CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE FOURTH QUARTER ENDED 31 MAY 2017

CUMULATIVE QUARTER

	CURRENT PERIOD QUARTER @31/05/17	PRECEDING YEAR CORRESPONDING QUARTER @31/05/16	CURRENT YEAR TO DATE @31/05/17	PRECEDING YEAR CORRESPONDING PERIOD @31/05/16
	RM'000	RM'000	RM'000	RM'000
Revenue	38,418	10,203	71,013	50,503
Cost of sales	(24,691)	14,747	(29,341)	10,211
Gross profit	13,727	24,950	41,672	60,714
Other operating income (note A9)	1,102	1,706	3,013	3,879
Selling and marketing costs	0	(65)	(5)	(70)
Administration expenses	(1,154)	(1,401)	(5,108)	(10,222)
Other operating expenses	(813)	(1,496)	(2,616)	(3,313)
Finance cost	(5,513)	(6,584)	(21,896)	(23,107)
Profit before tax	7,349	17,110	15,060	27,881
Taxation (Note B5)	(1,292)	(358)	(4,430)	(3,903)
Profit attributable to shareholders of the company	6,057	16,752	10,630	23,978
Other comprehensive income, net of tax	-	-	-	-
Total comprehensive income for the year	6,057	16,752	10,630	23,978
Earnings per share				
a) Basic (sen)	8.94	25.50	15.68	36.50
b) Fully diluted (sen)	8.91	25.46	15.64	36.45

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Report for the year ended 31 May 2016)

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CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 MAY 2017

	UNAUDITED ACCOUNT @31/05/17	AUDITED ACCOUNT @31/05/16
	RM'000	RM'000
ASSETS Proporty plant and equipment	12,482	13,184
Property, plant and equipment Investment properties	2,320	2,272
Trade and other receivables	386,844	375,761
Defered tax assets	78	-
Total non-current assets	401,724	391,217
•	·	·
Inventories	82,883	82,827
Trade and other receivables	31,023	33,020
Tax recoverable	191	-
Cash and bank balances	63,223	59,176
Total current assets	177,320	175,023
Total Assets	579,044	566,240
EQUITY Share capital Reserves Total equity attributable to the shareholders of the company	72,939 111,423 184,362	66,349 104,593 170,942
LIABILITIES		
Borrowings - secured (Note B7)	261,071	266,026
Deferred tax liabilities	41,985	39,795
Provision for conversion premium	4,331	4,331
Total non-current liabilities	307,387	310,152
Trade and other payables	52,403	53,394
Borrowings - secured (Note B7)	34,293	30,090
Tax liabilities	, 599	1,662
Total current liabilities	87,295	85,146
Total liabilities	394,682	395,298
Total Equity and Liabilities	579,044	566,240
Number of share issued	68,490	66,349
Net assets per share attributable to equity holders		
of the parent (RM)	2.692	2.576
Net assets (RM'000)	184,362	170,942

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Financial Report for the year ended 31 May 2016)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW FOR THE FOURTH QUARTER ENDED 31 MAY 2017

	12 MONTHS ENDED 31/05/17 RM'000	12 MONTHS ENDED 31/05/16 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash receipts from customers	52,924	62,664
Rental received	660	597
Cash paid for operating expenses and construction & property development expenditure	(27,874)	(45,539)
Cash from operations	25,710	17,722
Interest received	1,867	2,183
Other income received	85	15
Deposits paid	(58)	-
Deposits received	Ì50 [°]	12
Tax refunded	-	403
Tax paid	(3,571)	(4,631)
Net cash from operating activities	24,183	15,704
CASH FLOWS FROM INVESTING ACTIVITIES	(247)	(474)
Purchase of property, plant and equipment	(347) 89	(474) 10
Proceeds from disposal of property, plant and equipment	(3,875)	18,297
(Increase in)/Withdrawal of fixed deposits	(3,673)	10,237
Net cash(used)/from investing activities	(4,133)	17,833
CASH FLOWS FROM FINANCING ACTIVITIES Repayment of hire purchase liabilities Hire purchase interest paid Repayment of term loan and revolving credit Term loans, bridging loan & revolving credit interest paid Repayment of bond principal Bond coupon and guarantee premium paid Interest paid	(227) (68) (16,331) (1,657) (20,000) (18,444) (44)	(164) (31) (13,484) (2,221) - (19,411) (163)
Proceeds from share issued	2,794	1,584
Drawdown of Term Loan	36,250	-
Net cash used in financing activities	(17,727)	(33,890)
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	2,323	(353)
CASH AND CASH EQUIVALENTS AT BEGINNING OF FINANCIAL PERIOD	39,330	39,683
CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD	41,653	39,330
Cash and cash equivalents consist of:-		
Cash and bank balances	23,297	11,524
Fixed & short term deposits	39,926	47,652
	63,223	59,176
Fixed deposits more than 3 months	(20,867)	(17,013)
Bank overdraft (included under short term borrowings)		(2,150)
,	42,356	40,013
Fixed deposits pledged	(703)	(683)
i ized deposits piedged	41,653	39,330
		,

