

Interim Financial Statements for the Fourth Quarter Ended 31 December 2014

**Condensed Consolidated Statements of Profit or Loss and Other Comprehensive Income
for the Fourth Quarter Ended 31 December 2014**

(Unaudited)

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter <u>31/12/2014</u> RM'000	Preceding Year Corresponding Quarter <u>31/12/2013</u> RM'000	Current Year To-Date <u>31/12/2014</u> RM'000	Preceding Year Corresponding Period <u>31/12/2013</u> RM'000
Revenue	156,847	168,933	635,532	628,072
Operating expenses	(154,178)	(175,584)	(624,502)	(631,872)
Other operating income	8,477	14,485	14,856	19,638
Profit from operations	11,146	7,834	25,886	15,838
Finance costs	(1,377)	(1,505)	(5,667)	(5,725)
Profit before taxation	9,769	6,329	20,219	10,113
Taxation	(2,684)	(2,530)	(5,702)	(4,938)
Profit after taxation from continuing operations	7,085	3,799	14,517	5,175
Remeasurement of asset classified as held for sale	-	(170)	-	(170)
Profit after taxation	7,085	3,629	14,517	5,005
Other comprehensive income				
<u>Items that may be reclassified subsequently to profit or loss:</u>				
Available-for-sale financial assets	(106)	(61)	20	20
Currency translation differences	18	1	16	6
Other comprehensive income, net of tax	(88)	(60)	36	26
Total comprehensive income	6,997	3,569	14,553	5,031
Profit for the period attributable to:				
Owners of the parent	6,961	3,340	13,914	4,491
Non-controlling interests	124	289	603	514
	7,085	3,629	14,517	5,005
Total comprehensive income for the period attributable to:				
Owners of the parent	6,873	3,280	13,950	4,517
Non-controlling interests	124	289	603	514
	6,997	3,569	14,553	5,031
Earnings per share attributable to owners of the parent				
- Basic (sen)	9.61	4.61	19.20	6.20
- Diluted, sen	Not applicable	Not applicable	Not applicable	Not applicable

The Condensed Consolidated Statements of Comprehensive Income should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2013.

Interim Financial Statements for the Fourth Quarter Ended 31 December 2014

Condensed Consolidated Statements of Financial Position as at 31 December 2014

	AS AT END OF CURRENT QUARTER <u>31/12/2014</u> Unaudited RM'000	AS AT PRECEDING FINANCIAL YEAR END <u>31/12/2013</u> Audited RM'000
Non-current Assets		
Property, plant and equipment	41,139	36,695
Investment properties	60,780	54,483
Land held for property development	7,178	7,178
Investments in associated companies	7	7
Other investments	711	1,316
Goodwill	819	819
Deferred tax assets	189	694
	<u>110,823</u>	<u>101,192</u>
Current Assets		
Development Expenditure	12,716	11,381
Inventories	25,013	26,856
Trade and other receivables	232,294	225,379
Taxation recoverable	1,282	987
Short term investments	5,223	5,223
Cash and cash equivalents	15,659	21,926
Asset classified as held for sale	940	1,680
	<u>293,127</u>	<u>293,432</u>
Current Liabilities		
Trade and other payables	121,250	117,990
Overdraft and short term borrowings	92,908	99,142
Taxation	1,057	714
	<u>215,215</u>	<u>217,846</u>
NET CURRENT ASSETS	<u>77,912</u>	<u>75,586</u>
	<u>188,735</u>	<u>176,778</u>
FINANCED BY:		
Total Equity		
Share capital	72,469	72,469
Share premium	3,457	3,457
Reserves	88,422	76,329
Equity attributable to owners of the parent	164,348	152,255
Non-controlling interests	6,308	6,290
	<u>170,656</u>	<u>158,545</u>
Non-current Liabilities		
Term Financing/Loan	15,760	16,194
Other deferred liabilities	879	1,106
Deferred tax liabilities	1,440	933
	<u>18,079</u>	<u>18,233</u>
	<u>188,735</u>	<u>176,778</u>

The Condensed Consolidated Statements of Financial Position should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2013

