

DAIMAN DEVELOPMENT BERHAD

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME  
For the Quarter Ended 31 December 2016

|   | INDIVIDUAL QUARTER |                              | CUMULATIVE QUARTER |                              |
|---|--------------------|------------------------------|--------------------|------------------------------|
|   | CURRENT YEAR       | PRECEDING YEAR CORRESPONDING | CURRENT YEAR       | PRECEDING YEAR CORRESPONDING |
|   | 2ND QTR            | 2ND QTR                      | CUM 2 QTRS         | CUM 2 QTRS                   |
|   | FY2017             | FY2016                       | FY2017             | FY2016                       |
|   | RM'000             | RM'000                       | RM'000             | RM'000                       |
| <b>Continuing Operations</b>  |                    |                              |                    |                              |
| Revenue   | 48,048             | 36,072                       | 86,789             | 85,597                       |
| Operating expenses  | (43,198)           | (35,222)                     | (79,552)           | (72,575)                     |
| Other operating income  | 3,275              | 3,258                        | 14,224             | 5,589                        |
| Profit from operations  | 8,125              | 4,108                        | 21,461             | 18,611                       |
| Finance cost  | (832)              | (1,073)                      | (1,770)            | (2,021)                      |
| Investing results   | 2,051              | 1,388                        | 3,534              | 2,644                        |
| Share of loss of a joint venture                                    | (248)              | (407)                        | (459)              | (1,024)                      |
| Profit before tax from continuing operations                        | 9,096              | 4,016                        | 22,766             | 18,210                       |
| Taxation  | (2,125)            | (1,957)                      | (4,499)            | (6,320)                      |
| Net profit for the period from continuing operation                 | 6,971              | 2,059                        | 18,267             | 11,890                       |
| Total comprehensive income for the year                             | 6,971              | 2,059                        | 18,267             | 11,890                       |
| Profit attributable to:<br>Owners of the parent                     | 6,971              | 2,059                        | 18,267             | 11,890                       |
| Total comprehensive income attributable to:<br>Owners of the parent | 6,971              | 2,059                        | 18,267             | 11,890                       |
| Earning per share (sen)   |                    |                              |                    |                              |
| Basic   | 3.31               | 0.98                         | 8.67               | 5.65                         |
| Diluted   | 3.31               | 0.98                         | 8.67               | 5.65                         |

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Report for the year ended 30 June 2016 and the accompanying explanatory notes attached to the interim financial statements)

DAIMAN DEVELOPMENT BERHAD

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION  
As At 31 December 2016

