginning on or after 1 January 2018. However, early application of MFRS 15 is still permitted.

In the previous financial year ended 31 December 2013, the financial statements of the Group and the Company were prepared in accordance with MFRS in Malaysia. The Group falls within the scope definition of Transitioning Entities and has opted to apply FRSs as its reporting framework for the financial period 1 January 2014 to 30 June 2015 and defer adoption of the new MFRS Framework. Accordingly, the Group will be required to apply MFRS 1 First-time adoption of Malaysian Financial Reporting Standards in its financial statements for the financial year ending 30 June 2019, being the first set of financial statements prepared in accordance with new MFRS Framework.

The Group is currently assessing the impact of adoption of MFRS 1, including identification of the differences in existing accounting policies as compared to the new MFRSs and the use of optional exemptions as provided for in MFRS 1. At the date of authorisation for issue of these financial statements, accounting policy decisions or elections have not been finalised. Thus, the impact of adopting the new MFRS Framework on the Group's first set of financial statements prepared in accordance with the MFRS Framework cannot be determined and estimated reliably until the process is complete.

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PART A - EXPLANATORY NOTES PURSUANT TO THE MALAYSIAN FINANCIAL REPORTING STANDARD ("MFRS FRAMEWORK") MFRS 134 : INTERIM FINANCIAL REPORTING

A4 Auditors' Report on preceding annual financial statements

The auditors' report on the audited financial statements of the Company for the financial year ended 30 June 2015 were not subject to any qualification.

A5 Exceptional or unusual items

There were no items of exceptional or unusual nature affecting the assets, liabilities, equity, net income or cash flows of the Group for the financial year ended 30 June 2016.

A6 Changes in estimates

There were no changes in estimates of amounts reported in prior interim periods of the current financial period or changes in estimates of amounts reported in prior financial periods that have a material effect in the current interim period.

A7 Debt and equity securities

There were no issuance and repayment of debt and equity securities, share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares during the current financial period-to-date.

A8 Dividend paid

An interim single tier dividend of 2 sen per ordinary share of RM1.00 each in respect of the financial quarter ended 30 June 2015 was paid on 9 October 2015.

A9 Profit before tax

The following amounts have been included in arriving at profit before tax :

	3 Months ended 30/6/2016 RM'000	12 Months ended 30/6/2016 RM'000
Depreciation of:		
Property, plant and equipment	2,614	9,488
Investment properties	1,181	2,167
Loss on disposal of property, plant and equipment	-	1,284
Staff costs	25,141	81,339
Developer interest bearing scheme	2,885	12,365
Provision for liquidated damages	-	36
Provision for rebates	967	4,403
Allowance for doubtful debts	2,615	3,301
Bad debt written off	425	675
Interest income	(532)	(4,409)
Realised (gain)/loss on foreign exchange	(109)	1,086

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PART A - EXPLANATORY NOTES PURSUANT TO THE MALAYSIAN FINANCIAL REPORTING STANDARD ("MFRS FRAMEWORK") MFRS 134 : INTERIM FINANCIAL REPORTING

A10. Segmental Information

The segmental analysis for the financial year ended 30 June 2016 is as follow:

	Property development RM'000	Construction activities RM'000	Others RM'000	Total RM'000	Elimination RM'000	Consolidated RM'000
Revenue						
External revenue	591,935	11,977	53,929	657,841	-	657,841
Inter-segment revenue	29,115	256,720	125,599	411,434	(411,434)	-
Total Revenue	<u>621,050</u>	<u>268,697</u>	<u>179,528</u>	<u>1,069,275</u>	<u>(411,434)</u>	<u>657,841</u>
Results						
Operating profit/(loss)	151,933	24,041	(14,742)	161,232	(39,153)	122,079
Interest income						4,409
Finance costs						<u>(6,994)</u>
Profit before tax						119,494
Income tax expense						<u>(41,900)</u>
Profit after tax						<u>77,594</u>
Assets and liabilities						
Segment assets	1,433,217	589,377	1,926,718	3,949,312	(2,503,122)	1,446,190
Tax recoverable	3,367	9,758	676	13,801	-	13,801
Total assets	<u>1,436,584</u>	<u>599,135</u>	<u>1,927,394</u>	<u>3,963,113</u>	<u>(2,503,122)</u>	<u>1,459,991</u>
Segment liabilities	1,107,468	502,516	278,660	1,888,644	(1,166,507)	722,137
Tax and deferred tax liabilities	13,318	3,360	98	16,776	-	16,776
Total liabilities	<u>1,120,786</u>	<u>505,876</u>	<u>278,758</u>	<u>1,905,420</u>	<u>(1,166,507)</u>	<u>738,913</u>