(The Condensed Consolidated Statement of Cash Flow should be read in conjunction with the Annual Financial Report for the year ended 31 May 2016)

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CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE FOURTH QUARTER ENDED 31 MAY 2017

•		Attribut	Attributable to owners of the parent	of the parent	
	Share	Share premium	Share grant reserve	Retained earnings	Total
12 months ended 31 May 2017	W. W	NA 000	000 M		
Balance as at 1 June 2016	66,349	2,008	2,471	100,114	170,942
Share options retracted	'		(156)	156	ı
Issuance of ordinary shares pursuant to exercise of ESOS	2,756	1,826	(1,792)	•	2,790
Effects of the Companies Act 2016	3,834	(3,834)	ı	•	•
Total comprehensive income for the year	ı	,	ı	10,630	10,630
	6,590	(2,008)	(1,948)	10,786	13,420
Balance as at 31 May 2017	72,939		523	110,900	184,362

12 months ended 31 May 2016

Balance as at 1 June 2015

143,538

75,367

2,528

9/9

64,967

1					
New ESOS granted	ı	ı	1,843	1	1,843
Share options retracted	ŧ	1	(077)	770	1
Issuance of ordinary shares pursuant to exercise of ESOS	1,382	1,332	(1,130)		1,584
Total comprehensive income for the year	ı		1	23,977	23,977
<u>.</u>	1,382	1,332	(57)	24,747	27,404
Balance as at 31 May 2016	66,349	2,008	2,471	100,114	170,942

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended 31 May 2016)

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QUARTERLY REPORT FOR THE FOURTH QUARTER ENDED AT 31 MAY 2017

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 2016. 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 2016.

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 2016.

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 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

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.

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QUARTERLY REPORT FOR THE FOURTH QUARTER ENDED AT 31 MAY 2017

A9 Other Operating Income

	<u>Current Year</u> Current Quarter	Preceding Year Corresponding Quarter	Current Year Cumulative Year	Preceding Year Corresponding Cumulative Year
	@31/05/17	@31/05/16	@31/05/17	@31/ 0 5/ 1 6
	RM'000	RM'000	RM'000	RM'000
Interest income on:fixed deposits Gain on disposal of investment property Miscellaneous income	481	677	1,763	2,094
	-	400	-	400
	621	629	1,250	1,385
	1,102	1,706	3,013	3,879

A10 Segmental Reporting

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

	Property Development	Concession	Construction	Property Investment	Others & Investment holdings	Total
Period Ended 31/05/17	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
<u>REVENUE</u> External		70,653	-	360	<u> </u>	71.013
RESULT						
Segment result	(878)	40,145	(75)	(69)	(2,167)	36,956
Finance cost	-	(19,221)	(30)	-	(2,645)	(21,896)
Profit before taxation	(878)	20,924	(105)	(69)	(4,812)	15,060
Taxation						(4,430)
Profit after taxation						10,630
Period Ended 31/05/16						
REVENUE						
External		43,875	6,288	340		50,503
RESULT						
Segment result	(1,525)	36,926	21,201	19	(5,633)	50,988
Finance cost	.,,,	(20,673)	(2)		(2,432)	(23,107)
Profit before taxation	(1,525)	16,253	21,199	19	(8,065)	27,881
Taxation						(3,903)
Profit after taxation						23,978

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 2016, 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 year

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 2016.