|   | AS AT END OF<br>CURRENT<br>QUARTER<br>31/Dec/2016 | AS AT PRECEDING<br>FINANCIAL<br>YEAR END<br>30/Jun/2016 |
|---|---|---|
|   | RM'000  | RM'000  |
| <b>ASSETS</b>   |   |   |
| <b>NON-CURRENT ASSETS</b>                                       |   |   |
| Property, plant and equipment                                   | 319,124   | 324,790   |
| Investment properties   | 353,316   | 359,291   |
| Land held for property development                              | 591,740   | 587,556   |
| Other investments   | 32,168  | 31,805  |
| Investment in joint venture                                     | 35,674  | 36,133  |
| Deferred tax assets   | 3   | 2   |
|   | <u>1,332,025</u>                                  | <u>1,339,577</u>  |
| <b>CURRENT ASSETS</b>   |   |   |
| Property development costs                                      | 54,839  | 49,671  |
| Inventories   | 36,322  | 49,238  |
| Trade receivables   | 41,009  | 22,201  |
| Other receivables   | 4,280   | 3,755   |
| Prepayment  | 853   | 2,187   |
| Tax recoverable   | 4,272   | 4,532   |
| Other investments   | 62,433  | 98,132  |
| Fixed deposits  | 19,208  | 13,550  |
| Cash and bank balances  | 45,276  | 14,541  |
|   | <u>268,492</u>                                    | <u>257,807</u>  |
| <b>TOTAL ASSETS</b>   | <b><u>1,600,517</u></b>                           | <b><u>1,597,384</u></b>                                 |
| <b>EQUITY AND LIABILITIES</b>                                   |   |   |
| <b>EQUITY ATTRIBUTABLE TO EQUITY<br/>HOLDERS OF THE COMPANY</b> |   |   |
| Share capital   | 212,192   | 212,192   |
| Reserves  |   |   |
| - Treasury shares   | (2,493)   | (2,490)   |
| - Capital redemption reserve                                    | 23,064  | 23,064  |
| - Revaluation reserve   | 159,517   | 159,855   |
| - Fair value adjustment reserve                                 | (2,327)   | (2,327)   |
| - Retained earnings   | 752,473   | 744,397   |
| <b>TOTAL EQUITY</b>   | <b><u>1,142,426</u></b>                           | <b><u>1,134,691</u></b>                                 |
| <b>NON-CURRENT LIABILITIES</b>                                  |   |   |
| Provision for foreseeable losses for affordable housing         | 250,811   | 250,811   |
| Deferred tax liabilities  | 38,810  | 39,223  |
| Borrowings  | 49,876  | 58,796  |
| Retirement benefit obligations                                  | 984   | 959   |
|   | <u>340,481</u>                                    | <u>349,789</u>  |
| <b>CURRENT LIABILITIES</b>                                      |   |   |
| Trade payables  | 18,006  | 16,528  |
| Other payables  | 13,983  | 17,250  |
| Borrowings  | 45,504  | 40,024  |
| Tax payable   | 40,117  | 39,102  |
|   | <u>117,610</u>                                    | <u>112,904</u>  |
| <b>TOTAL LIABILITIES</b>  | <b><u>458,091</u></b>                             | <b><u>462,693</u></b>                                   |
| <b>TOTAL EQUITY AND LIABILITIES</b>                             | <b><u>1,600,517</u></b>                           | <b><u>1,597,384</u></b>                                 |
| <b>Net assets per share</b>                                     |   |   |
| Net assets  | 1,142,426   | 1,134,691   |
| Share capital (unit)  |   |   |
| Number of ordinary shares in issue                              | 212,192   | 212,192   |
| Less: Cumulative number of treasury shares                      | (1,616)   | (1,615)   |
|   | <u>210,576</u>                                    | <u>210,577</u>  |
| Net assets per share (RM)                                       | 5.43  | 5.39  |

(The Condensed Consolidated Statements of Financial Position should be read in conjunction with the Annual Financial Report for the year ended 30 June 2016 and the accompanying explanatory notes attached to the interim financial statements)

**DAIMAN DEVELOPMENT BERHAD**

**CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY**  
**For the 6 Months Period Ended 31 December 2016**

|   | Share<br>Capital<br>RM'000 | Treasury<br>Shares<br>RM'000 | Capital<br>Redemption<br>Reserve<br>RM'000 | Revaluation<br>Reserve<br>RM'000 | Retained<br>Earnings<br>RM'000 | Fair Value<br>Adjustment<br>Reserve<br>RM'000 | Total<br>RM'000 |
|---|----------------------------|------------------------------|--|----------------------------------|--------------------------------|---|-----------------|
| At 1 July 2016  | 212,192                    | (2,490)                      | 23,064                                     | 159,855                          | 744,397                        | (2,327)                                       | 1,134,691       |
| Realisation of revaluation surplus due to sales of property | -                          | -                            | -  | (156)                            | 156                            | -   | -               |
| Transfer to retained earnings                               | -                          | -                            | -  | (182)                            | 182                            | -   | -               |
| Net income/(expense) not recognised in the income statement | -                          | -                            | -  | (338)                            | 338                            | -   | -               |
| Net profit for the Period                                   | -                          | -                            | -  | -                                | 18,267                         | -   | 18,267          |
| Total comprehensive income                                  | -                          | -                            | -  | (338)                            | 18,605                         | -   | 18,267          |
| Dividends on ordinary shares                                | -                          | -                            | -  | -                                | (10,529)                       | -   | (10,529)        |
| Acquisition of treasury shares                              | -                          | (3)                          | -  | -                                | -                              | -   | (3)             |
| At 31 December 2016   | 212,192                    | (2,493)                      | 23,064                                     | 159,517                          | 752,473                        | (2,327)                                       | 1,142,426       |

