



TROPICANA

CORPORATION BERHAD

丽阳机构

(Company No. 47908-K)

**INTERIM FINANCIAL STATEMENTS
FOR THE QUARTER ENDED 31 DECEMBER 2015**



INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 31 DECEMBER 2015

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

	Note	Individual Period		Cumulative Periods	
		Current Year	Preceding Year	Current Year	Preceding Year
		31/12/2015 RM'000	31/12/2014 RM'000	31/12/2015 RM'000	31/12/2014 RM'000
Continuing operations					
Revenue		304,881	903,960	1,252,714	1,758,845
Cost of sales		(198,381)	(576,569)	(842,502)	(1,096,224)
Gross profits		106,500	327,391	410,212	662,621
Other income		13,511	20,085	26,991	45,319
Gain on disposal of properties		6,278	1,617	135,513	60,265
Gain on disposal of a subsidiary		-	-	27,533	-
Administrative and other expenses		(80,034)	(113,714)	(281,920)	(329,451)
Finance income		7,495	3,916	25,820	10,602
Finance costs		(8,168)	(4,402)	(65,005)	(49,229)
Share of results of joint ventures		9,086	(431)	17,944	11,492
Profit before tax		54,668	234,462	297,088	411,619
Taxation	B5	(21,321)	(31,017)	(60,753)	(60,037)
Profit for the period from continuing operations		33,347	203,445	236,335	351,582
Profit for the period from discontinued operations		-	8,785	12,146	31,499
Profit for the period		33,347	212,230	248,481	383,081
Other comprehensive income					
Foreign currency translation		9	973	1,723	1,716
Total comprehensive income		33,356	213,203	250,204	384,797
Profit attributable to:					
Owners of the parent		29,077	198,662	223,302	333,936
Non-controlling interests		4,270	13,568	25,179	49,145
		33,347	212,230	248,481	383,081



INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 31 DECEMBER 2015

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

	Note	Individual Period		Cumulative Periods	
		Current Year	Preceding Year	Current Year	Preceding Year
		31/12/2015	31/12/2014	31/12/2015	31/12/2014
		RM'000	RM'000	RM'000	RM'000
Total comprehensive income attributable to:					
Owners of the parent		29,086	199,635	224,421	335,652
Non-controlling interests		4,270	13,568	25,783	49,145
		<u>33,356</u>	<u>213,203</u>	<u>250,204</u>	<u>384,797</u>
Earnings per share attributable to owners of the parent:					
<i>Basic</i>					
- for profit from continuing operations (sen)		2.01	13.79	15.03	23.24
- for profit from discontinued operations (sen)		-	0.45	0.50	1.62
	B10	<u>2.01</u>	<u>14.24</u>	<u>15.53</u>	<u>24.86</u>
<i>Diluted</i>					
- for profit from continuing operations (sen)		2.01	13.63	15.01	22.97
- for profit from discontinued operations (sen)		-	0.45	0.50	1.60
	B10	<u>2.01</u>	<u>14.08</u>	<u>15.51</u>	<u>24.57</u>

The condensed consolidated income statement should be read in conjunction with the audited financial statements for the year ended 31 December 2014 and the accompanying explanatory notes attached to the interim financial statements.

INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 31 DECEMBER 2015

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

	Note	As At 31/12/2015 RM'000	As At 31/12/2014 (Audited) RM'000
ASSETS			
Non-current assets			
Property, plant and equipment	A10	615,972	576,459
Investment properties		389,622	541,333
Land held for property development		2,434,455	2,099,484
Intangible assets		3,439	80,378
Investment in associates		-	2,756
Investment in joint ventures		338,790	264,410
Other Investments		312	312
Deferred tax assets		26,513	38,609
Security retainers accumulation fund		4,270	4,050
Other receivables		20,695	5,967
		<u>3,834,068</u>	<u>3,613,758</u>
Current assets			
Property development costs		1,086,358	935,673
Inventories		40,355	52,305
Trade and other receivables		384,996	808,534
Other current assets		457,259	505,484
Tax recoverable		33,218	23,207
Cash and bank balances		837,493	452,627
		<u>2,839,679</u>	<u>2,777,830</u>
Assets of disposal group classified as held for sale		180,740	823,408
		<u>3,020,419</u>	<u>3,601,238</u>
TOTAL ASSETS		<u>6,854,487</u>	<u>7,214,996</u>

**TROPICANA**

CORPORATION BERHAD

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INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 31 DECEMBER 2015**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION**