Interim Financial Statements for the Fourth Quarter Ended 31 December 2014

Condensed Consolidated Statements of Changes in Equity for the Fourth Quarter Ended 31 December 2014

(Unaudited)

	← Attributable to Owners of the Parent →				Total RM'000	Non- Controlling Interests RM'000	Total Equity RM'000
	← Non-Distributable →		Distributable				
	Share Capital RM'000	Share Premium RM'000	Other Reserves RM'000	Retained Profits RM'000			
12 months ended <u>31 December 2014</u>							
At 1 January 2014	72,469	3,457	203	76,126	152,255	6,290	158,545
Profit after taxation for the financial period	-	-	-	13,914	13,914	603	14,517
Other comprehensive income for the financial period, net of							
- Fair value changes of available-for-sale financial assets	-	-	20	-	20	-	20
- Foreign currency translation	-	-	16	-	16	-	16
Total comprehensive income for the financial period	-	-	36	13,914	13,950	603	14,553
Dividends paid to owners of the Parent	-	-	-	(2,174)	(2,174)	-	(2,174)
Dividends paid to minority interest of a subsidiary	-	-	-	-	-	(585)	(585)
Reclassification adjustment to profit or loss on disposal	-	-	317	-	317	-	317
At end of the financial period	72,469	3,457	556	87,866	164,348	6,308	170,656
12 months ended <u>31 December 2013</u>							
At 1 January 2013	72,469	3,457	130	74,227	150,283	8,153	158,436
Profit after taxation for the financial period	-	-	-	4,491	4,491	514	5,005
Other comprehensive income for the financial period, net of							
- Fair value changes of available-for-sale financial assets	-	-	20	-	20	-	20
- Foreign currency translation	-	-	6	-	6	-	6
Total comprehensive income for the financial period	-	-	26	4,491	4,517	514	5,031
Additional investment in a subsidiary	-	-	-	(418)	(418)	(2,377)	(2,795)
Dividends paid to owners of the Parent	-	-	-	(2,174)	(2,174)	-	(2,174)
Voluntary struck-off overseas subsidiaries	-	-	47	-	47	-	47
At end of the financial period	72,469	3,457	203	76,126	152,255	6,290	158,545

The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2013.

Interim Financial Statements for the Fourth Quarter Ended 31 December 2014

Condensed Consolidated Statements of Cash Flows for the Fourth Quarter Ended 31 December 2014
(Unaudited)

	1.1.2014 to 31.12.2014 RM'000	1.1.2013 to 31.12.2013 RM'000
Cash flows from/(for) operating activities		
Profit before taxation	20,219	10,113
Adjustments for:-		
Non-cash items	(2,112)	(8,085)
Non-operating items	(1,333)	(1,059)
Operating profit before working capital changes	<u>16,774</u>	<u>969</u>
Net change in current assets	(7,744)	12,869
Net change in current liabilities	3,304	(22,416)
Cash flows from operations	<u>12,334</u>	<u>(8,578)</u>
Taxation paid	(4,643)	(3,591)
Net cash from/(for) operating activities	<u>7,691</u>	<u>(12,169)</u>
Cash flows for investing activities		
Equity investments	1,189	(2,795)
Other investments	(5,042)	59
Net cash for investing activities	<u>(3,853)</u>	<u>(2,736)</u>
Cash flows (for)/from financing activities		
Dividends paid	(2,174)	(2,174)
Dividends paid to minority shareholders in a subsidiary company	(585)	-
Net proceeds from term financing-i/loan	607	16,622
Repayment of hire purchase financing	(678)	(988)
Short term bank borrowings	(9,156)	8,388
Net cash (for)/from financing activities	<u>(11,986)</u>	<u>21,848</u>
Net increase/(decrease) in cash and cash equivalents	(8,148)	6,943
Cash and cash equivalents at beginning of financial period	6,979	36
Cash and cash equivalents at end of financial period	<u>(1,169)</u>	<u>6,979</u>
Cash and cash equivalent at the end of the financial period comprise of:		
	31.12.2014 RM'000	31.12.2013 RM'000
Cash and bank balances	15,418	21,685
Bank overdrafts	(16,587)	(14,706)
	<u>(1,169)</u>	<u>6,979</u>

The Condensed Consolidated Statements of Cash Flows should be read in conjunction with the Annual Financial

A EXPLANATORY NOTES AS PER FRS 134

A1. Accounting Policies

The interim financial statements are unaudited and have been prepared in accordance with Financial Reporting Standard 134: Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad, and should be read in conjunction with the audited financial statements for the year ended 31 December 2013.