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended 30 June 2016 and the accompanying explanatory notes attached to the interim financial statements)

**DAIMAN DEVELOPMENT BERHAD**

**CONDENSED CONSOLIDATED CASH FLOW STATEMENTS**  
**For the 6-Month Period Ended 31 December 2016**

|  | <b>31 December 2016</b> | <b>31 December 2015</b> |
|--|-------------------------|-------------------------|
|  | <b>RM'000</b>           | <b>RM'000</b>           |
| <u>Cash Flows from Operating Activities</u>            |                         |                         |
| Profit before tax                                      | 22,766                  | 18,210                  |
| Adjustments for non-cash flow:                         |                         |                         |
| Non-cash items   | (69)                    | 9,280                   |
| Non-operating items                                    | 1,195                   | 1,289                   |
| Operating profit before changes in working capital     | <u>23,892</u>           | <u>28,779</u>           |
| Changes in working capital:                            |                         |                         |
| Net change in current assets                           | (11,981)                | 10,609                  |
| Net change in current liabilities                      | (1,790)                 | (4,518)                 |
| Cash generated from/(used in) operations               | <u>10,121</u>           | <u>34,870</u>           |
| Payment of retirement benefits                         | (12)                    | (58)                    |
| Tax paid   | (3,639)                 | (6,843)                 |
| Tax refund   | -                       | 968                     |
| Interest paid  | (1,710)                 | (1,879)                 |
| Interest received                                      | 17                      | 161                     |
| Net cash flows from/(used in) operating activities     | <u>4,777</u>            | <u>27,219</u>           |
| <u>Cash Flows from Investing Activities</u>            |                         |                         |
| Purchase of property, plant and equipment              | (3,650)                 | (1,042)                 |
| Disposal of property, plant and equipment              | 424                     | 491                     |
| Addition of Investment Properties                      | (265)                   | (855)                   |
| Disposal of Investment Properties                      | 14,452                  | 319                     |
| Acquisition of investments                             | (52,432)                | (132,057)               |
| Disposal of investments                                | 90,812                  | 60,850                  |
| Interest received                                      | 491                     | 500                     |
| Other investing activities                             | (4,184)                 | 750                     |
| Net cash generated from/(used in) investing activities | <u>45,648</u>           | <u>(71,044)</u>         |
| <u>Cash Flows from Financing Activities</u>            |                         |                         |
| Acquisition of treasury shares                         | (3)                     | (2)                     |
| Borrowings   | (3,500)                 | 35,000                  |
| Dividends paid   | (10,529)                | (10,529)                |
| Net cash generated from/(used in) financing activities | <u>(14,032)</u>         | <u>24,469</u>           |
| Net change in Cash & Cash Equivalents                  | 36,393                  | (19,356)                |
| Cash & Cash Equivalents at beginning of year           | 28,091                  | 46,164                  |
| Cash & Cash Equivalents at end of year                 | <u>64,484</u>           | <u>26,808</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 2016. 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 2016.

#### 2. Significant Accounting Policies

##### 2.1 Standards and interpretations issued but not yet effective

The Group have not adopted the following standards and interpretations that have been issued but not yet effective:

|   | <b>Effective for<br/>annual periods<br/>beginning on or after</b> |
|---|---|
| • Amendments to FRS 107: Disclosure Initiative  | 1 January 2017  |
| • Amendments to FRS 112: Recognition of Deferred Tax Assets for Unrealised Losses   | 1 January 2017  |
| • Amendments to FRS 2: Classification and Measurement of Share-based Payment Transactions                                 | 1 January 2018  |
| • FRS 9 Financial Instruments (IFRS issued by IASB in July 2014)  | 1 January 2018  |
| • Amendments to FRS 10 and FRS 128: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture | Deferred  |

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:

##### **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 called 'Transitioning Entities').

Transitioning Entities are allowed to defer adoption of the new MFRS Framework. Consequently, adoption of the MFRS Framework by Transitioning Entities will be mandatory for annual periods beginning on or after 1 January 2018.

