

DAIMAN DEVELOPMENT BERHAD

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
For the Quarter Ended 30 June 2013

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR 4TH QTR FY2013 RM'000	PRECEDING YEAR CORRESPONDING 4TH QTR FY2012 RM'000	CURRENT YEAR CUM 4 QTRS FY2013 RM'000	PRECEDING YEAR CORRESPONDING CUM 4 QTRS FY2012 RM'000
Continuing Operations				
Revenue	46,958	53,104	190,454	170,477
Operating expenses	(44,909)	(48,730)	(165,182)	(140,390)
Other operating income	11,574	10,047	47,258	19,381
Profit from operations	13,623	14,421	72,530	49,468
Investing results	3,047	(1,330)	8,727	1,065
Profit before tax from continuing operations	16,670	13,091	81,257	50,533
Taxation	(802)	(2,816)	(12,397)	(11,747)
Net profit for the period from continuing operation	15,868	10,275	68,860	38,786
Other Comprehensive Income:				
Net loss on fair value changes available-for-sale financial assets	(648)	(580)	(648)	(580)
Currency translation differences	2,242	5,113	(429)	6,250
Other comprehensive income for the year	1,594	4,533	(1,077)	5,670
Total comprehensive income for the year	17,462	14,808	67,783	44,456
Profit attributable to:				
Owners of the parent	15,868	10,275	68,860	38,786
Minority Interest	-	-	-	-
	15,868	10,275	68,860	38,786
Total comprehensive income attributable to:				
Owners of the parent	17,462	14,808	67,783	44,456
Minority Interest	-	-	-	-
	17,462	14,808	67,783	44,456
Earning per share (sen)				
Basic	7.54	4.88	32.70	18.42
Diluted	7.54	4.88	32.70	18.42

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Report for the year ended 30 June 2012 and the accompanying explanatory notes attached to the interim financial statements)

DAIMAN DEVELOPMENT BERHAD

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
As At 30 June 2013

	AS AT END OF CURRENT QUARTER 30/Jun/2013 RM'000	AS AT PRECEDING FINANCIAL YEAR END 41,090 RM'000
ASSETS		
NON-CURRENT ASSETS		
Property, plant and equipment	194,040	180,842
Investment properties	279,880	257,417
Land held for property development	389,780	373,049
Other investments	29,111	27,913
Deferred tax assets	9,989	8,991
	902,800	848,212
CURRENT ASSETS		
Property development costs	82,182	90,347
Investment property held for sales	-	1,808
Inventories	4,045	5,204
Trade receivables	54,862	52,491
Other receivables	3,739	8,998
Prepayment	8,010	12,604
Tax recoverable	1,179	504
Other investments	96,327	64,062
Fixed Deposits	26,038	34,993
Cash and bank balances	109,837	84,428
	386,219	355,439
TOTAL ASSETS	1,289,019	1,203,651
EQUITY AND LIABILITIES		
EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY		
Share capital	212,192	212,192
Reserves		
- Treasury shares	(2,473)	(2,468)
- Capital Redemption Reserve	23,064	23,064
- Revaluation reserve	119,298	119,739
- Foreign exchange reserve	(4,266)	(3,837)
- Fair value adjustment reserve	(1,736)	(1,088)
- Retained earnings	684,065	630,558
TOTAL EQUITY	1,030,144	978,160
NON-CURRENT LIABILITIES		
Provision for foreseeable losses for affordable housing	146,411	123,765
Deferred tax liabilities	25,808	27,640
Retirement Benefit Obligations	786	898
	173,005	152,303
CURRENT LIABILITIES		
Trade payables	24,625	24,225
Other payables	20,982	8,941
Tax payable	40,263	40,022
	85,870	73,188
TOTAL LIABILITIES	258,875	225,491
TOTAL EQUITY AND LIABILITIES	1,289,019	1,203,651
Net assets per share		
Net assets	1,030,144	978,160
Share capital (unit)		
Number of ordinary shares in issue	212,192	212,192
Less: Cumulative number of treasury shares	(1,609)	(1,607)
	210,583	210,585
Net assets per share (RM)	4.89	4.64

(The Condensed Consolidated Statements of Financial Position should be read in conjunction with the Annual Financial Report for the year ended 30 June 2012 and the accompanying explanatory notes attached to the interim financial statements)

DAIMAN DEVELOPMENT BERHAD

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
For the 12 Months Period Ended 30 June 2013