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UNAUDITED INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 30 JUNE 2016

PART A - EXPLANATORY NOTES PURSUANT TO THE MALAYSIAN FINANCIAL REPORTING STANDARD ("MFRS FRAMEWORK") MFRS 134 : INTERIM FINANCIAL REPORTING

A10. Segmental Information

The segmental analysis for the previous corresponding period ended 30 June 2015 is as follow:

	Property development RM'000	Construction activities RM'000	Others RM'000	Total RM'000	Elimination RM'000	Consolidated RM'000
Revenue						
External revenue	412,584	159,962	47,120	619,666	-	619,666
Inter-segment revenue	(31,448)	300,049	166,506	435,107	(435,107)	-
Total Revenue	<u>381,136</u>	<u>460,011</u>	<u>213,626</u>	<u>1,054,773</u>	<u>(435,107)</u>	<u>619,666</u>
Results						
Operating profit/(loss)	60,245	50,252	(26,985)	83,512	12,982	96,494
Interest income						2,591
Finance costs						(4,189)
Share of results of associate						<u>62</u>
Profit before tax						94,958
Income tax expense						(31,403)
Profit after tax						<u>63,555</u>
Assets and liabilities						
Segment assets	1,039,416	558,887	1,813,317	3,411,620	(2,172,157)	1,239,463
Tax recoverable	7	-	41	48	-	48
Total assets	<u>1,039,423</u>	<u>558,887</u>	<u>1,813,358</u>	<u>3,411,668</u>	<u>(2,172,157)</u>	<u>1,239,511</u>
Segment liabilities	730,818	461,820	238,972	1,431,610	(898,189)	533,421
Tax and deferred tax liabilities	31,540	2,450	592	34,582	-	34,582
Total liabilities	<u>762,358</u>	<u>464,270</u>	<u>239,564</u>	<u>1,466,192</u>	<u>(898,189)</u>	<u>568,003</u>

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UNAUDITED INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 30 JUNE 2016

**PART A - EXPLANATORY NOTES PURSUANT TO THE MALAYSIAN FINANCIAL REPORTING STANDARD
("MFRS FRAMEWORK") MFRS 134 : INTERIM FINANCIAL REPORTING**

A11 Material events subsequent to the Balance Sheet date

There were no material events subsequent to the end of the current quarter up to the date of issue of this report that have not been reflected in the financial statements for the current quarter and financial year ended 30 June 2016.

A12 Changes in the composition of the Group

Save as disclosed hereunder, there were no changes in the composition of the Group during the financial year ended 30 June 2016:

(i) On 3 August 2015, the Board of Directors of the Company announced that MCT Consortium Bhd. ("MCT Consortium"), a wholly-owned subsidiary of the Company, had on 3 August 2015, acquired two (2) ordinary shares of RM1.00 each fully paid-up, in the capital of Next Delta Sdn. Bhd. ("NDSB") and Great Atlas Sdn. Bhd. ("GASB") respectively, representing 100% equity interest in NDSB and GASB for a total cash consideration of RM4.00. Consequently, NDSB and GASB became wholly-owned subsidiaries of MCT Consortium.

(ii) On 18 February 2016, the Board of Directors of the Company announced that MCT Consortium had on 18 February 2016, entered into a conditional share sale agreement with Dato' Hj Azizi bin Abd Hamid and Concept Cabling System Sdn Bhd (collectively the "Vendor"), to acquire 500,000 ordinary shares of RM1.00 each fully paid-up in the capital of Nexus Advertising Sdn. Bhd. ("NASB"), representing 100% equity interests in NASB for a total cash consideration of RM500,000.00 ("Purchase Consideration").

