

## Interim Financial Statements for the Fourth Quarter Ended 31 December 2015

## Condensed Consolidated Statements of Profit or Loss and Other Comprehensive Income

for the Fourth Quarter Ended 31 December 2015

(Unaudited)

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter <u>31/12/2015</u> RM'000	Preceding Year Corresponding Quarter <u>31/12/2014</u> RM'000	Current Year To-Date <u>31/12/2015</u> RM'000	Preceding Year Corresponding Period <u>31/12/2014</u> RM'000
Revenue	121,071	156,847	556,693	635,532
Operating expenses	(124,692)	(154,161)	(561,511)	(624,483)
Other operating income	5,379	8,462	16,956	14,840
Profit from operations	1,758	11,148	12,138	25,889
Finance costs	(1,486)	(1,379)	(5,858)	(5,670)
Profit before taxation	272	9,769	6,280	20,219
Taxation	(564)	(2,740)	(2,564)	(5,758)
<b>(Loss)/Profit after taxation</b>	<b>(292)</b>	<b>7,029</b>	<b>3,716</b>	<b>14,461</b>
Other comprehensive income				
<u>Items that may be reclassified subsequently to profit or loss:</u>				
Available-for-sale financial assets	80	211	109	337
Currency translation differences	(17)	18	120	16
Other comprehensive income, net of tax	63	229	229	353
<b>Total comprehensive (expense)/income</b>	<b>(229)</b>	<b>7,258</b>	<b>3,945</b>	<b>14,814</b>
(Loss)/Profit for the period attributable to:				
Owners of the parent	(388)	6,922	1,760	13,875
Non-controlling interests	96	107	1,956	586
	(292)	7,029	3,716	14,461
Total comprehensive (expense)/income for the period attributable to:				
Owners of the parent	(325)	7,151	1,989	14,228
Non-controlling interests	96	107	1,956	586
	(229)	7,258	3,945	14,814
Earnings per share attributable to owners of the parent				
- Basic (sen)	(0.54)	9.55	2.43	19.15
- 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 2014.

## Interim Financial Statements for the Fourth Quarter Ended 31 December 2015

## Condensed Consolidated Statements of Financial Position as at 31 December 2015

	AS AT END OF CURRENT QUARTER <u>31/12/2015</u> Unaudited RM'000	AS AT PRECEDING FINANCIAL YEAR END <u>31/12/2014</u> Audited RM'000
<b>Non-current Assets</b>		
Property, plant and equipment	39,778	41,139
Investment properties	54,622	60,780
Land held for property development	7,178	7,178
Investments in associated companies	7	7
Other investments	758	711
Goodwill	99	819
Deferred tax assets	244	189
	<u>102,686</u>	<u>110,823</u>
<b>Current Assets</b>		
Development Expenditure	15,638	12,716
Inventories	20,980	25,121
Trade and other receivables	210,877	231,821
Taxation recoverable	980	1,281
Short term investments	759	5,223
Cash and cash equivalents	19,453	15,660
Asset classified as held for sale	-	940
	<u>268,687</u>	<u>292,762</u>
<b>Current Liabilities</b>		
Trade and other payables	93,834	121,229
Overdraft and short term borrowings	93,989	97,208
Taxation	689	1,067
	<u>188,512</u>	<u>219,504</u>
<b>NET CURRENT ASSETS</b>	<u>80,175</u>	<u>73,258</u>
	<u>182,861</u>	<u>184,081</u>
<b>FINANCED BY:</b>		
<b>Total Equity</b>		
Share capital	72,469	72,469
Share premium	3,457	3,457
Reserves	90,372	88,383
Equity attributable to owners of the parent	166,298	164,309
Non-controlling interests	8,060	6,291
	<u>174,358</u>	<u>170,600</u>
<b>Non-current Liabilities</b>		
Term Financing/Loan	6,199	11,116
Other deferred liabilities	994	879
Deferred tax liabilities	1,310	1,486
	<u>8,503</u>	<u>13,481</u>
	<u>182,861</u>	<u>184,081</u>

The Condensed Consolidated Statements of Financial Position should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2014

## Interim Financial Statements for the Fourth Quarter Ended 31 December 2015

## Condensed Consolidated Statements of Changes in Equity for the Fourth Quarter Ended 31 December 2015

(Unaudited)