	Note	As At 31/12/2015 RM'000	As At 31/12/2014 (Audited) RM'000
EQUITY AND LIABILITIES			
Equity attributable to owners of the parent			
Share capital		1,447,466	1,396,268
Treasury shares		(15,498)	(42,779)
Reserves		1,654,854	1,579,480
		<u>3,086,822</u>	<u>2,932,969</u>
Non-controlling interests		268,190	252,212
Total equity		<u>3,355,012</u>	<u>3,185,181</u>
Non-current liabilities			
Provision for liabilities		280,273	44,643
Borrowings	B7	1,265,092	1,672,897
Deferred tax liabilities		66,451	121,199
Sinking fund reserve		3,217	1,993
Security retainers		1,702	1,587
Deferred license fees		83,084	80,733
Deferred income		59,774	-
Trade payables		510,577	496,274
		<u>2,270,170</u>	<u>2,419,326</u>
Current liabilities			
Deferred license fees		2,410	2,367
Borrowings	B7	488,350	765,071
Trade and other payables		716,148	820,329
Other current liabilities		3,143	-
Tax payable		19,254	22,722
		<u>1,229,305</u>	<u>1,610,489</u>
TOTAL LIABILITIES		<u>3,499,475</u>	<u>4,029,815</u>
TOTAL EQUITY AND LIABILITIES		<u>6,854,487</u>	<u>7,214,996</u>
Net assets per share (RM)		<u>2.15</u>	<u>2.14</u>

The condensed consolidated statements of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2014 and the accompanying explanatory notes attached to the interim financial statements.



TROPICANA
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INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 31 DECEMBER 2015

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Attributable to owners of the parent						Non-distributable				
	Share Capital	Treasury Shares	Share Premium	Warrant Reserve	Share Options Reserve	RCULS Reserve	Foreign Currency Translation Reserve	Retained Profit	Total	Non-controlling Interests	Total Equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
As at 1 January 2014	1,107,281	(42,779)	488,122	45,960	6,772	368,660	(893)	597,133	2,570,256	163,778	2,734,034
Total comprehensive income	-	-	-	-	-	-	1,716	333,936	335,652	49,145	384,797
Transactions with owners											
Issue of ordinary shares pursuant to ESOS	10,987	-	1,017	-	-	-	-	-	12,004	-	12,004
Issue of ordinary shares pursuant to RCULS	278,000	-	75,983	-	-	(302,433)	-	-	51,550	-	51,550
Effects pursuant to ESOS on:											
- conversion	-	-	3,266	-	(3,266)	-	-	-	-	-	-
- grant	-	-	-	-	18,217	-	-	-	18,217	-	18,217
- forfeiture	-	-	-	-	(1,537)	-	-	1,537	-	-	-
Issuance of equity to non-controlling interests	-	-	-	-	-	-	-	-	-	49,554	49,554
Dividends	-	-	-	-	-	-	-	(54,710)	(54,710)	(10,265)	(64,975)
Total transaction with owners	288,987	-	80,266	-	13,414	(302,433)	-	(53,173)	27,061	39,289	66,350
As at 31 December 2014	1,396,268	(42,779)	568,388	45,960	20,186	66,227	823	877,896	2,932,969	252,212	3,185,181
As at 1 January 2015	1,396,268	(42,779)	568,388	45,960	20,186	66,227	823	877,896	2,932,969	252,212	3,185,181
Total comprehensive income	-	-	-	-	-	-	1,119	223,302	224,421	25,783	250,204
Transactions with owners											
Issue of ordinary shares pursuant to ESOS	344	-	-	-	-	-	-	-	344	-	344
Issue of ordinary shares pursuant to RCULS	50,854	-	25,612	-	-	(66,227)	-	-	10,239	-	10,239
Effects pursuant to ESOS on:											
- conversion	-	-	96	-	(96)	-	-	-	-	-	-
- forfeiture	-	-	-	-	(2,057)	-	-	2,057	-	-	-
- lapsed of ESOS	-	-	-	-	(18,033)	-	-	18,033	-	-	-
Issuance of equity to non-controlling interests	-	-	-	-	-	-	-	-	-	9,080	9,080
Purchase of treasury shares	-	(7,350)	-	-	-	-	-	-	(7,350)	-	(7,350)
Disposal of a subsidiary	-	-	-	-	-	-	(2,000)	-	(2,000)	(18,885)	(20,885)
Dividends	-	34,631	(16,112)	-	-	-	-	(90,320)	(71,801)	-	(71,801)
Total transaction with owners	51,198	27,281	9,596	-	(20,186)	(66,227)	(2,000)	(70,230)	(70,568)	(9,805)	(80,373)
As at 31 December 2015	1,447,466	(15,498)	577,984	45,960	-	-	(58)	1,030,968	3,086,822	268,190	3,355,012

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2014 and the accompanying explanatory notes attached to the interim financial statements.

INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 31 DECEMBER 2015

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS

	31/12/2015 RM'000	31/12/2014 RM'000
Cash flows from operating activities		
Profit before tax		
- continuing operations	297,088	411,619
- discontinued operations	15,742	39,837
	<u>312,830</u>	<u>451,456</u>
Adjustments for:		
Interest income	(25,873)	(10,602)
Interest expense	65,066	49,510
Depreciation of property, plant and equipment	25,994	29,069
Property, plant and equipment written off	-	1,893
Gain on disposal of property, plant and equipment	(4,733)	(2,448)
Gain on disposal of investment properties	(130,780)	(62,179)
Gain on disposal of a subsidiary	(27,533)	-
Provision for liabilities	17,444	14,763
Share of profits in associates	17	(993)
Share of profits in joint ventures	(19,617)	(15,357)
Unwinding of discount of security retainers	295	102
Amortisation of borrowings expenses	14,647	6,291
Amortisation of deferred license fees	(2,410)	(2,367)
Amortisation of endowment fund premium	11	11
Impairment of intangible assets	10,662	-
Share options granted under ESOS	-	17,113
Net gains from fair value adjustment of investment properties	(3,298)	(22,053)
Unrealised returns on endowment policy	(231)	(224)
Unrealised foreign exchange loss	-	1,716
Total adjustments	<u>(80,339)</u>	<u>4,245</u>
Operating profit before working capital changes	232,491	455,701
Changes in working capital:		
Inventories	10,164	14,784
Receivables	407,095	(234,282)
Property development costs	(94,163)	(26,063)
Land held for property development	(130,154)	(592,525)
Payables	(59,614)	(16,764)
Deposits with licensed banks not available for use	(215,568)	(7,057)
Cash generated from/(used in) operations	150,251	(406,206)
Increase in sinking fund reserve	1,225	988
Increase in deferred license fees	4,805	5,831
Interest paid	(117,301)	(110,456)
Taxes paid, net of refunds	(125,077)	(96,782)
Net cash used in operating activities	(86,097)	(606,625)

INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 31 DECEMBER 2015

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS

	31/12/2015 RM'000	31/12/2014 RM'000
Cash flows from investing activities		
Purchase of property, plant and equipment	(135,717)	(89,205)
Purchase of investment properties	(38,701)	(29,556)
Proceeds from disposal of property, plant and equipment	37,553	11,461
Proceeds from disposal of investment properties	1,035,980	185,312
Net cash inflows on disposal of a subsidiary	143,439	-
Interest received	25,873	10,602
Increase in investment in joint ventures	(70,243)	(65,418)
Dividend received from joint ventures	966	2,534
Net cash generated from investing activities	999,150	25,730
Cash flows from financing activities		
Payment of issuance expenses for borrowings	(23,622)	(8,900)
Issuance of equity interest to non-controlling interests	9,080	640
Drawdown from borrowings	658,040	1,126,740
Repayment of borrowings	(1,295,960)	(541,858)
Hire purchase	(4,189)	(3,581)
Issue of ordinary shares pursuant to ESOS	344	12,004
Purchase of treasury shares	(7,350)	-
Dividends paid to equity holders of the Company	(71,801)	(54,710)
Dividends paid to minority shareholder of a subsidiary	-	(4,416)
Net cash (used in)/generated from financing activities	(735,458)	525,919
Net increase/(decrease) in cash and cash equivalents	177,595	(54,976)
Effects of foreign exchange rate changes	1,080	(1,070)
Cash and cash equivalents at beginning of financial year	390,606	446,652
Cash and cash equivalents at end of financial year (Note a)	569,281	390,606

(a) Cash and cash equivalents at end of the financial period comprise the following:

	31/12/2015 RM'000	31/12/2014 RM'000
Cash and bank balances	837,493	441,998
Less: Bank overdrafts	(1,006)	(10,383)
	836,487	431,615
Less: Cash and cash equivalents not available for use	(267,206)	(51,638)
From continuing operations	569,281	379,977
From discontinued operations	-	10,629
Total cash and cash equivalents at end of financial year	569,281	390,606

The condensed consolidated statements of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2014 and the accompanying explanatory notes attached to the interim financial statements.