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QUARTERLY REPORT FOR THE FOURTH QUARTER ENDED AT 31 MAY 2017

B EXPLANATORY NOTES PURSUANT TO MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

31 Review of the Performance of the Company and its Principal Subsidiaries

Current quarter review

The Group recorded revenue of RM38.418 million for the current quarter as compared to RM10.203 million reported in the preceding year corresponding quarter under review mainly contributed from concession income of UiTM ZIP2 and the construction activities for project UiTM ZIP3 Puncak Alam campus which commenced in April 2017.

The Group recorded a lower profit before tax of RM7.349 million in the current quarter as compared to profit before tax of RM17.110 million in the preceding year corresponding quarter.

12-months period review by division:-

Concession revenue of RM27.555 million and RM43.098 million were mainly contributed by revenue recognition for UiTM Zone 1 Phase 3 ("UiTM-ZIP3") and UiTM Zone 1 Phase 2 ("UiTM-ZIP2") Puncak Alam campus project respectively.

Other revenue recorded RM0.36 million was generated from rental of a factory.

B2 Material change due to Reclassification to the results of the Immediate Preceding Quarter

The profit before tax for the current quarter of RM7.349 million is higher compared to the immediate preceding quarter of RM2.604 million due to recognition of workdone for project UiTM-ZIP3 Puncak Alam campus in the current quarter.

B3 Prospect Commentary

(a) Concession project UiTM-Zone 1 Phase 2, Campus Puncak Alam ("UiTM-ZIP2")

In 2010, the Company, through its wholly-owned subsidiary, TRIplc Ventures Sdn Bhd ("TVSB"), entered into UiTM ZIP2 Concession Agreement with the Government, represented by the Ministry of Higher Education, and UiTM. Under the ZIP2 Concession Agreement, TVSB was granted a 23-year concession to undertake the planning, design, financing, development, construction, landscaping, equipping, installation, completion, testing, commissioning and maintenance of specified facilities and infrastructure for ZIP2 of UiTM Puncak Alam Campus. The specified facilities and infrastructure include academic facilities for three faculties, namely the Faculty of Accountancy, Faculty of Business Administration and Faculty of Hotel and Tourism Management, common facilities, student accomodation, multipurpose hall, maintenance centre, prayer hall, library, student centre, cafetaria and health centre.

The construction works for ZIP2 of UiTM Puncak Alam Campus commenced in 2011.

TVSB completed the construction works for ZIP2 of UiTM Puncak Alam Campus in 2014. Through TRIplc FMS Sdn Bhd, another wholly-owned subsidiary, TVSB commenced with the undertaking of the maintenance services for a period of 20 years.

(b) Concession project UiTM-Zone 1 Phase 3, Campus Puncak Alam ("UiTM-ZIP3)

On 25 February 2016, the Company has made an announcement that TRIplc Medical Sdn Bhd ("TMSB" or "Concession Company"), a wholly owned subsidiary of the Company has been awarded a concession to undertake the planning, finance, design, development, construction, landscaping, equipping, installation, completion, testing and commissioning of the facilities and infrastructure in relation to the Teaching Hospital and Medical Academic Centre at UiTM Puncak Alam Campus ("Project") for a development cost of RM599.0 million and thereafter to carry out the asset management services of the facilities and infrastructure in accordance with the terms and conditions of the Concession Agreement dated 18 February 2016 entered into between the Government of Malaysia represented by Ministry of Higher Education ("Government"), Universiti Teknologi MARA ("UiTM") and TMSB.

The concession is for a period of 25 years from the Effective Date or construction commencement date, whichever is later and expires on the twenty fifth (25th) anniversary of that date. The Concession Company had received from the Government notice of concession Effective Date on 17 January 2017 and the construction has commenced on 11 April 2017.

With the fixed monthly receivable and steady income from maintenance of project UITM-ZIP2, and coupled with the new concession agreement for project UITM-ZIP3, the directors of the Company foresee these concessions would contribute positively to the Group's earnings and cashflows.