The Purchase Consideration was arrived at on a willing-buyer willing-seller basis and after taking into account the net assets of NASB of RM606,993.18 (based on NASB's unaudited financial statements for the financial year ending 30 September 2015).

The transaction was completed on 27 June 2016 pursuant to the settlement of the Purchase Consideration.

A13 Changes in contingent liabilities and contingent assets

Details of contingent liabilities of the Group as at the date of issue of the report are as follows:

	As at 30/6/2016 RM'000	As at 30/6/2015 RM'000
Guarantees given to third parties in respect of contracts	51,727	49,100

There were no other material changes in contingent liabilities since the last reporting date.

There were no contingent assets.

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UNAUDITED INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 30 JUNE 2016

**PART A - EXPLANATORY NOTES PURSUANT TO THE MALAYSIAN FINANCIAL REPORTING STANDARD
("MFRS FRAMEWORK") MFRS 134 : INTERIM FINANCIAL REPORTING**

A14 Capital commitments

The amount of commitments for the purchase of property, plant and equipment and rental from lease back arrangement not provided for the financial statements as at 30 June 2016 are as follows:

	As at 30/6/2016 RM'000
<u>Approved and contracted for:</u>	
Plant and equipment	5,908
Rental from lease-back arrangements	35,180
Commitment under Joint Venture	65,000
	<u>106,088</u>

A15 Significant related party transactions

During the financial period, the significant related party transactions entered by the Group which were determined based on negotiations agreed between the parties, are as follows:

	As at 30/6/2016 RM'000
(i) Rental received from Related Parties	785
(ii) Sales of properties to persons related to the Related Party	1,534
(iii) Sales of motor vehicle to persons related to the Related Party	240
(iv) Provision of services paid/payable to a Related Party	51

Related Party refers to companies in which directors have interests.

A16 Seasonal or Cyclical Factors

The Group's operations were not significantly affected by any seasonal or cyclical factors during the financial year ended 30 June 2016.

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PART B - EXPLANATORY NOTES PURSUANT TO PARAGRAPH 9.22 AND APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B1 Performance review

Quarterly results

The Group recorded a revenue of RM162.6 million for the quarter under review which is substantially lower by 40.8% against that recorded in the previous corresponding quarter of RM274.8 million. The reduction in revenue is mainly due to lower stage of completion from the property development projects of Lakefront Home@Cyberjaya and SkyPark@Cyberjaya. The lower stage of completion at these projects contributed to a lower gross profit of RM57.3 million compared to RM78.9 million recorded in the previous corresponding quarter which in turn led to a lower profit before tax of RM20.3 million compared to the profit before tax of RM45.6 million recorded in the previous corresponding quarter.

The Group's profit after tax of RM13.3 million was lower than the previous corresponding quarter of RM26.3 million which is consistent with the lower revenue recognised in the current quarter.

Year-to-date results

For the financial year ended 30 June 2016, the Group recorded a revenue of RM657.8 million, which was 6.2% higher than that recorded in the previous corresponding financial year of RM619.7 million. The Group's profit before tax increased by 25.8% to RM119.5 million against the previous corresponding period. The increase in revenue and profit before tax were due to the higher profit recognition arising from more advanced stage of completion from Green Casa@Cybersouth, Casa View@Cybersouth, Lakefront Home@Cyberjaya and Lakefront Residence@Cyberjaya development projects. Profit after tax of RM77.6 million for the 12 months period under review was much higher than that recorded during the previous corresponding period of RM63.6 million by 22.1%, which is consistent with the higher revenue recognised.

The Group recorded a high effective tax rate of 35.1% (33.1% in FY 2015) due to higher tax provision arising from loss making subsidiaries which could not be set-off against taxable profits made by other profitable subsidiaries within the Group.

B2 Material Changes in the Profit Before Taxation for the Current Quarter as Compared to the Preceding Quarter

The Group recorded a lower profit before tax of RM20.3 million as compared to the immediate preceding quarter of RM27.6 million. This was mainly due to lower revenue derived from the property development of Green Casa@Cybersouth and Casa View@Cybersouth projects during the current quarter compared against the immediate preceding quarter coupled with these projects recording a lower gross profit margin of 35.3% compared to 42% recorded in the previous corresponding quarter.