	Share Capital RM'000	Treasury Shares RM'000	Capital Redemption Reserve RM'000	Revaluation Reserve RM'000	Foreign Exchange Reserve RM'000	Retained Earnings RM'000	Fair Value Adjustment Reserve RM'000	Total RM'000
At 1 July 2012	212,192	(2,468)	23,064	119,739	(3,837)	630,558	(1,088)	978,160
Reversal of surplus arising from								
Realisation of revaluation surplus due to sales of property	-	-	-	(441)	-	441	-	-
Currency translation differences	-	-	-	-	(429)	-	-	(429)
Net loss on available-for-sale financial assets	-	-	-	-	-	-	(648)	(648)
Net income/(expense) not recognised in the income statement	-	-	-	(441)	(429)	441	(648)	(1,077)
Net profit for the Year	-	-	-	-	-	68,860	-	68,860
Total comprehensive income	-	-	-	(441)	(429)	69,301	(648)	67,783
Dividends on ordinary shares	-	-	-	-	-	(15,794)	-	(15,794)
Acquisition of treasury shares	-	(5)	-	-	-	-	-	(5)
At 30 June 2013	212,192	(2,473)	23,064	119,298	(4,266)	684,065	(1,736)	1,030,144

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended 30 June 2012 and the accompanying explanatory notes attached to the interim financial statements)

DAIMAN DEVELOPMENT BERHAD

CONDENSED CONSOLIDATED CASH FLOW STATEMENTS

For the 12-Month Period Ended 30 June 2013

	30 June 2013	30 June 2012
	RM'000	RM'000
<u>Cash Flows from Operating Activities</u>		
Profit before tax	81,257	50,533
Adjustments for non-cash flow:		
Non-cash items	(33,700)	2,658
Interest income	(1,607)	(2,034)
Operating profit before changes in working capital	<u>45,950</u>	<u>51,157</u>
Changes in working capital:		
Net change in current assets	18,800	(20,796)
Net change in current liabilities	12,441	7,484
Cash generated from/(used in) operations	<u>77,191</u>	<u>37,845</u>
Payment of retirement benefits	(244)	(210)
Tax paid	(15,809)	(13,484)
Tax refund	149	73
Interest received	342	260
Net cash flows from/(used in) operating activities	<u>61,629</u>	<u>24,484</u>
<u>Cash Flows from Investing Activities</u>		
Purchase of property, plant and equipment	(17,959)	(56,518)
Disposal of property, plant and equipment	436	1,022
Addition of Investment Properties	(20,297)	(60,827)
Disposal of investment properties	35,885	-
Acquisition of investments	(135,332)	(126,055)
Disposal of investments	108,739	257,103
Interest received	1,265	1,774
Other investing activities	(1,684)	(6,311)
Net cash generated from/(used in) investing activities	<u>(28,947)</u>	<u>10,188</u>
<u>Cash Flows from Financing Activities</u>		
Acquisition of treasury shares	(5)	(2)
Dividends paid	(15,794)	(18,953)
Net cash generated from/(used in) financing activities	<u>(15,799)</u>	<u>(18,955)</u>
Net change in Cash & Cash Equivalents	16,883	15,717
Cash & Cash Equivalents at beginning of year	119,421	97,454
Effect of changes in foreign currency	(429)	6,250
Cash & Cash Equivalents at end of year	<u>135,875</u>	<u>119,421</u>

(The Condensed Consolidated Cash Flow Statements should be read in conjunction with the accompanying explanatory notes attached to the interim financial statements)

DAIMAN DEVELOPMENT BERHAD

NOTES TO THE INTERIM FINANCIAL STATEMENTS PART A : EXPLANATORY NOTES PURSUANT TO FRS 134

1. Basis of Preparation

The interim financial statements of the Company have been prepared on a historical cost basis, except for freehold land and buildings included under property, plant and equipment and investment properties that have been measured at their fair value.

The interim financial statements are unaudited and have been prepared in compliance 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 statements should be read in conjunction with the audited financial statements for the year ended 30 June 2012. These explanatory notes attached to the interim financial statements explains the changes in the financial position and performance of the Group since the year ended 30 June 2012.