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QUARTERLY REPORT FOR THE FOURTH QUARTER ENDED AT 31 MAY 2017

B4 Comparison of profit forecast

Not applicable for the current financial year under review.

B5 Taxation

Tax expense comprises the following:	Current Quarter '@31/05/17 RM'000	Current Period to-date @31/05/17 RM'000
Income tax Income tax - prior year	(343) 4	(1,248) (1,070)
Deferred tax	(1,486)	(2,178)
Deferred tax - prior year	533	66
	(1,292)	(4,430)

B6 Status of Corporate Proposals

(a) Head of Agreement entered into between the Company and Puncak Niaga Holdings Berhad

With referecence to the announcements made by the Company on 18 April 2016, 17 August 2016 and 17 November 2016, the Company had entered into a Heads of Agreement ("HOA") with Puncak Niaga Holdings Berhad ("Puncak Niaga") to facilitate discussions and negotiations for a pontential acquistion of the business of the Company by Puncak Niaga ("Proposed Transaction"). Puncak Niaga is a public company listed on the Main Market of Bursa Malaysia Securities Berhad.

On 16 December 2016, the Company had announced the implementation of the following proposals :-

- (i) Proposed internal reorganisation by way of a member's scheme of arrangement under Section 176 of the Companies Act, 1965 ("Act") comprising the following:
 - (a) Proposed share exchange of the entire issued and paid up share capital of the Company of up to 69,125,085 ordinary shares of RM1.00 each in the Company ("TRIplc Shares") for up to 69,125,085 new ordinary shares of RM1.00 each in a new investment holding company, Pimpinan Ehsan Berhad ("PEB"), ("PEB Shares") on the basis of one (1) new PEB Shares for ever one (1) existing TRIplc Share held by the existing shareholders' of the Company as at the entitlement date to be determined later ("Proposed Share Exchange"); and
 - (b) Proposed transfer of listing status of the Company to PEB and the admission of PEB to the Official List of the Main Market of Bursa Securities and the listing of and quotation for the new PEB shares on the Main Market of Bursa Securities ("Proposed Transfer of Listing").

The Proposed Share Exchange and Proposed Transfer of Listing are collectively referred to as the "Proposed Internal Reorganisation".

(ii) Proposed disposal of PEB of the entire issued and paid-up capital held in TRIplc to PNHB for a cash consideration of RM210 million ("Disposal Consideration")("Proposed Disposal").

Pursuant to the Proposed Internal Reorganisation, the Company had on 16 December 2016 entered into an internal restructuring agreement with PEB ("IRA"), PEB had also on 16 December 2016 entered into a conditional share sale agreement ("SSA") with PNHB for the Proposed Disposal.

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QUARTERLY REPORT FOR THE FOURTH QUARTER ENDED AT 31 MAY 2017

(b) Proposed issuance of Senior Sukuk Murabahah of up to RM639.0 million in nominal value based on the Shariah principle of Murabahah (via Tawarrug arrangement) ("Senior Sukuk Murabahah")

- i) TRIplc Berhad ("Company") had on 15 November 2016 announced that its wholly-owned subsidiary, TRIplc Medical Sdn Bhd ("TMSB"), lodged with the Securities Commission Malaysia ("SC") the required information and relevant documents relating to the Senior Sukuk Murabahah pursuant to the SC's Guidelines on Unlisted Capital Market Products under the Lodge and Launch Framework, revised and effective on 15 June 2015.
- ii) The Senior Sukuk Murabahah has been assigned a preliminary rating of AA1 by RAM Rating Services Berhad and has the tenure of more than one (1) year and up to eighteen (18) years from the date of issuance of the Senior Sukuk Murabahah.

