

**QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED
30 JUNE 2014**

NOTES TO THE FINANCIAL STATEMENTS

A1 Accounting Policies and Basis of Preparation

The interim financial report is unaudited and is prepared in accordance with Financial Reporting Standards ("FRS") 134 "Interim Financial Reporting" and paragraph 9.22 of the Bursa Malaysia Securities Berhad Listing Requirements.

The interim financial statements should be read in conjunction with the Audited Financial Statements for the financial year ended 30 September 2013 and the accompanying explanatory notes attached to the interim financial statements.

These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 30 September 2013.

The accounting policies and methods of computation adopted by the Group in this interim financial statements are consistent with those adopted in the audited financial statements for the financial year ended 30 September 2013 except for the changes in accounting policies and presentation resulting from the adoption of new and revised Financial Reporting Standards ("FRSs") and amendments to FRSs that are effective for the financial periods beginning on or after 1 January 2014.

The Group has not applied the following relevant new FRS and amendments to FRSs issued by Malaysian Accounting Standards Board ("MASB"):-

Effective for annual financial period beginning on or after 1 January 2014

Amendments to FRS 10,	Investment Entities
FRS 12 and FRS 127	
Amendments to FRS 132	Offsetting Financial Assets and Financial Liabilities
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

Effective for annual financial period beginning on or after 1 July 2014

Amendments to FRS 119	Defined Benefit Plans: Employee Contributions
Annual Improvements to FRSs 2010-2012 Cycle issued in January 2014	
Annual Improvements to FRSs 2011-2013 Cycle issued in January 2014	

Effective for annual financial period beginning on or after 1 January 2016

FRS 14	Regulatory Deferral Accounts
Amendments to FRS 11	Accounting for Acquisitions of Interests in Joint Operations
Amendments to FRS 116 and FRS 138	Clarification of Acceptable Methods of Depreciation and Amortisation

The adoption of the above FRSs and amendments did not cause impact on the financial statements of the Group.

NOTES TO THE FINANCIAL STATEMENTS

A1 Accounting Policies and Basis of Preparation (Cont'd)

Convergence of FRSs with the International Financial Reporting Standards

On 19 November 2011, the MASB issued the new Malaysian Financial Reporting Standards (“MFRS”) framework, consisting of accounting standards which are in line with the International Financial Reporting Standards (“IFRS”) issued by International Accounting Standard Board (“IASB”).

The MFRS framework is to be applied by all Non-Private Entities for annual period beginning on or after 1 January 2012, with the exception of entities that are within the scope of MFRS 141 Agriculture and IC Interpretation 15 Agreements for Construction of Real Estate, including its parent, significant investor and venturer (herein referred to “Transitional Entities”).

Transitional Entities will be allowed to defer adoption of the new MFRS Framework for an additional one year. Consequently, adoption of the MFRS Framework by Transitional Entities will be mandatory for annual periods on or after 1 January 2015.

The Group falls within the scope of definition of Transitional Entities and have opted to defer adoption of the new MFRS Framework. Accordingly, the Group will be required to prepare consolidated financial statements using the MFRS Framework in its first MFRS financial statements for the financial year ended 30 September 2016. In presenting its first MFRS financial statements, the Group will be required to restate comparative financial statements to amounts reflecting the application of MFRS Framework. The majority of the adjustments required on transition will be made retrospectively against retained profits brought forward. The Group expects to be in a position to fully comply with the requirements of the MFRS Frameworks not later than 30 September 2016.

IC Interpretation 15 - Agreements for the Construction of Real Estate

The MASB has on 19 November 2011 announced that IC Interpretation 15 shall be withdrawn from the FRS Framework for application for annual period beginning on and after 1 January 2012 in light of its decision for the Transitional Entities as mentioned in foregoing paragraph above. IC Interpretation 15 will be operative for the Group’s financial period beginning on or after 1 October 2013 when the Group adopts the MFRS Framework for the first time.