2. Significant Accounting Policies

2.1 Changes in accounting policy and effects arising from adption of new FRS

The significant accounting policies adopted are consistent with those of the audited financial statements for the year ended 30 June 2012 except for the adoption of the following new Financial Reporting Standard ("FRS") effective for financial year beginning 1 July 2012:

- Amendments to FRS 1: Severe Hyperinflation and Removal of Fixed Dates for First-time Adopters
- Amendments to FRS 7: Transfers of Financial Assets
- Amendments to FRS 112: Deferred Tax: Recovery of Underlying Assets
- FRS 124 Related Party Disclosures
- Amendments to FRS 101: Presentation of Items of Other Comprehensive Income

Adoption of the above standards and interpretations did not have any significant effect on the financial performance or position of the Group and the Company except for those discussed below:

Amendments to FRS 7: Transfers of Financial Assets

The amendments require additional disclosure about financial assets that have been transferred but not derecognised to enable the user of the Company's financial statements to understand the relationship with those assets that have not been derecognised and their associated liabilities. In addition, the amendments require disclosures about continuing involvement in derecognised assets to enable the user to evaluate the nature of, and risks associated with, the entity's continuing involvement in those derecognised assets. The amendments affect disclosure only and have no impact on the Group's financial position or performance.

Amendments to FRS 112: Deferred Tax: Recovery of Underlying Assets

The amendments clarified the determination of deferred tax on investment property measured at fair value. The amendments introduce a rebuttable presumption that deferred tax on investment property measured using the fair value model in FRS 140 should be determined on the basis that its carrying amount will be recovered through sale. Furthermore, they introduce the requirement that deferred tax on non-depreciable assets that are measured using the revaluation model in FRS 116 to be always measured on a sale basis of that asset.

Amendments to FRS 101: Presentation of Items of Other Comprehensive Income

The amendments to FRS 101 change the grouping of items presented in Other Comprehensive Income. Items that could be reclassified (or "recycled") to profit or loss at a future point in time (for example, upon derecognition or settlement) would be presented separately from items that will never be reclassified. The amendments affect presentation only and have no impact on the Group's financial position or performance.

DAIMAN DEVELOPMENT BERHAD

NOTES TO THE INTERIM FINANCIAL STATEMENTS

PART A : EXPLANATORY NOTES PURSUANT TO FRS 134

2.2 Standards and interpretations issued but not yet effective

The following which are effective for financial periods beginning on or after 1 January 2013, have not been applied:

- FRS 10 Consolidated Financial statements
- FRS 11 Joint Arrangements
- FRS 12 Disclosure of interests in Other Entities
- FRS 13 Fair Value Measurement
- FRS 119 Employee Benefits
- FRS 127 Separate Financial Statements
- FRS 128 Investment in Associate and Joint Ventures
- IC Interpretation 20 Stripping Costs in the Production Phase of a Surface Mine
- Amendments to FRS 7: Disclosures - Offsetting Financial Assets and Financial Liabilities

The directors expect that the adoption of the standards and interpretations above will have no material impact on the financial statements in the period of initial application, except as disclosed below:

FRS 12 Disclosure of interests in Other Entities

FRS 12 includes all disclosure requirements for interests in subsidiaries, joint arrangements, associates and structured entities. A number of new disclosures are required. This standard affects disclosures only and has no impact on the Group's financial position or performance.

FRS 13 Fair Value Measurement

FRS 13 establishes a single source of guidance under FRS for all fair value measurements. FRS 13 does not change when an entity is required to use fair value, but rather provides guidance on how to measure fair value under FRS when fair value is required or permitted. The Group is currently assessing the impact of adoption of FRS13.

Malaysian Financial Reporting Standards (MFRS Framework)

On 19 November 2011, the Malaysian Accounting Standards Board (MASB) issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards (MFRS Framework).

The MFRS Framework is to be applied by all Entities Other Than Private Entities for annual periods beginning on or after 1 January 2012, with the exception of entities that are within the scope of MFRS 141 Agriculture (MFRS 141) and IC Interpretation 15 Agreements for Construction of Real Estate (IC 15), including its parent, significant investor and venturer (herein referred as "Transitioning Entities"). The adoption of the MFRS Framework by Transitioning Entities is deferred by another year and hence, will be mandatory only for annual financial period beginning on or after 1 January 2014.

The Group will present its first financial statements in accordance with the MFRS Framework for the financial year beginning on 1 July 2014. The Group is currently in the process of determining the impact arising from the initial application of MFRS Framework. Before the effective date, the Group will continue to prepare its financial statement in accordance with the FRS framework.

3. Nature and Amount of Unusual Items

There were no unusual item or transaction reported for the financial year ended 30 June 2013.

4. Changes In Estimates

There were no material effect on changes in estimates in the current financial quarter under review.