The accounting policies and methods of computation applied in the interim financial statements are consistent with those adopted in the most recent annual financial statements except for the adoption of the following accounting standards and amendments issued by the Malaysian Accounting Standards Board (“MASB”) effective for the Group’s current financial period. The adoption of these standards and amendments has no material impacts on the financial statements of the Group upon its initial application.

- Amendments to FRS 10,
FRS 12 and FRS 127 (2011) Investment Entities
- Amendments to FRS 132 Offsetting of Financial Assets and Financial Liabilities
- Amendments to FRS 136 Recoverable Amount Disclosures for Non-financial Assets
- Amendments to FRS 139 Novation of Derivatives and Continuation of Hedge Accounting
- IC Interpretation 21 Levies

The Group has not applied in advance the following accounting standards and consequential amendments that have been issued by the MASB but are not yet effective for the Group’s current financial period:

- FRS 9 (2014) Financial Instruments
- Amendments to FRS 10 Sale or Contribution of Assets between an Investor and its
and FRS 128 (2011) Associates or Joint Venture
- Amendments to FRS 11 Accounting for Acquisitions of Interests in Joint Operations
- Amendments to FRS 116 Clarification of Acceptable Methods of Depreciation and
and FRS 138 Amortisation
- Amendments to FRS 119 Defined Benefit Plans – Employee Contributions
- Amendments to FRS 127 Equity Method in Separate Financial Statements
(2011)
- Annual Improvements to FRSs 2010 – 2012 Cycle
- Annual Improvements to FRSs 2011 – 2013 Cycle
- Annual Improvements to FRSs 2012 – 2014 Cycle

A2. Audit Report

The audit report of the most recent annual financial statements was not subject to any qualification.

A3. Seasonal Or Cyclical Factors

There is no major seasonality or cyclicity in the Group's operations.

A4. Unusual Items

There were no unusual items affecting the assets, liabilities, equity, net income or cash flows of the Group during the current interim period.

A5. Changes In Estimates

There were no changes in estimates of amounts reported in prior financial years that have a material effect in the current interim period.

A6. Debt And Equity Securities

There were no share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares for the current interim period.

A7. Payment Of Dividend

A first and final single tier dividend of 3.0 sen per share on the ordinary shares amounting to RM2,174,085 in respect of the financial year ended 31 December 2013 was paid on 20 August 2014.

There was no payment of dividend for the quarter under review.

A8. Segmental Reporting

As at 31 December 2014

	Trading	Contract	Manufacture	Property Development	Property and Investment Holding	Others	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue	553,979	70,980	258	8,882	1,433	-	635,532
Profit/(Loss) from Operations	16,897	3,935	(1,040)	2,853	3,280	(39)	25,886
Finance costs							(5,667)
Profit before taxation							20,219
Income tax expenses							(5,702)
Profit after taxation							14,517

A9. Property, Plant And Equipment

Property, plant and equipment, other than freehold land are stated at cost less accumulated depreciation and any impairment losses. Freehold land is stated at cost less any impairment losses and is not depreciated.

A10. Material Subsequent Events

There are no material events subsequent to the end of the current interim period that have not been reflected in these interim financial statements.

A11. Changes In Composition Of The Group

There were no changes in the composition of the Group for the current interim period including business combination, acquisition or disposal of subsidiaries and long term investments, restructuring and discontinuing operations.

A12. Contingent Liabilities

There are no material changes in contingent liabilities and contingent assets since the last annual balance sheet date.

B. ADDITIONAL INFORMATION REQUIRED BY BMSB'S LISTING REQUIREMENTS**B1. Review Of Performance**

The Group recorded a turnover of RM636 million with a pre-tax profit of RM20.2 million for the financial year ended 31 December 2014. Turnover improved by a marginal 1.2% while pre-tax profit increased slightly more than double compared to RM9.9 million of last year. The improvement in pre-tax profit was attributable to a sales composition of higher gross profit margin products and activities on the back of higher turnover, increased other income and controlled operating expenses.