	← Attributable to Owners of the Parent →				Total	Non-Controlling Interests	Total Equity
	Share Capital	Non-Distributable Share Premium	Other Reserves	Distributable Retained Profits			
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
12 months ended							
<u>31 December 2015</u>							
At 1 January 2015	72,469	3,457	556	87,827	164,309	6,291	170,600
Profit after taxation for the financial period	-	-	-	1,760	1,760	1,956	3,716
Other comprehensive income for the financial period, net of tax							
- Fair value changes of available-for-sale financial assets	-	-	109	-	109	-	109
- Foreign currency translation	-	-	120	-	120	-	120
Total comprehensive income for the financial period	-	-	229	1,760	1,989	1,956	3,945
Disposal of subsidiaries	-	-	-	-	-	(187)	(187)
At end of the financial period	72,469	3,457	785	89,587	166,298	8,060	174,358
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	-	-	-	13,875	13,875	586	14,461
Other comprehensive income for the financial period, net of tax							
- Fair value changes of available-for-sale financial assets	-	-	337	-	337	-	337
- Foreign currency translation	-	-	16	-	16	-	16
Total comprehensive income for the financial period	-	-	353	13,875	14,228	586	14,814
Dividends paid to owners of the Parent	-	-	-	(2,174)	(2,174)	-	(2,174)
Dividends paid to minority interest of a subsidiary	-	-	-	-	-	(585)	(585)
At end of the financial period	72,469	3,457	556	87,827	164,309	6,291	170,600

The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2014.

## Interim Financial Statements for the Fourth Quarter Ended 31 December 2015

## Condensed Consolidated Statements of Cash Flows for the Fourth Quarter Ended 31 December 2015

(Unaudited)

	1.1.2015 to 31.12.2015 RM'000	1.1.2014 to 30.12.2014 RM'000
Cash flows (for)/from operating activities		
Profit before taxation	6,280	20,219
Adjustments for:-		
Non-cash items	458	(2,112)
Non-operating items	(832)	(1,333)
Operating profit before working capital changes	<u>5,906</u>	<u>16,774</u>
Net change in current assets	5,748	(7,380)
Net change in current liabilities	<u>(11,943)</u>	<u>3,283</u>
Cash flows from operations	(289)	12,677
Taxation paid	<u>(3,090)</u>	<u>(4,641)</u>
Net cash (for)/from operating activities	<u>(3,379)</u>	<u>8,036</u>
Cash flows from/(for) investing activities		
Equity investments	2,776	1,189
Other investments	<u>14,097</u>	<u>(5,042)</u>
Net cash from/(for) investing activities	<u>16,873</u>	<u>(3,853)</u>
Cash flows for financing activities		
Deposits pledged with a licensed bank	(340)	(10)
Dividends paid	-	(2,174)
Dividends paid to minority shareholders in a subsidiary company	-	(585)
Term financing-i/loan	(9,842)	607
Hire purchase financing	(850)	(678)
Short term bank borrowings	<u>2,056</u>	<u>(9,156)</u>
Net cash for financing activities	<u>(8,976)</u>	<u>(11,996)</u>
Net increase/(decrease) in cash and cash equivalents	4,518	(7,813)
Cash and cash equivalents at beginning of financial period	(1,199)	6,614
Cash and cash equivalents at end of financial period	<u><u>3,319</u></u>	<u><u>(1,199)</u></u>

Cash and cash equivalent at the end of the financial period comprise of:

	31.12.2015 RM'000	30.12.2014 RM'000
Cash and bank balances	19,212	15,044
Bank overdrafts	<u>(15,893)</u>	<u>(16,243)</u>
	<u><u>3,319</u></u>	<u><u>(1,199)</u></u>

The Condensed Consolidated Statements of Cash Flows should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2014.

**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 2014.

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 their initial application.

- Amendments to FRS 119: Defined Benefit Plans – Employee Contributions
- Annual Improvements to FRSs 2010 – 2012 Cycle
- Annual Improvements to FRSs 2011 – 2013 Cycle

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 Financial Instruments (IFRS 9 issued by IASB in July 2014)
- Amendments to FRS 10 and FRS 128 (2011): Sale or Contribution of Assets between an Investor and its Associate or Joint Venture
- Amendments to FRS 11 : Accounting for Acquisitions of Interests in Joint Operations
- Amendments to FRS 10, FRS 12 and FRS 128 (2011): Investment Entities – Applying the Consolidation Exception
- Amendments to FRS 101: Presentation of Financial Statements – Disclosure Initiative
- Amendments to FRS 116 and FRS 138: Clarification of Acceptable Methods of Depreciation and Amortisation
- Amendments to FRS 127 (2011): Equity Method in Separate Financial Statements
- Annual Improvements to FRSs 2012 – 2014 Cycle

The adoption of the above accounting standards and interpretations (including the consequential amendments) is expected to have no material impact on the financial statements of the Group upon their initial application.

**Interim Financial Statements for the Fourth Quarter Ended 31 December 2015**

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**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 cyclical 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**

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

**A8. Segmental Reporting**

As at 31 December 2015

	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	480,521	68,564	66	803	6,739	-	556,693
Profit/(Loss) from Operations	8,127	2,133	(1,132)	(480)	(1,673)	5,163	12,138
Finance costs							(5,858)
Profit before taxation							6,280
Income tax expenses							(2,564)
Profit after taxation							3,716

**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**

On 30 April 2015, Modular Equity Sdn Bhd (“ME”), a wholly-owned subsidiary of the Company entered into a Share Sales Agreement with Sunwell Engineering Sdn Bhd for the disposal of its entire shareholding interest of 100% in the capital of Johnson Fluid Engineering Sdn Bhd (“JFE”) at a total consideration of RM450,000.00. Upon the completion of this disposal, JFE ceased to be a subsidiary of ME.

