

OSK PROPERTY HOLDINGS BERHAD (201666-D)

QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2015 UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS

	Current quarter ended 31/3/2015 RM'000	Comparative quarter ended 31/3/2014 RM'000	Current year to date ended 31/3/2015 RM'000	Preceding year to date ended 31/3/2014 RM'000
Revenue	284,016	139,722	284,016	139,722
Cost of sales	(211,885)	(96,566)	(211,885)	(96,566)
Gross profit	72,131	43,156	72,131	43,156
Other income	1,380	1,021	1,380	1,021
Selling and marketing expenses	(8,694)	(11,567)	(8,694)	(11,567)
Administrative expenses	(8,164)	(3,473)	(8,164)	(3,473)
Finance costs	(57)	(66)	(57)	(66)
Profit before taxation	56,596	29,071	56,596	29,071
Income tax expense	(15,169)	(5,020)	(15,169)	(5,020)
Profit for the period	41,427	24,051	41,427	24,051
Profit attributable to:				
Owners of the Company	48,343	22,865	48,343	22,865
Non-controlling interests	(6,916)	1,186	(6,916)	1,186
	41,427	24,051	41,427	24,051
Earnings per share (sen) attributable to owners of the Company (Note B11):				
Basic	19.85	9.51	19.85	9.51
Diluted	16.52	8.21	16.52	8.21

(The accompanying explanatory notes attached to the interim financial statements form an integral part and should be read in conjunction with this quarterly report).

OSK PROPERTY HOLDINGS BERHAD (201666-D)
QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2015
UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE
INCOME

	Current quarter ended 31/3/2015 RM'000	Comparative quarter ended 31/3/2014 RM'000	Current year to date ended 31/3/2015 RM'000	Preceding year to date ended 31/3/2014 RM'000
Profit after tax for the period	41,427	24,051	41,427	24,051
Other comprehensive income	-	-	-	-
Total comprehensive income for the period, net of tax	41,427	24,051	41,427	24,051
Total comprehensive income attributable to:				
Owners of the Company	48,343	22,865	48,343	22,865
Non-controlling interests	(6,916)	1,186	(6,916)	1,186
	41,427	24,051	41,427	24,051

(The accompanying explanatory notes attached to the interim financial statements form an integral part and should be read in conjunction with this quarterly report).

OSK PROPERTY HOLDINGS BERHAD (201666-D)

QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2015 UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

	As at 31/3/2015	As at 31/3/2014	(Audited) As at 31/12/2014
	RM'000	RM'000	RM'000
ASSETS			
Non-current assets			
Property, plant and equipment	3,391	3,422	3,372
Investment properties	289,733	169,526	257,027
Land held for property development	289,746	264,811	308,003
Intangible assets	867	699	852
Deferred tax assets	29,751	19,843	25,463
Trade receivables	9,864	1,256	9,864
Other receivables, deposits and prepayments	3,189	3,327	3,189
	626,541	462,884	607,770
Current assets			
Property development costs	78,747	192,218	129,559
Inventories	4,229	162	4,229
Trade receivables	133,359	45,598	72,697
Accrued billings	144,006	78,956	87,011
Other receivables, deposits and prepayments	10,985	3,919	9,291
Tax recoverable	4,980	1,648	3,019
Cash, bank balances and deposits	170,774	124,502	177,471
	547,080	447,003	483,277
TOTAL ASSETS	1,173,621	909,887	1,091,047

OSK PROPERTY HOLDINGS BERHAD (201666-D)

QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2015 UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION (CONT'D)

	As at 31/3/2015 RM'000	As at 31/3/2014 RM'000	(Audited) As at 31/12/2014 RM'000
EQUITY AND LIABILITIES			
Equity attributable to owners of the Company			
Share capital	246,765	243,705	246,764
Less: Treasury shares, at cost	(3,244)	(3,242)	(3,244)
	<u>243,521</u>	240,463	243,520
Reserves	297,501	194,272	249,158
	<u>541,022</u>	434,735	492,678
Non-controlling interests	10,951	17,516	17,867
Total equity	<u>551,973</u>	452,251	510,545
Non-current liabilities			
Long term borrowings	198,225	136,174	176,689
Trade payables	31,858	17,500	31,858
Other payables, accruals and provisions	4,344	7,592	4,346
Deferred tax liabilities	25,520	30,529	29,066
	<u>259,947</u>	191,795	241,959
Current liabilities			
Trade payables	151,667	68,298	93,325
Progress billings	68,987	149,205	75,516
Other payables, accruals and provisions	52,006	14,087	95,311
Short term borrowings	69,300	26,059	71,600
Tax payable	19,741	8,192	2,791
	<u>361,701</u>	265,841	338,543
Total liabilities	<u>621,648</u>	457,636	580,502
TOTAL EQUITY AND LIABILITIES	<u>1,173,621</u>	909,887	1,091,047
Net asset per share (RM) attributable to owners of the Company	<u>2.22</u>	1.81	2.02

(The accompanying explanatory notes attached to the interim financial statements form an integral part and should be read in conjunction with this quarterly report).