The Group and Company fall within the scope definition of Transitioning Entities and accordingly, will be required to prepare financial statements using the MFRS Framework in its first MFRS financial statements for the year ending 30 June 2019. In presenting its first MFRS financial statements, the Group and Company will be required to restate the comparative financial statements to amounts reflecting the application of MFRS Framework. The majority of the adjustments required on transition will be made, retrospectively, against opening retained profits. The Group and Company are in the midst of assessing the impact of adopting the MFRS Framework.

# DAIMAN DEVELOPMENT BERHAD

## NOTES TO THE INTERIM FINANCIAL STATEMENTS

### PART A : EXPLANATORY NOTES PURSUANT TO FRS 134

#### 3. Nature and Amount of Unusual Items

There were no unusual item or transaction reported for the financial period ended 31 December 2016.

#### 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.

#### 6. Dividends Paid

| Dividend Number | Dividend Type | Dividend Rate | Financial Year | Date Paid  | Dividend Amount (RM) |
|-----------------|---------------|---------------|----------------|------------|----------------------|
| No. 25          | Final         | 5 sen         | 30/6/2016      | 30/12/2016 | <u>10,528,790</u>    |

#### 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 period ended 31 December 2016 except for the following:

##### Shares Buy-back

1,000 ordinary shares were bought-back from the open market at an average price of RM2.37 per share during the current financial quarter under review.

The total consideration paid for the purchase including transaction costs was RM2,366 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 6-month financial period ended 31 December 2016 :-

| Analysis by industry : | Profit/(Loss)     |                              |
|------------------------|-------------------|------------------------------|
|                        | Revenue<br>RM'000 | Before<br>Taxation<br>RM'000 |
| Property development   | 41,185            | 21,807                       |
| Property investment    | 6,331             | 2,542                        |
| Trading                | 7,408             | 864                          |
| Leisure and recreation | 4,095             | 810                          |
| Hospitality            | 27,047            | (3,326)                      |
| Others                 | 723               | 69                           |
|                        | <u>86,789</u>     | <u>22,766</u>                |

**DAIMAN DEVELOPMENT BERHAD**

**NOTES TO THE INTERIM FINANCIAL STATEMENTS**

**PART A : EXPLANATORY NOTES PURSUANT TO FRS 134**

**9. Valuation of Property, Plant & Equipment**

There were no amendments to the valuation of property, plant and equipment brought forward from the previous annual financial statements.

**10. Subsequent Material Events**

There were no material events subsequent to the end of the reporting quarter and at the date of this announcement.

**11. Changes in the Composition of the Group**

There were no changes in the composition of the Group during the current financial quarter ended 31 December 2016.

**12. Contingent Liabilities and Contingent Assets**

The Group does not have any material contingent liabilities and contingent assets as at 31 December 2016.

NOTES TO THE INTERIM FINANCIAL STATEMENTS

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

**1. Performance Review**

**Current Quarter vs. Corresponding Quarter of the Preceding Year**

The Group's revenue for the current financial quarter under review was RM48,048,000 compared to RM36,072,000 in the corresponding financial quarter of the preceding year.

The higher revenue in the current financial quarter under review was mainly due to higher revenue contributed by property development, hospitality and trading division.

The Group's profit before tax for the current financial quarter under review was RM9,096,000 compared to RM4,016,000 in the corresponding financial quarter of the preceding year.

The increase in the Group's profit before tax compared to the corresponding financial quarter of the preceding year, was mainly attributable to higher property development and trading profit and also lower loss from hospitality division.

**Current Financial Year vs. Preceding Financial Year**

The Group's revenue for the 6-month financial period ended 31 December 2016 was RM86,789,000 compared to RM85,597,000 for the 6-month ended 31 December 2015.

The increase was mainly due to higher revenue contributed by hospitality and trading division, but partially offset by lower property development revenue.

The Group's profit before tax for the 6-months financial period ended 31 December 2016 was RM22,766,000 compared to RM18,210,000 for the 6-months ended 31 December 2015.

The higher Group's profit before tax was mainly due to higher gains on disposal of investment properties, higher trading profit and lower loss from hospitality division, but partially offset by lower property development and property investment profit .

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

The Group's profit before tax for the current financial quarter under review was RM9,096,000 compared to RM13,670,000 in the immediate preceding financial quarter.