On 5 June 2015, the Company entered into a Share Sales Agreement with Best Goodwill Sdn Bhd for the disposal of 525,000 ordinary shares of RM1.00 each in the capital of Ipmuda Bina Sdn Bhd (“Bina”) representing its 70% shareholding interest in the capital of Bina at a total consideration of RM250,000.00. Upon the completion of this disposal, Bina ceased to be a subsidiary of the Company.

The Group recognised a total loss of RM2.8 million upon the disposal of the above two subsidiaries in the second quarter of the year.

**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 RM557 million with a pre-tax profit of RM6.3 million for the financial year ended 31 December 2015. Turnover and pre-tax profit declined by 12% and 69% respectively compared to last year. The decline in pre-tax profit was mainly due to lower turnover, a one-off impairment losses in short term investment of RM4.1 mil and the losses incurred on disposal of two of the Company's subsidiaries as disclosed in Note A11 above.

**B2. Comparison With Preceding Quarter's Result**

In the last quarter of the year, the Group registered a turnover of RM121 million, a drop of 9% compared to the preceding quarter. Despite this, the Group posted a pre-tax profit of RM272k as opposed to a pre-tax loss of RM942k in the previous quarter due to improved gross profit margin and higher other operating income.

**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>31/12/2015</u> RM'000	Cumulative Quarter <u>31/12/2015</u> RM'000
Malaysian income tax:		
Current year tax	648	2,995
Deferred taxation	(109)	(121)
Prior years	25	(310)
Total income tax expense	<u>564</u>	<u>2,564</u>



**B6. Sale Of Investments And Properties**

On 1 October 2014, Control Instruments (M) Sdn Bhd, a partially-owned subsidiary of the Company entered into a Sale and Purchase Agreement and a Supplemental Agreement for the disposal of its factory on leasehold land and the related renovation and extension carried out to the factory at a total consideration of RM5,000,000 and RM1,600,000 respectively. The Group had in the previous financial year classified the property as an asset held for sale, had a carrying value of RM940,104. The disposal was completed in the first quarter of 2015 and after netting off all expenses and taxes paid in relation to the disposal, the subsidiary recognised a net gain of RM5,230,758.

On 14 July 2015, the Company entered into a Sale and Purchase Agreement to dispose a piece of vacant industrial land for a consideration of RM3,328,056. The disposal of this investment property with a fair value of RM2,080,000 was completed in the current quarter and after deducting the related expenses and taxes, the Company earned a net gain of RM1,081,793.

On 10 August 2015, Homemart Distribution Centre Sdn Bhd, a wholly-owned subsidiary of the Company entered into 15 Sale and Purchase Agreements for the disposal of three (3) blocks of five (5) units each of shop-offices for a total consideration of RM5,175,000. The sale of the shop-offices with a total fair value of RM6,000,000 was completed in the last quarter of the year. After taking into consideration all expenses and taxes, the subsidiary recognised a loss of RM1,168,154.

**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 2015 are as below:

	<u>RM'000</u>
(i) At cost	2,699
(ii) At carrying value	290
(iii) At market value	290

**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 MajuLinq 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 was expected to be completed in August 2015 upon the complete development of the MajuLinq project.

On 27 August 2015, the Company announced that it has agreed to MHSB’s request for an extension of time of 12 months for MHSB to comply and fulfil the Conditions Precedent as set out in the conditional Sale and Purchase Agreement subject to certain terms.

**B9. Group Borrowings And Debt Securities**

The group borrowings and debt securities which are denominated in Ringgit Malaysia as at 31 December 2015 are as below:

	<u>RM’000</u>
Secured	19,448
Unsecured	<u>74,541</u>
Total short term borrowings	93,989
Secured long term borrowings	<u>6,199</u>
Total borrowings	<u><u>100,188</u></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 proposed a first and final single tier dividend of 3.0 sen per ordinary share for the financial year ended 31 December 2015 (2014: NIL). The proposed dividend is subject to the approval of the shareholders at an Annual General Meeting to be held on a date to be announced later.

**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>31/12/2015</u>	<u>31/12/2014</u>	<u>31/12/2015</u>	<u>31/12/2014</u>
(Loss)/Profit attributable to owners of the parent (RM'000)	(388)	6,922	1,760	13,875
Weighted average number of shares outstanding ('000)	72,469	72,469	72,469	72,469
Basic earnings per share (sen)	(0.54)	9.55	2.43	19.15

**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>31/12/2015</u>	<u>31/12/2014</u>
	RM'000	RM'000
Total retained profits		
- realised	63,364	62,382
- unrealised	<u>26,265</u>	<u>25,487</u>
	89,629	87,869
Total share of accumulated losses of associate		
- realised	(42)	(42)
- unrealised	<u>-</u>	<u>-</u>
	<u>89,587</u>	<u>87,827</u>

BY ORDER OF THE BOARD

Chan Lai Choon  
Secretary

Kuala Lumpur  
26 February 2016