OSK PROPERTY HOLDINGS BERHAD (201666-D)

**QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2015
UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY**

	Attributable to owners of the Company					Non-controlling interests	Total equity	
	Share capital	Treasury shares	Share premium	Warrant reserve	Retained profits			Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	
<u>Current year to date ended 31 March 2015</u>								
At 1 January 2015	246,764	(3,244)	-	9,931	239,227	492,678	17,867	510,545
Total comprehensive income	-	-	-	-	48,343	48,343	(6,916)	41,427
Share issued pursuant to the exercise of Warrants C	1	-	-	-	-	1	-	1
At 31 March 2015	246,765	(3,244)	-	9,931	287,570	541,022	10,951	551,973
<u>Preceding year to date ended 31 March 2014</u>								
At 1 January 2014	243,704	(3,242)	-	10,482	160,925	411,869	16,330	428,199
Total comprehensive income	-	-	-	-	22,865	22,865	1,186	24,051
Share issued pursuant to the exercise of Warrants C	1	-	-	-	-	1	-	1
At 31 March 2014	243,705	(3,242)	-	10,482	183,790	434,735	17,516	452,251

(The accompanying explanatory notes attached to the interim financial statements form an integral part and should be read in conjunction with this quarterly report).

OSK PROPERTY HOLDINGS BERHAD (201666-D)

QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2015 UNAUDITED CONDENSED STATEMENT OF CASH FLOWS

	Current year to date ended 31/3/2015 ended	Preceding year to date ended 31/3/2014	(Audited) Preceding year ended 31/12/2014
	RM'000	RM'000	RM'000
Cash Flows From Operating Activities			
Profit before taxation	56,596	29,071	136,503
Adjustments for:			
Amortisation of intangible assets	20	20	83
Depreciation	204	194	790
Gain on disposal of property, plant and equipment	-	-	(124)
Property, plant and equipment written off	-	-	(1)
Interest income	(893)	(818)	(3,681)
Unwinding of discount	-	-	(897)
Operating profit before working capital changes	55,927	28,467	132,673
Changes in working capital :-			
Net change in property development costs	70,819	14,329	47,692
Net change in inventories	-	-	(4,067)
Net change in receivables	(62,357)	41,482	363
Net change in payables	15,035	(36,915)	81,370
Net change in accrued/progress billings	(63,524)	(40,735)	(122,479)
Net cash generated from operations	15,900	6,628	135,552
Interest paid	(1,750)	(2,089)	(9,364)
Interest received	893	816	3,681
Tax paid	(8,014)	(8,853)	(49,618)
Tax refunded	-	-	239
Net cash generated from/(used in) operating activities	7,029	(3,498)	80,490
Cash Flows From Investing Activities			
Proceeds from disposal of property, plant and equipment	-	-	137
Purchase of property, plant and equipment	(191)	(288)	(738)
Purchase of intangible assets	(35)	(30)	(247)
Subsequent expenditure on investment properties	(32,738)	-	(94,079)
Net cash used in investing activities	(32,964)	(318)	(94,927)

OSK PROPERTY HOLDINGS BERHAD (201666-D)

QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2015 UNAUDITED CONDENSED STATEMENT OF CASH FLOWS (CONT'D)

	Current year to date ended 31/3/2015 RM'000	Preceding year to date ended 31/03/2014 RM'000	(Audited) Preceding year ended 31/12/2014 RM'000
Cash Flows From Financing Activities			
Proceeds from exercise of warrants	1	1	3,060
Shares buyback	-	-	(2)
Net drawdown/(repayment) of term loans/bridging loans	25,237	(10,912)	47,144
Net (repayment)/drawdown of revolving credits	(6,000)	(11,000)	17,000
Dividends paid to non-controlling interests	-	-	(1,430)
Dividends paid	-	-	(24,093)
Net cash generated from/(used in) financing activities	19,238	(21,911)	41,679
Net change in cash and cash equivalents	(6,697)	(25,727)	27,242
Cash and cash equivalents at beginning of the period/year	177,471	150,229	150,229
Cash and cash equivalents at end of the period/year	170,774	124,502	177,471
Cash and cash equivalents at end of the period/year comprised:			
Cash on hand and at banks	34,091	19,328	34,216
Housing Development Accounts	123,486	73,589	116,426
Short term placement with licensed bank	9,282	22,388	22,914
Short term placements with licensed investment bank	3,915	9,197	3,915
	170,774	124,502	177,471

(The accompanying explanatory notes attached to the interim financial statements form an integral part and should be read in conjunction with this quarterly report).

