

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE FOURTH QUARTER ENDED 31 MAY 2015**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER @31/05/15	PRECEDING YEAR CORRESPONDING QUARTER @31/05/14	CURRENT YEAR TO DATE @31/05/15	PRECEDING YEAR CORRESPONDING PERIOD @31/05/14
	RM'000	RM'000	RM'000	RM'000
Revenue	3,682	35,434	16,655	108,394
Cost of sales	(2,881)	(23,729)	(9,243)	(75,755)
Gross profit	801	11,705	7,412	32,639
Other operating income (note A9)	10,328	13,947	36,634	37,758
Selling and marketing costs	(14)	-	(18)	(35)
Administration expenses	(1,064)	(851)	(6,676)	(6,221)
Other operating expenses	(951)	(9,070)	(2,261)	(10,216)
Finance cost	(4,912)	(4,541)	(20,069)	(17,774)
Profit before tax	4,188	11,190	15,022	36,151
Taxation (Note B5)	(3,062)	(5,263)	(7,892)	(12,773)
Profit attributable to shareholders of the company	1,126	5,927	7,130	23,378
Other comprehensive income, net of tax	-	-	-	-
Total comprehensive income for the period	1,126	5,927	7,130	23,378
Earnings per share				
a) Basic (sen)	1.73	9.22	10.98	36.37
b) Fully diluted (sen)	1.73	8.61	10.95	34.91

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Report for the year ended 31 May 2014)

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 MAY 2015**

	AS AT END OF @31/05/2015	AUDITED ACCOUNT @31/05/14
	RM'000	RM'000
ASSETS		
Property, plant and equipment	13,303	13,742
Trade and other receivables	382,747	396,184
Total non-current assets	<u>396,050</u>	<u>409,926</u>
Inventories	82,789	82,753
Trade and other receivables	42,868	31,232
Tax recoverable	404	313
Cash and bank balances	77,668	43,609
Total current assets	<u>203,729</u>	<u>157,907</u>
Total Assets	<u>599,779</u>	<u>567,833</u>
EQUITY		
Share capital	64,967	64,280
Reserves	78,570	69,827
Total equity attributable to the shareholders of the company	<u>143,537</u>	<u>134,107</u>
LIABILITIES		
Trade and other payables	4,112	4,097
Borrowings - secured (Note B7)	291,220	262,331
Deferred tax liabilities	40,581	33,725
Provision for conversion premium	1,564	1,564
Total non-current liabilities	<u>337,477</u>	<u>301,717</u>
Trade and other payables	100,625	117,051
Borrowings - secured (Note B7)	16,536	14,370
Tax liabilities	1,604	588
Total current liabilities	<u>118,765</u>	<u>132,009</u>
Total liabilities	<u>456,242</u>	<u>433,726</u>
Total Equity and Liabilities	<u>599,779</u>	<u>567,833</u>
Net assets per share attributable to equity holders of the parent (RM)	2.209	2.086
Net assets (RM'000)	143,537	134,107

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Financial Report for the year ended 31 May 2014)

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW
FOR THE FOURTH QUARTER ENDED 31 MAY 2015**

	12 MONTHS ENDED 31/05/15 RM'000	12 MONTHS ENDED 31/05/14 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash receipts from customers	66,866	7,158
Cash paid for operating expenses and construction & property development expenditure	(48,755)	(75,561)
Cash from/(used in) operations	<u>18,111</u>	<u>(68,403)</u>
Interest received	1,435	2,888
Other income received	8	135
Tax refunded	294	440
Tax paid	(404)	(1,375)
Net cash from/ (used in) operating activities	<u>19,444</u>	<u>(66,315)</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(286)	(443)
(increase in)/Withdrawal of fixed deposits	(25,766)	4,430
Net cash from/ (used in) investing activities	<u>(26,052)</u>	<u>3,987</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Repayment of hire purchase liabilities	(280)	(248)
Hire purchase interest paid	(28)	(29)
Repayment of term loans	(5,070)	(75)
Bond coupon and premium paid	(13,398)	-
Term loans & revolving credit interest paid	(1,633)	(563)
Interest paid	(120)	(12,150)
Proceeds from share issued	768	287
Repayment to other payables	(12)	-
Drawdown of Term Loan	35,000	-
Net cash from/(used in) financing activities	<u>15,227</u>	<u>(12,778)</u>
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	8,619	(75,106)
CASH AND CASH EQUIVALENTS AT BEGINNING OF FINANCIAL YEAR	31,065	106,171
CASH AND CASH EQUIVALENTS AT END OF FINANCIAL YEAR	<u>39,684</u>	<u>31,065</u>
Cash and cash equivalents consist of :-		
Cash and bank balances	14,430	3,615
Fixed & short term deposits	63,238	39,994
	<u>77,668</u>	<u>43,609</u>
Fixed deposits more than 3 months	(34,898)	(9,163)
Bank overdraft (included under short term borrowings)	(1,992)	(2,317)
	<u>40,778</u>	<u>32,129</u>
Fixed deposits pledged	(1,094)	(1,064)
	<u>39,684</u>	<u>31,065</u>