This Interpretation clarifies when and how revenue and related expenses from the sale of a real estate unit should be recognised if an agreement between a developer and a buyer is reached before the construction of the real estate is completed. Furthermore, the Interpretation provides guidance on how to determine whether an agreement is within the scope of MFRS 111 Construction Contracts or MFRS 118 Revenue.

The Group currently recognises revenue arising from property development projects using the stage of completion method. Upon the adoption of IC Interpretation 15, the Group may be required to change its accounting policy to recognise such revenues at completion, or upon or after delivery. The Group is in the process of making an assessment of the impact of this Interpretation.

**QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED
30 JUNE 2014**

NOTES TO THE FINANCIAL STATEMENTS

A2 Report of the Auditors

The annual audited financial statements for the financial year ended 30 September 2013 were not subject to any qualification.

A3 Seasonality or Cyclicity of Operations

The results of the property development segment for the current quarter under review were not materially affected by seasonal or cyclical factors. As for the leisure and hospitality segment, its results normally peak during major festivities, public holidays and school holiday seasons.

A4 Unusual Items Due to Their Nature, Size or Incidence

There were no unusual items affecting assets, liabilities, equity, net income or cash flow for the current financial period ended 30 June 2014.

A5 Changes in Estimates

There were no changes in estimates of amounts reported in prior financial quarter and financial year, which have material impact in the current financial period ended 30 June 2014.

A6 Debts and Equity Securities

There were no issuance, cancellation, repurchase, resale and repayment of debts and equity securities in the current quarter under review except for the bonus issue of 88,000,000 warrant on the basis of one (1) warrant for every five (5) existing ordinary share of RM0.20 has been listed and quoted on the Main Market of Bursa Malaysia Securities Berhad on 21 April 2014.

A7 Dividends Paid

A final single-tier dividend of RM0.01 per ordinary share amounting to RM4,400,000 in respect of financial year ended 30 September 2013 was paid on 28 May 2014.

QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2014

NOTES TO THE FINANCIAL STATEMENTS

A8 Segment Reporting

Segment results for the financial period ended 3 June 2014 are as follows:-

Descriptions	Property Development RM'000	Leisure and Hospitality RM'000	Others RM'000	Eliminations RM'000	Consolidated RM'000
Revenue					
External sales	108,396	45,532	-	-	153,928
Inter-segment sales	89,599	538	13,825	(103,922)	-
Total Revenue	197,955	46,070	13,825	(103,922)	153,928
Results					
Operating segment results	34,044	(4,018)	9,373	(12,490)	26,909
Finance income	100	-	74		174
Finance costs	(230)	(4,362)	(333)		(4,925)
Profit before taxation	33,914	(8,380)	9,114		22,158
Taxation	(8,692)	5,448	(528)	560	(3,212)
Profit for the period	25,222	(2,932)	8,586		18,946

Geographical segment

Geographical segment is not prepared as the Group carries out its business activities mainly in Malaysia.

A9 Valuation of Property, Plant and Equipment and Investment Properties

There were no changes in the valuation on property, plant and equipment and investment properties in the current quarter under review.

A10 Material Events Subsequent to the end of the Financial Period

On 31 July 2014, the Company has completed issuance of up to RM120.0 million in nominal value of medium term notes ("MTN") pursuant to a Medium Term Notes Programme ("MTN Programme"). The tenure of the issue is between three (3) years to seven (7) years from the issue date. The coupon payment is payable semi-annually. The proceeds raised from the MTN Programme shall be utilised by the Company to refinance existing the Company and/or its subsidiaries banking facilities, to part-finance the capital expenditure of Bukit Gambang Resort City development as well as payment of fees and expenses in relation to MTN Programme.

QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED
30 JUNE 2014

NOTES TO THE FINANCIAL STATEMENTS

A11 Changes in the Composition of the Group

- (i) On 5 December 2013, the Company subscribed for 75% of the equity in Sentoria Langkawi Sdn. Bhd. for a total cash subscription of RM75,000.
- (ii) On 30 December 2013, the Company entered into a share purchase agreement with third parties for the purchase of 75,000 ordinary shares of RM1 representing 30% of the issued and paid-up share capital of Sentoria Alfa Sdn. Bhd. (“SAFSB”), for a total consideration of RM9 million. As a consequence, SAFSB became a wholly- owned subsidiary company of the Company.

A12 Contingent Assets and Liabilities

There were no contingent assets and liabilities for the current quarter under review.

A13 Capital Commitments

The outstanding capital commitments at the end of current quarter are as follows:

	30/06/2014 RM'000
Amount authorised and contracted for	47,481
Amount authorised but not contracted for	4,183

A14 Significant Related Party Transactions

Transactions with directors of the Company and subsidiary companies and companies in which they have interests:

	01/10/2013 to 30/06/2014 RM'000
(a) Rental paid to companies in which certain directors have interests	443
(b) Rental paid to persons connected to a director	36
(c) Sales to a company in which certain directors have interests	111
(d) Staff development and training paid to a company in which certain directors have interests	1

**QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED
30 JUNE 2014**

NOTES TO THE FINANCIAL STATEMENTS

B1 Review of Performance

For 3rd quarter ended 30 June 2014, the Group's revenue increased marginally to RM56.4 million as compared to the previous corresponding quarter. The Group's profit before taxation increased to RM11.0 million as compared to RM9.9 million in the previous corresponding quarter, this was mainly due to higher margin from property development.

For cumulative 9 months ended 30 June 2014, the Group's revenue increased by 4.1% to RM153.9 million as compared to RM147.9 million was mainly due to higher billing from property development division. However, the profit before taxation for the 9 months decreased by 5.1% to RM22.2 million as compared to RM23.4 million in the previous corresponding period, this was mainly due to higher finance costs.

B2 Comparison with Immediate Preceding Quarter's Results

The Group's revenue for the current quarter increased by 12.8% to RM56.4 million as compared to RM50.0 million in the preceding quarter ended 31 March 2014. This was mainly due to higher billing from property development division and increased number of visitors to Bukit Gambang Resort City.

The Group's profit before taxation increased to RM11.0 million as compared to RM3.7 million in the preceding quarter. This was mainly due to higher revenue and improved profit margin in property development division.

B3 Prospects

For property development and construction, the Group's new affordable housing projects, Taman Bukit Gambang which launched in 3rd quarter to cater for the growing demand near Bukit Gambang Resort City had received good sales response. The construction work for the proposed project of Pembangunan Perumahan Rakyat 1 Malaysia (PRIMA) is also in progress. .

With the Safari Park in Bukit Gambang Resort City fully operational and the existing advertisement and promotional activities, the leisure and hospitality division is expected to see increased visitors and improved occupancy rates.

Premised on the above, the Group's performance is expected to continue to be positive for the balance period of the Financial Year ending 30 September 2014.

B4 Variance of Actual Profit from Profit Forecast or Profit Guarantee

The Company did not announce any profit forecast or profit guarantee for the current quarter under review.

**QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED
30 JUNE 2014**

NOTES TO THE FINANCIAL STATEMENTS

B5 Taxation

	Current Quarter Ended 30/06/2014 RM'000	Cumulative Year To Date 30/06/2014 RM'000
Current income tax	4,336	9,225
Deferred taxation	(1,519)	(6,013)
	2,817	3,212

The Group's effective tax rate for the current quarter under review is lower than the statutory tax rate of 25%. This is mainly because the Group enjoys a tax incentive on its Leisure and Hospitality segment thus giving rise to a reduced effective tax rate.

B6 Status of Corporate Proposal

There was no corporate proposal for the current quarter except as disclosed in A6.