5. Seasonal or Cyclical Factors

The Group's core business comprises property developments and property investments which are not seasonal but cyclical in nature.

DAIMAN DEVELOPMENT BERHAD

NOTES TO THE INTERIM FINANCIAL STATEMENTS

PART A : EXPLANATORY NOTES PURSUANT TO FRS 134

6. Dividends Paid

No dividend was paid in the current financial quarter ended 30 June 2013.

7. Issuance and Repayment of Debts and Equity Securities

There were no issuances, repurchases, resale and repayments of debt and equity securities for the financial year ended 30 June 2013 except for the following:

Shares Buy-back

1000 ordinary shares were bought-back from the open market at an average price of RM2.98 per share during the current financial quarter under review and the 12-month financial year ended 30 June 2013. The total consideration paid for the purchase including transaction costs was RM2,984 and this was financed by internally generated funds.

2,000 ordinary shares were bought-back from the open market at an average price of RM2.47 per share during the 12-month financial year ended 30 June 2013. The total consideration paid for the purchase including transaction costs was RM4,946 and this was financed by internally generated funds.

The shares bought-back, other than those previously cancelled, are held as treasury shares in accordance with Section 67A of the Companies Act 1965.

8. Segmental Reporting

Segment information for the 12-month financial year ended 30 June 2013 :-

	Revenue RM'000	Profit/(Loss) Before Taxation RM'000
Analysis by industry :		
Property development	147,405	60,317
Property investment	7,497	21,053
Non-property investment	68	2,372
Trading	25,767	1,868
Leisure and recreation	8,733	300
Others	984	(4,653)
	<u>190,454</u>	<u>81,257</u>

9. Valuation of Property, Plant & Equipment

Properties and investment properties have been revalued in the current financial year by an independent valuer on an open market value basis.

The revaluation exercise gave rise to a fair value gain of RM9,038,581.

10. Subsequent Material Events

Joint Venture between Daiman Development Berhad ('the Company'), Rainbow Crest Sdn Bhd ('RCSB') and Everest Esplanade Sdn Bhd ('EESB')

On 16th August 2013, the Company entered into the Joint Venture Agreement with RCSB and EESB, to form an unincorporated joint-venture shared on a 50:50 basis to carry out a mixed development project on the parcel of land held by the Company under H.S.(D) 252345, Lot No. PTD 115723, Mukim Plentong, Daerah Johor Bahru, Negeri Johor measuring approximately 49,816.7974 square meters and valued at RM140.00 per square foot.

DAIMAN DEVELOPMENT BERHAD

NOTES TO THE INTERIM FINANCIAL STATEMENTS

PART A : EXPLANATORY NOTES PURSUANT TO FRS 134

11. Changes in the Composition of the Group

There were no changes in the composition of the Group during the current financial quarter under review and for the 12-month financial period ended 30 June 2013.

12. Contingent Liabilities and Contingent Assets

The Group does not have any material contingent liabilities and contingent assets as at 30 June 2013.

DAIMAN DEVELOPMENT BERHAD

NOTES TO THE INTERIM FINANCIAL STATEMENTS

PART B : EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BMSB

1. Performance Review

Revenue Review

The Group's revenue for the current financial quarter under review was RM46,958,000 compared to RM53,104,000 in the corresponding financial quarter of the preceding year.

The lower revenue in the current financial quarter under review was mainly due to lower property sales of our industrial units at Lembaran Murni Sdn Bhd.

The Group's revenue for the 12-month financial year ended 30 June 2013 was RM190,454,000 compared to RM170,477,000 for the 12-month ended 30 June 2012. The increase was mainly due to the higher property sales in Taman Gaya which comprised of double-storey cluster houses and double-storey semi-detached houses and also higher sales of double-storey terrace houses and double-storey cluster houses in Taman Daiman Jaya. Higher rental income from Property Investment business and higher revenue from our Leisure and Recreation business also contributed to the increase in revenue.

Profit Review

The Group's profit before tax for the current financial quarter under review was RM16,670,000 compared to RM13,091,000 in the corresponding financial quarter of the preceding year.

The increase in the Group's profit before tax was mainly due to the realised and unrealised gains on financial investment and fair value gains on investment properties.

The Group's profit before tax for the 12-months financial year ended 30 June 2013 was RM81,257,000 compared to RM50,533,000 for the 12-months ended 30 June 2012.

The increase came mainly from higher property development net income, net gains on disposal of investment properties and higher fair value gains from our financial investments.