(The Condensed Consolidated Statement of Cash Flow should be read in conjunction with the Annual Financial Report for the year ended 31 May 2014)

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE THIRD QUARTER ENDED 31 MAY 2015**

	Attributable to owners of the parent				
	Share capital	Share premium	Share grant reserve	Retained earnings	Total
	RM'000	RM'000	RM'000	RM'000	RM'000
<u>12 months ended 31 May 2015</u>					
Balance as at 1 June 2014	64,280	29	1,562	68,236	134,107
Issuance of ordinary shares pursuant to exercise of ESOS	687	78	966	569	2,300
Total comprehensive income for the year	-	-	-	7,130	7,130
	687	78	966	7,699	9,430
Balance as at 31 May 2015	64,967	107	2,528	75,935	143,537
<u>12 months ended 31 May 2014</u>					
Balance as at 1 June 2013	64,022	-	-	44,640	108,662
	64,022	-	-	44,640	108,662
New ESOS granted	-	-	1,780	-	1,780
Issuance of ordinary shares pursuant to exercise of ESOS	258	29	(218)	218	287
Total comprehensive income for the year	-	-	-	23,378	23,378
	258	29	1,562	23,596	25,445
Balance as at 31 May 2014	64,280	29	1,562	68,236	134,107

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended 31 May 2014)

**QUARTERLY REPORT
FOR THE FOURTH QUARTER ENDED AT 31 MAY 2015****A EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD ("MFRS") 134****A1 Basis of Preparation**

The unaudited consolidated interim financial statements have been prepared in accordance with the requirements of Malaysian Financial Reporting Standard ("MFRS") 134 *Interim Financial Reporting* in Malaysia and paragraph 9.22 of the Main Market Listing Requirement of Bursa Malaysia Securities Berhad.

The unaudited consolidated interim financial statements should be read in conjunction with the audited financial statements for the financial year ended 31 May 2014. The explanatory notes attached to the unaudited consolidated 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 31 May 2014.

A2 Changes in Accounting Policies

The significant accounting policies adopted are consistent with those of the audited financial statements for the financial year ended 31 May 2014.

There are no new MFRSs or interpretation that are effective for the first time in the year would be expected to have a material effect of the Group.

A3 Qualification of financial statements

The audited report of the preceding annual financial statement was not subjected to any qualification.

A4 Seasonal or cyclical factors

The business of the Group is not subject to seasonal or cyclical fluctuation, except for its construction division. The Group manages the cyclical fluctuation risk by securing long term contracts.

A5 Items of unusual nature and amount

There were no unusual items affecting the assets, liabilities, equity, net income or cash flows of the Group that are unusual because of their nature, size or incidence during the financial year under review.

A6 Changes in estimates

There were no significant changes in estimates of amounts reported in prior financial year which have a material effect in the current financial year under review.

A7 Changes in Debts and Equity Securities**(i) Term Loan Facility of RM105 million**

On 23 June 2014, the Company has obtained a term loan facility of RM105million with Hong Leong Bank. RM35million has been allocated to fund the Company's working capital requirements whereby the balance is intended for future project utilisation subject to fulfillment of condition precedent set by the Financier.

(ii) Additional investment in TRIplc Medical Sdn Bhd

There is an additional investment of RM274,998 in TRIplc Medical Sdn Bhd in the current financial year. Total investment in TRIplc Medical Sdn Bhd is RM275,000 as stated in the book.

(iii) Employee's Share Option Scheme ("ESOS")

The Company has granted 2nd Employee' Share Option Scheme ("ESOS") of 1,919,000 ordinary share at exercise price of RM1.13 to the directors and employees of the Company as announced on 24 October 2014.

Other than the above, there were no issuances of debt and equity securities, shares buy-back, shares cancellation, shares held as treasury and resale of treasury shares during the current financial year under review.

A8 Dividend paid

There was no dividend paid during the current financial year under review.