B7 Group Borrowings

The Group's borrowings, all of which are denominated in Ringgit Malaysia (RM) as at 30 June 2014 are as follows:

	Short term Secured RM'000	Long term Secured RM'000	Total RM'000
Bankers acceptances	10,135	-	10,135
Bank overdrafts	20,916	-	20,916
Hire purchase creditors	980	1,606	2,586
Term loans	37,479	52,425	89,904
	69,510	54,031	123,541

B8 Material Litigation

The Group is not engaged in any material litigation and is not aware of any legal proceeding that might materially affect the financial position or business of the Group.

**QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED
30 JUNE 2014**

NOTES TO THE FINANCIAL STATEMENTS

B9 Realised and Unrealised Profits or Losses

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

	As at 30/06/2014 RM'000	As at 30/06/2013 RM'000
Total retained profits of the Group		
Realised	100,992	79,911
Unrealised	51,970	28,462
Less : Consolidation adjustments	(11,796)	(12,500)
Total Group's retained profits as per consolidated accounts	141,166	95,873

The determination of realised and unrealised profits is based on the Guidance on Special Matter No. 1 *Determination of Realised and Unrealised Profits or Losses in the Context of Disclosures Pursuant to Bursa Malaysia Securities Berhad Listing Requirements*, issued by the Malaysian Institute of Accountants.

The disclosure of realised and unrealised profits above is solely for complying with the disclosure requirements stipulated in the directive of Bursa Malaysia and should not be applied for any other purposes.

B10 Dividends

No dividends were proposed by the Group in the current quarter and current financial period ended 30 June 2014.

**QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED
30 JUNE 2014**

NOTES TO THE FINANCIAL STATEMENTS

B11 Earnings per share

(i) Basic Earnings per share

The calculation of basic earnings per share for the financial period is based on the net profit attributable to owners of the company divided by the weighted average number of ordinary shares outstanding during the financial period.

	Individual Period		Cumulative Period	
	Current Year Quarter 30/06/2014	Preceding Year Corresponding Quarter 30/06/2013	Current Year To Date 30/06/2014	Preceding Year Corresponding 30/06/2013
Profit attributable to owners of the Company (RM'000)	8,178	7,697	19,081	18,081
Weighted average number of ordinary shares in issue (000)	440,000	440,000	440,000	440,000
Basic earnings per share (sen)	1.86	1.75	4.34	4.11

(ii) Diluted Earnings per share

The calculation of diluted earnings per share for the financial period is based on the net profit attributable to owners of the company divided by the weighted average number of ordinary shares outstanding and assuming exercise of 88,000,000 warrants during the financial period.

	Individual Period		Cumulative Period	
	Current Year Quarter 30/06/2014	Preceding Year Corresponding Quarter 30/06/2013	Current Year To Date 30/06/2014	Preceding Year Corresponding 30/06/2013
Profit attributable to owners of the Company (RM'000)	8,178	7,697	19,081	18,081
Weighted average number of ordinary shares in issue (000)	528,000	440,000	528,000	440,000
Basic earnings per share (sen)	1.55	1.75	3.61	4.11

**QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED
30 JUNE 2014**

NOTES TO THE FINANCIAL STATEMENTS

B12 Notes to the Statement of Comprehensive Income

	Current Quarter Ended 30/06/2014 RM'000	Cumulative Year To Date 30/06/2014 RM'000
Loss on disposal of biological assets	204	579
Gain on disposal of property, plant and equipment	-	264

Except for the abovementioned, the finance income, other income, finance costs, amortisation and depreciation has been included in the Statement of Comprehensive Income except for the following items which are not applicable.

- a) Allowance and written off of receivables;
- b) Allowance and written off of inventories;
- c) Gain or loss on disposal of quoted or unquoted investments;
- d) Impairment of assets;
- e) Gain or loss on derivatives; and
- f) Exceptional items (with details)

By order of the Board
Dated : 26 August 2014