B3 Prospects for the current financial year

The property market is expected to remain challenging during the next financial year due to the tepid economic outlook and the weak consumer sentiments. Stricter lending policies adopted by financial institutions have made it more challenging for interested potential buyers to secure loan financing. Given the said scenario, the Group has taken measures such as focusing on a product mix that meets current market pricing requirements on affordability with the bulk of the launches being priced below RM700,000. Being an integrated developer, the Group will, inter alia, further benefit from the synergies of our in house development and construction segments. The Group currently has total unbilled sales of RM1.6 billion which together with new launches that are planned to take place during the current financial year, will translate to a steady flow of revenue and profits.

B4 Variance of Profit forecast

No profit forecast has been issued by the Group previously in any public document.

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B5 Profit forecast or profit guarantee

The Group has not issued any profit forecast or profit guarantee for the financial period under review.

B6 Profit / (Loss) on sale of unquoted investments and / or properties

There was no sale of unquoted investments and / or properties during the current financial quarter.

B7 Quoted securities

There was no other purchase or disposal of quoted and marketable securities during the current quarter under review.

B8 Status of corporate proposals

On 18 February 2016, the Board of Directors of the Company announced that MCT Consortium had on 18 February 2016, entered into a conditional share sale agreement with Dato' Hj Azizi bin Abd Hamid and Concept Cabling System Sdn Bhd (collectively the "Vendor"), to acquire 500,000 ordinary shares of RM1.00 each fully paid-up in the capital of Nexus Advertising Sdn. Bhd. ("NASB"), representing 100% equity interests in NASB for a total cash consideration of RM500,000.00 ("Purchase Consideration").

The Purchase Consideration was arrived at on a willing-buyer willing-seller basis and after taking into account the net assets of NASB of RM606,993.18 (based on NASB's unaudited financial statements for the financial year ending 30 September 2015).

The transaction was completed on 27 June 2016 pursuant to the settlement of the Purchase Consideration.

B9 Group borrowings and Debt Securities

Total loans and borrowings as at 30 June 2016 were as follows:

	Short-term RM'000	Long-term RM'000
Secured:		
Term loans	10,611	169,785
Non- Secured:		
Hire purchase	3,174	6,154

B10 Material litigation

There was no material litigation since the date of the last audited financial statement.

B11 Income Tax Expenses

The Group's effective tax rate for the current financial period is approximately 35%. The higher effective tax rate is due to certain individual companies registering losses which could not be set-off against taxable profit made by other companies within the Group.

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B12 Dividend Payable

No interim dividend has been recommended in respect of the financial year ended 30 June 2016.

B13 Earnings Per Share

Basic earnings per share

Basic earning per share is calculated based on the profit after tax for the period under review attributable to the equity holders of the Company divided by the weighted average number of ordinary shares of RM1.00 each in issue during the said period.

	3 MONTHS ENDED		12 MONTHS ENDED	
	30/6/2016	30/6/2015	30/6/2016	30/6/2015
Net profit attributable to shareholders for the period (RM'000)	<u>13,300</u>	<u>26,314</u>	<u>77,593</u>	<u>63,559</u>
Weighted average number of ordinary shares ('000)	<u>1,334,777</u>	<u>1,104,640</u>	<u>1,334,777</u>	<u>1,104,640</u>
Par value per ordinary share (RM)	1.00	1.00	1.00	1.00
Basic earnings per share (sen)	<u>1.00</u>	<u>2.38</u>	<u>5.81</u>	<u>5.75</u>

B14 Utilisation of proceeds from the Regularisation Plan

No	Purpose	Proposed Utilisation RM'000	Amount Utilised RM'000	Expected time frame for utilisation from Listing Date
1	Capital expenditure			
	(i) Development costs for property development projects	64,128	66,693	within 24 months
	(ii) Development of investment properties	166,656	95,292	within 24 months
2	Repayment of bank borrowings	120,192	125,601	immediate
3	General working capital	20,352	21,166	within 24 months
4	Estimated expenses in relation to the Regularisation Plan	12,672	12,672	immediate
	Total	<u>384,000</u>	<u>321,424</u>	