**QUARTERLY REPORT
FOR THE FOURTH QUARTER ENDED AT 31 MAY 2015**

A9 Other Operating Income

	Current Year Cumulative Quarter	Preceding Year Corresponding Cumulative Quarter
	@31/05/2015 RM'000	@31/05/2014 RM'000
Interest income on:-		
-fixed deposits	1,612	2,596
-concession receivables	33,579	34,741
Fair value gain adjustment on receivables	112	254
Miscellaneous income	1,331	167
	<u>36,634</u>	<u>37,758</u>

A10 Segmental Reporting

The segmental information of the Group analysed by activities is as follows: -

	Property Development	Concession	Property Investment	Others & Investment holdings	Total
	RM'000	RM'000	RM'000	RM'000	RM'000
Period Ended 31/05/15					
REVENUE					
External	-	16,275	380	-	16,655
RESULT					
Segment result	(2,077)	6,354	64	(2,829)	1,512
Finance income		33,579			33,579
Finance cost	-	(18,309)		(1,760)	(20,069)
Profit before taxation	(2,077)	21,624	64	(4,590)	15,022
Taxation					(7,892)
Profit after taxation					<u>7,130</u>
Period Ended 31/05/14					
REVENUE					
External	678	107,296	420	-	108,394
RESULT					
Segment result	(7,780)	64,642	78	(3,015)	53,925
Finance cost					(17,774)
Profit before taxation					36,151
Taxation					(12,773)
Profit after taxation					<u>23,378</u>

Segmental reporting by geographical area is not presented as the Group's activities are predominantly in Malaysia.

A11 Valuation of property, plant and equipment

Subsequent to the financial year ended 31 May 2014, there were no material changes to the valuation of property, plant and equipment in the financial year under review.

A12 Material events subsequent to the end of the financial period

There were no material events subsequent to the end of the financial year under review.

A13 Changes in the composition of the Group

There are no changes in the composition of the Group during the current financial year under review.

A14 Contingent Liability and Contingent Asset

No contingent liability and asset have arisen since 31 May 2014.

**QUARTERLY REPORT
FOR THE FOURTH QUARTER ENDED AT 31 MAY 2015****B EXPLANATORY NOTES PURSUANT TO MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD****B1 Review of the Performance of the Company and its Principal Subsidiaries****Current quarter review**

The Group recorded revenue of RM3.68 million for the current quarter as compared to RM35.43 million reported in the preceding year corresponding quarter under review was mainly contributed from the maintenance services activities which takes effect from 11 April 2014 after completion of construction for project UITM Zone 1 Phase 2 Puncak Alam campus.

The Group recorded a lower profit before tax of RM4.18 million in the current quarter as compared to profit before tax of RM11.19 million in the preceding year corresponding quarter.

12-months period review by division

Concession revenue of RM16.27 million was mainly contributed by revenue recognition from the facilities management services provided after completion of construction for project UITM Zone 1 Phase 2 Puncak Alam campus in April 2014.

Other revenue recorded was RM0.38million which was contributed by the project management fee and rental of a factory.

For the year to date, the Group recorded a lower profit before tax of RM15.02 million as compared to profit before tax of RM36.15 million in the preceding year corresponding year.

B2 Material Changes in the Quarterly Results compared to the results of the Immediate Preceding Quarter

The profit before tax for the current quarter of RM4.18 million is higher compared to the immediate preceding quarter of RM2.84 million was mainly contributed from the facilities management services after the completion of construction project for Zone 1 Phase 2 of UITM Puncak Alam campus.

B3 Prospect Commentary

On 4May 2010, TRIplc Ventures Sdn Bhd ("Concession Company"), a wholly owned subsidiary of the Company, had executed a Concession Agreement ("CA") with the Government of Malaysia and UITM for the Concession Company to undertake the construction of Facility and Infrastructure of UITM Puncak Alam Campus, referred to as project UITM Zone 1 Phase 2 ("UITM-ZIP2") and to carry out the maintenance works for the Facilities and Infrastructure thereafter.

The concession is for a period of twenty three (23) years commencing from the construction commencement date 10 April 2010. The construction period of thirty six (36) months from construction commencement date has been completed and UITM had issued Certificate of Acceptance ("Certificate") to confirm the acceptance of the availability of Facilities & Infrastructure of project UITM Puncak Alam Campus (UITM-ZIP2) and to confirm the commencement of the Maintenance Period and the payment for the Availability Charges and the Maintenance Charges commencing from the date of this Certificate of Acceptance dated 11 April 2014 until expiry of the concession period. The Company has consistently receive the monthly fixed amount of Availability Charges from June 2014 onwards.

With the completion of construction of project UITM-ZIP2 and the commencement of maintenance services , the directors of the Company foresee this would contribute positively to the Group's future earnings and cashflows.

B4 Comparison of profit forecast

Not applicable for the current financial year under review.

**QUARTERLY REPORT
FOR THE FOURTH QUARTER ENDED AT 31 MAY 2015**

B5 Taxation

	Current Quarter @31/05/2015 RM'000	Current Year to-date @31/05/2015 RM'000
Tax expense comprises the following:		
Income tax	(29)	(1,036)
Deferred tax	(3,033)	(6,856)
	<u>(3,062)</u>	<u>(7,892)</u>

B6 Status of Corporate Proposals

(i) Term Loan Facility of RM105 million

On 23 June 2014, the Company has obtained a term loan facility of RM105million with Hong Leong Bank. RM35million has been allocated to fund the Company's working capital requirements whereby the balance is intended for future project utilisation subject to fulfillment of condition precedent set by the Financier.