(c) Proposed issuance of Junior Sukuk Murabahah pursuant to the Junior Sukuk Murabahah Programme of up to RM150.0 million in nominal value based on the Shariah principle of Murabahah (via Tawarruq arrangement) ("Junior Sukuk Murabahah")

- i) TRIplc Berhad ("Company") had on 16 December 2016 announced that its wholly-owned subsidiary, TRIplc Medical Sdn Bhd ("TMSB"), lodged with the Securities Commission Malaysia ("SC") the required information and relevant documents relating to the Junior Sukuk Murabahah pursuant to the SC's Guidelines on Unlisted Capital Market Products under the Lodge and Launch Framework, revised and effective on 15 June 2015.
- ii) The Junior Sukuk Murabahah is unrated and the Junior Sukuk Murabahah Pragramme shall be made in tranches to be determined prior to the date of issuance. The tenure of each tranche of the Junior Sukuk Murabahah shall be more than one (1) year and up to has a tenure of up to twenty (20) years from the date of first (1st) issuance of the Junior Sukuk Murabahah under the Junior Sukuk Murabahah Programme.

The proceeds raised from the Senior Sukuk Murabahah, together with the proceeds raised from the Junior Sukuk Murabahah, will be utilized by TMSB amongst others to finance the financing cost during the construction period and to finance the construction cost of the planning, design, development, construction, landscaping, equipping, installation, completion, testing and commissioning of the facilities and infrastructure in relation to the Teaching Hospital and Medical Academic Centre in Universiti Teknologi MARA, Puncak Alam Campus, Selangor Darul Ehsan ("**Project**") of RM599.0 million in accordance with the terms and conditions of the concession agreement dated 18 February 2016.

Other than the above, there is 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 2017 are as follows: -

			Total
1)	Short Term		(RM'000)
	Hire Purchase	secured	260
	Term Loan-I	secured	94
	Term Loan-II	secured	-
	Medium Term Notes	secured	19,326
	Bridging Loan	secured	14,613
	Overdraft	secured	<u>-</u>
			34,293
2)	Long Term		
Ĩ	Hire Purchase	secured	1,039
	Term Loan-I	secured	120
	Term Loan-II	secured	33,794
	Junior Notes	secured	29,057
	Medium Term Notes	secured	197,061
			261,071
	Total Borrowings		295,364

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

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QUARTERLY REPORT FOR THE FOURTH QUARTER ENDED AT 31 MAY 2017

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.

B11 Earnings per share ("EPS")

		I <u>ND</u> CURRENT PERIOD QUARTER @31/05/17	PRECEDING YEAR CORRESPONDING QUARTER @31/05/16	CUMULAT CURRENT PERIOD TO DATE @31/05/17	TIVE QUARTER PRECEDING YEAR CORRESPONDING PERIOD @31/05/16
		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	6,057	16,752	10,630	23,978
b)	Denominator Weighted average number of ordinary shares used as denominator in the :				
	- Calculation of basic EPS	67,791	65,693	67,791	65,693
	- Adjustment for shares options	186	94	186	94
	Weighted average number of ordinary shares for diluted EPS	67,977	65,787	67,977	65,787
Pr	ofit per ordinary share :				
a)	Basic (sen)	8.94	25.50	15.68	36.50
b)	Fully diluted (sen)**	8.91	25.46	15.64	36.45

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

B12 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 @31/05/2017 RM'000	Current Year to date @31/05/2017 RM'000
Other income	(1,102)	(2,622)
Other income - reversal of impairment loss	0	(391)
Interest expenses	5,513	21,896
Depreciation and amortisation	326	1,227
Loss on disposal of assets	53	120

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 periodr ended 31/05/17.

		INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
		CURRENT YEAR QUARTER @31/05/17 RM'000	PRECEDING YEAR CORRESPONDING QUARTER @31/05/16 *Restated RM'000	CURRENT YEAR TO DATE @31/05/17 RM'000	PRECEDING YEAR CORRESPONDING YEAR @31/05/16 *Restated RM'000
	Revenue	38,418	10,203	71,013	50,503
2	Profit before tax	7,349	17,110	15,060	27,881_
3	Profit for the year	6,057	16,752	10,630	23,978
4	Profit attributable to ordinary equity holders of the parent	6,057	16,752	10,630	23,978
5	Basic earnings per share (sen)	8.94	25.50	15.68	36.50
6	Proposed /Declared dividend per share (sen)	-	-	-	<u>-</u>

		AS AT END OF CURRENT YEAR	AS AT PRECEDING FINANCIAL YEAR
7	Net assets per share attributable to ordinary		
	equity holders of the parent (RM)	2.692	2.576