The decrease in the Group's profit before tax was mainly due to lower gains on disposal of investment properties but partially offset by higher property development profit and lower loss from hospitality division.

**3. Commentary on Prospects**

Barring any unforeseen circumstances, the Board is cautiously optimistic about the financial results of the Group for the financial year ending 30 June 2017, given the challenging business environment.

**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**

|   | FY2017  |            |
|---|---------|------------|
|   | 2ND QTR | CUM 2 QTRS |
|   | RM'000  | RM'000     |
| (a) Interest income   | 285     | 507        |
| (b) Other income including investment income                                | 1,809   | 3,228      |
| (c) Interest expense  | (832)   | (1,770)    |
| (d) Depreciation and amortization   | (4,478) | (8,996)    |
| (e) Provision for and write off of receivables                              | N/A     | N/A        |
| (f) Provision for and write off of inventories                              | N/A     | N/A        |
| (g) Gain/(Loss) on disposal of quoted or unquoted investments or properties | (1)     | 8,211      |
| (h) Impairment of assets  | N/A     | N/A        |
| (i) Foreign exchange loss   | N/A     | N/A        |
| (j) Gain or loss on derivatives   | N/A     | N/A        |
| (k) Exceptional items   | N/A     | N/A        |

N/A - Not applicable

**6. Taxation**

|                                   | FY2017       |              |
|-----------------------------------|--------------|--------------|
|                                   | 2ND QTR      | CUM 2 QTRS   |
|                                   | RM'000       | RM'000       |
| Current year income tax provision | 2,469        | 4,222        |
| Real property gain tax            | -            | 690          |
| Deferred taxation                 | (344)        | (413)        |
|                                   | <u>2,125</u> | <u>4,499</u> |

Domestic income tax is calculated at the Malaysian statutory tax rate of 24% on the estimated assessable profit for the year.

The lower effective tax rate for the current financial quarter is mainly due to movements in deferred taxation.

**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.

**DAIMAN DEVELOPMENT BERHAD**

**NOTES TO THE INTERIM FINANCIAL STATEMENTS**

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

**8. Group Borrowings and Debt Securities**

The details of the Group borrowings are as follows:

|                        | Secured<br>RM'000 | Unsecured<br>RM'000 | Total<br>RM'000 |
|------------------------|-------------------|---------------------|-----------------|
| Short term borrowings  | 15,500            | 30,004              | 45,504          |
| Medium term borrowings | <u>49,876</u>     | <u>-</u>            | <u>49,876</u>   |
|                        | <u>65,376</u>     | <u>30,004</u>       | <u>95,380</u>   |

The borrowing is denominated in Ringgit Malaysia.

**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.

**11. Dividend**

No dividend has been declared for the current financial quarter ended 31 December 2016.

**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 period by using the weighted average number of ordinary shares in issue during the financial period.

|   |                                |
|---|--------------------------------|
| Net profit after tax  | <u>RM'000</u><br><u>18,267</u> |
| Weighted average number of ordinary shares:<br>Number used in calculation of basic & diluted earnings per share | <u>210,577</u>                 |
| Basic earnings per share (sen)  | <u>8.67</u>                    |
| Diluted earnings per share (sen)  | <u>8.67</u>                    |

**DAIMAN DEVELOPMENT BERHAD**

**NOTES TO THE INTERIM FINANCIAL STATEMENTS**

**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<br>31/12/2016<br>RM'000 | As at<br>30/9/2016<br>RM'000 |
|---|-------------------------------|------------------------------|
| Total retained profits of the Group                       |                               |                              |
| - Realised  | 642,381                       | 647,528                      |
| - Unrealised  | 195,704                       | 194,860                      |
|   | <u>838,085</u>                | <u>842,388</u>               |
| Consolidation adjustments                                 | <u>(85,612)</u>               | <u>(86,439)</u>              |
| Total Group retained profits as per consolidated accounts | <u><u>752,473</u></u>         | <u><u>755,949</u></u>        |

**By Order of the Board**  
**CHAI SIOW CHEN (MS)**  
**Company Secretary**  
**Johor Bahru**  
**23 February 2017**