2. Comparison with Immediate Preceding Quarter's Profit Before Tax

The Group's profit before tax for the current financial quarter under review was RM16,670,000 compared to RM35,147,000 in the immediate preceding financial quarter.

The decrease was mainly due to the net gain on disposal of investment property in the immediate preceding financial quarter.

3. Commentary on Prospects

The Board is confident that, barring unforeseen circumstances, the financial results of the Group for the financial year ending 30 June 2014 will be satisfactory.

4. Profit Forecast

Not applicable.

DAIMAN DEVELOPMENT BERHAD

NOTES TO THE INTERIM FINANCIAL STATEMENTS

PART B : EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BMSB

5. Notes to the Statement of Comprehensive Income

	FY2013	
	4TH QTR RM'000	CUM 4 QTRS RM'000
(a) Interest income	419	1,607
(b) Other income including investment income	651	2,927
(c) Interest expense	N/A	N/A
(d) Depreciation and amortization	(1,941)	(4,159)
(e) Provision for and write off of receivables	27	(61)
(f) Provision for and write off of inventories	(5)	(5)
(g) Gain on disposal of quoted or unquoted investments or properties	2,779	27,308
(h) Impairment of assets	N/A	N/A
(i) Foreign exchange loss	1	2
(j) Gain or loss on derivatives	N/A	N/A
(k) Exceptional items	N/A	N/A

N/A - Not applicable

6. Taxation

	FY2013	
	4TH QTR RM'000	CUM 4 QTRS RM'000
Current year provision	3,068	15,390
Under/(Over)provision in prior years	2	(164)
Deferred taxation	(2,268)	(2,829)
	<u>802</u>	<u>12,397</u>

Domestic income tax is calculated at the Malaysian statutory tax rate of 25% on the estimated assessable profit for the year. Taxation for other jurisdictions is calculated at the rates prevailing in the respective jurisdictions. The lower effective income tax rate is due to the gain on disposal of investment properties, partially offset by some non-tax deductible items and foreign source losses.

7. Status of Corporate Proposals

(a) Status of Corporate Proposals

There is no announced corporate proposal which is not completed as at the date of this Quarterly Report.

(b) Status of Utilisation of Proceeds

Not applicable.

8. Group Borrowings and Debt Securities

There were no Group borrowings and debt securities as at the end of the financial quarter ended 30 June 2013.

9. Off Balance Sheet Financial Instruments

There is no financial instrument with off balance sheet risk as at the date of this Quarterly Report.

10. Material Litigation

There is no pending material litigation as at the date of this Quarterly Report.

DAIMAN DEVELOPMENT BERHAD

NOTES TO THE INTERIM FINANCIAL STATEMENTS

PART B : EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BMSB

11. Dividend

- (1) A first and final ordinary dividend has been recommended by the Board on 27 August 2013 for approval at the forthcoming Annual General Meeting.
- (2) First and Final Ordinary Dividend : 12 sen gross less tax at 25%
- (3) Financial Year 2012's first and final ordinary dividend was 10 sen gross less tax at 25%.
- (4) Date of payment of the first and final dividend will be on 30 December 2013.
- (5) In respect of deposited securities, entitlement to dividends will be determined and announced at a later date.
- (6) The total proposed dividend for the Financial Year 2013 is 12 sen gross less tax at 25%.

12. Earnings Per Share

The basic and diluted earnings per share have been calculated based on the consolidated net profit after tax for the financial year by using the weighted average number of ordinary shares in issue during the financial year.

Net profit after tax	RM'000 <u>68,860</u>
Weighted average number of ordinary shares: Number used in calculation of basic & diluted earnings per share	<u>210,584</u>
Basic earnings per share (sen)	<u>32.70</u>
Diluted earnings per share (sen)	<u>32.70</u>

PART C : DISCLOSURE OF REALISED AND UNREALISED PROFITS OR LOSSES

Summary of the Realised and Unrealised Profits or Losses for the current quarter and immediate preceding quarter is as follows:

	As at 30/6/2013 RM'000	As at 31/3/2013 RM'000
Total retained profits of the Group		
- Realised	636,735	609,948
- Unrealised	<u>129,709</u>	<u>137,219</u>
	766,444	747,167
Consolidation adjustments	<u>(82,379)</u>	<u>(79,091)</u>
Total Group retained profits as per consolidated accounts	<u>684,065</u>	<u>668,076</u>

By Order of the Board
WOO MIN FONG (MS)
Company Secretary
Johor Bahru
27 August 2013