(ii) Employee's Share Option Scheme ("ESOS")

The Company has granted 2nd Employee' Share Option Scheme ("ESOS") of 1,919,000 ordinary share at exercise price of RM1.13 to the directors and employees of the Company as announced on 24 October 2014.

Other than the above, there no other pending corporate proposal for the current financial year under review.

B7 Group Borrowings and Debt Securities

The total Group borrowings as at 31 May 2015 are as follows: -

		Total (RM'000)
1) Short Term		
Hire Purchase	secured	159
Term Loan	secured	7,585
Revolving Credit		6,800
Overdraft	secured	1,992
		<u>16,536</u>
2) Long Term		
Hire Purchase	secured	496
Term Loan	secured	27,800
Junior Notes	secured	27,929
Medium Term Notes	secured	234,995
		<u>291,220</u>
Total Borrowings		<u><u>307,756</u></u>

The Group has no borrowings and debt securities denominated in foreign currency.

B8 Disclosure of Derivatives

The Group does not have outstanding derivatives (including financial instruments designated as hedging instruments) during the current financial year under review.

B9 Material Litigation

There was no material litigation for the current financial year under review.

B10 Dividend

No dividend has been proposed or declared for the current financial year.

**QUARTERLY REPORT
FOR THE FOURTH QUARTER ENDED AT 31 MAY 2015**

B11 Earnings per share ('EPS')

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR	PRECEDING YEAR	CURRENT YEAR	PRECEDING YEAR
	QUARTER	CORRESPONDING QUARTER	TO DATE	CORRESPONDING PERIOD
	@31/05/2015	@31/05/14	@31/05/2015	@31/05/14
	RM'000	RM'000	RM'000	RM'000
a) Numerator				
Group's profit after tax & minority interest used as numerator in the calculation of basic and diluted EPS	1,126	5,927	7,130	23,378
b) Denominator				
Weighted average number of ordinary shares used as denominator in the :				
- Calculation of basic EPS	64,967	64,280	64,967	64,280
- Adjustment for shares options	-	-	-	-
Weighted average number of ordinary shares for diluted EPS	65,054	66,373	65,054	66,373
Profit per ordinary share :				
a) Basic (sen)	1.73	9.22	10.98	36.37
b) Fully diluted (sen)**	1.73	8.61	10.95	34.91

** The effect of share option was dilutive and has been shown in the calculation of diluted earnings per share.

B13 Notes to the Consolidated Statement of Comprehensive Income

Total comprehensive income for the year is arrived at after charging/(crediting) the following items:-

	CURRENT Quarter @31/05/2015 RM'000	Current Year to date @31/05/2015 RM'000
Finance income	(8,362)	(33,579)
Other income	(1,966)	(3,055)
Interest expenses	4,912	20,069
Depreciation and amortisation	292	1,085
ESOS	0	1,535
Impairment on goodwill	-	-
Provision for and impairment of receivables	-	-
Write-off of receivables	-	-
Provision for and write-off of inventories	-	-
(Gain)/loss on disposal of quoted or unquoted investment	-	-
(Gain)/loss on disposal of subsidiary	-	-
Impairment of assets	-	-
(Gain)/Loss on foreign exchange	-	-
(Gain)/loss on derivatives	-	-
Exceptional items	-	-

Other than as per disclosed above, the Group does not have other material items that recognised as (profit) / loss in the Consolidated Statement of Comprehensive Income in the current financial year under review.

Part A2 : Summary of Key Financial Information

Summary of Key Financial Information for the year ended 31/05/15.

		INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
		CURRENT YEAR QUARTER @31/05/15	PRECEDING YEAR CORRESPONDING QUARTER @31/05/14	CURRENT YEAR TO DATE @31/05/15	PRECEDING YEAR CORRESPONDING PERIOD @31/05/14
		RM'000	RM'000	RM'000	RM'000
	Revenue	3,682	35,434	16,655	108,394
2	Profit before tax	4,188	11,190	15,022	36,151
3	Profit for the period	1,126	5,927	7,130	23,378
4	Profit attributable to ordinary equity holders of the parent	1,126	5,927	7,130	23,378
5	Basic earnings per share (sen)	1.73	9.22	10.98	36.37
6	Proposed /Declared dividend per share (sen)	-	-	-	-

		AS AT END OF CURRENT QUARTER	AS AT PRECEDING FINANCIAL PERIOD
7	Net assets per share attributable to ordinary equity holders of the parent (RM)	2.209	2.086