B2. Comparison With Preceding Quarter's Result

In the quarter under review the Group posted a turnover of RM 157 million, an increase of 10% compared to the preceding quarter. Similarly, pre-tax profit was much higher at RM 9.8 million compared to RM2.9 million in previous quarter.

B3. Current Year Prospects

Barring any unforeseen circumstances the Group expects its operations to remain stable.

B4. Variances From Profit Forecast And Profit Guarantee

The company did not make a profit forecast and therefore comments on variances with forecast profit are not applicable.

B5. Taxation

Taxation comprises the following:

	Individual Quarter <u>31/12/2014</u> RM'000	Cumulative Quarter <u>31/12/2014</u> RM'000
Malaysian income tax:		
Current year tax	1,202	4,120
Prior year tax	51	570
Deferred taxation	1,431	1,012
Total income tax expense	<u>2,684</u>	<u>5,702</u>

B6. Sale Of Investments And Properties

There is no material gain or loss from disposal of investments or properties for the period under review.

B7. Purchase Or Disposal Of Quoted Securities

- a) There is no purchase or disposal of quoted securities for the current interim period.
 b) Total investments in quoted shares as at 31 December 2014 are as below:

	<u>RM'000</u>
(i) At cost	2,699
(ii) At carrying value	183
(iii) At market value	183

B8. Status Of Corporate Proposals

On 24 July 2013, the Company announced that it has entered into a conditional Sale and Purchase Agreement with Maju Holdings Sdn Bhd ("MHSB") for the acquisition of 24 units of office lots located on levels 2 to 7 within Tower 3 of Maju Linq currently under development in Bandar Tasik Selatan, Kuala Lumpur ("Property") for an aggregate purchase consideration of RM25,675,200 ("Proposed Acquisition"). The purchase consideration will substantially be satisfied by way of settlement of the debts owed by MHSB and its subsidiaries to the Company and its subsidiaries. At the Extraordinary General Meeting on 13 November 2013, the shareholders approved the Proposed Acquisition. The proposed acquisition is expected to be completed in August 2015 upon the complete development of the Maju Linq project.

B9. Group Borrowings And Debt Securities

The group borrowings and debt securities which are denominated in Ringgit Malaysia as at 31 December 2014 are as below:

	<u>RM'000</u>
Secured	18,547
Unsecured	74,361
Total short term borrowings	<u>92,908</u>
Secured long term borrowings	<u>15,760</u>
Total borrowings	<u>108,668</u>

B10. Off Balance Sheet Financial Instruments

There are no financial instruments with off balance sheet risk as at the date of this report.

B11. Material Litigation

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

B12. Dividend

The Directors have yet to recommend any payment of dividend for the financial ended 31 December 2014.

B13. Earnings Per Share

The basic earnings per share for the financial period have been calculated by dividing the Group's earnings by the weighted average number of ordinary shares issued.

	Individual Quarter		Cumulative Quarter	
	<u>31/12/2014</u>	<u>31/12/2013</u>	<u>31/12/2014</u>	<u>31/12/2013</u>
Profit attributable to owners of the parent (RM'000)	6,961	3,340	13,914	4,491
Weighted average number of shares outstanding ('000)	72,469	72,469	72,469	72,469
Basic earnings per share (sen)	9.61	4.61	19.20	6.20

B14. Realised and Unrealised Profits Disclosures

The breakdown of the retained profits of the Group as at the end of the reporting period into realised and unrealised profits/(losses) are as below:

	As at	As at
	<u>31/12/2014</u>	<u>31/12/2013</u>
	RM'000	RM'000
Total retained profits		
- realised	62,371	54,421
- unrealised	<u>25,537</u>	<u>21,747</u>
	87,908	76,168
Total share of accumulated losses of associate		
- realised	(42)	(42)
- unrealised	<u>-</u>	<u>-</u>
	<u>87,866</u>	<u>76,126</u>

BY ORDER OF THE BOARD

Chan Lai Choon
Secretary

Kuala Lumpur
26 February 2015