OSK PROPERTY HOLDINGS BERHAD (201666-D)

QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2015

PART A – Explanatory Notes Pursuant to Financial Reporting Standard 134 (“FRS 134”) Interim Financial Reporting issued by the Malaysian Accounting Standards Board (“MASB”)

A1. Accounting policies

This quarterly report of OSK Property Holdings Berhad (“OSKPH” or “Company”) and its subsidiaries (OSKPH and its subsidiaries are collectively referred to as the “Group”) is unaudited and has been prepared in accordance with the requirements of Financial Reporting Standard (“FRS”) 134: Interim Financial Reporting issued by the Malaysian Accounting Standards Board (“MASB”) and Paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad (“Bursa Securities”). The interim financial report should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2014 and the accompanying explanatory notes. These explanatory notes 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 year ended 31 December 2014.

The significant accounting policies and methods of computation adopted by the Group in this quarterly report are consistent with those in the annual financial statements for the year ended 31 December 2014 except as follows:

On 1 January 2015, the Group adopted the following amended FRS mandatory for annual financial periods beginning on or after 1 January 2015:

Amendments to FRS 2	Share-based Payment
Amendments to FRS 3	Business Combination
Amendments to FRS 8	Operating Segments
Amendments to FRS 13	Fair Value Measurement
Amendments to FRS 116	Property, Plant and Equipment
Amendments to FRS 119	Defined Benefit Plans: Employee Contributions
Amendments to FRS 124	Related Party Disclosures
Amendments to FRS 138	Intangible Assets
Amendments to FRS 140	Investment Property

Adoption of the above amended standards did not have any material effect on the financial performance or position of the Group.

The Group has not adopted the following new standard and amendments to standards that have been issued but not yet effective:

1 January 2016

Amendments to FRS 5	Non-current Assets Held for Sale and Discontinued Operations
Amendments to FRS 7	Financial Instruments: Disclosures
Amendments to FRS 10, 128	Sale or Contribution of Assets between an Investor and its Associates or Joint Venture
Amendments to FRS 10, 12, 128	Investment Entities: Applying the Consolidation Exception
Amendments to FRS 11	Accounting For Acquisitions of Interests in Joint Operations
Amendments to FRS 101	Disclosure Initiative
FRS 14	Regulatory Deferral Accounts

OSK PROPERTY HOLDINGS BERHAD (201666-D)

QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2015

A1. Accounting policies (Contd.)

The Group has not adopted the following amendments to standards that have been issued but not yet effective: (contd.)

1 January 2016

Amendments to FRS 116 and FRS 138	Clarification of Acceptable Methods of Depreciation and Amortisation
Amendments to FRS 116, 141	Agriculture: Bearer Plants
Amendments to FRS 119	Employee Benefits
Amendments to FRS 127	Equity Method in Separate Financial Statements
Amendments to FRS 134	Interim Financial Reporting

1 January 2018

FRS 9	Financial Instruments
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The adoption of the above amendment to FRSs and interpretation is not expected to have any significant impact to the Group.

Malaysian Financial Reporting Standards (MFRS Framework)

On 19 November 2011, the Malaysian Accounting Standards Board (MASB) issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards (MFRS Framework). The MFRS Framework is to be applied by all Entities Other Than Private Entities for annual periods beginning on or after 1 January 2012, with the exception of entities that are within the scope of MFRS 141 Agriculture (MFRS 141) and IC Interpretation 15 Agreements for Construction of Real Estate (IC 15), including its parent, significant investor and venturer (herein called 'Transitioning Entities').

On 2 September 2014, MASB has decided to allow Transitioning Entities to defer the adoption of the MFRS Framework to annual periods beginning on or after 1 January 2017.

On 2 September 2014, MASB has also issued MFRS 15 Revenue from Contracts with Customers. The core principle of MFRS 15 is that an entity recognises revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. For the real estate industry, MFRS 15 is expected to enable property developers to recognise revenue progressively. MFRS 15 includes new disclosures (quantitative and/or qualitative information) to help investors better understand the nature, amount, timing and uncertainty of revenue and cash flows from contracts with customers. The new comprehensive disclosures are in response to investor' comments that companies present revenue in isolation which made it difficult for them to relate to the company's financial position.

MFRS 15 is effective for annual periods beginning on or after 1 January 2017, with earlier application being permitted. An entity may choose to adopt MFRS 15 retrospectively or through a cumulative effect adjustment as of the start of the first period for which it first applies the Standard. The retrospective application would provide investors and analysts trend information about an entity's revenue.

OSK PROPERTY HOLDINGS BERHAD (201666-D)

QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2015

A1. Accounting policies (Contd.)

Malaysian Financial Reporting Standards (MFRS Framework) (contd.)

The Group falls within the scope definition of Transitioning Entities and have opted to defer adoption of the new MFRS Framework. Accordingly, the Group will be required to prepare financial statements using the MFRS Framework in its first MFRS financial statements for the year ending 31 December 2017. In presenting its first MFRS financial statements, the Group will be required to restate the comparative financial statements to amounts reflecting the application of MFRS Framework. The majority of the adjustments required on transition will be made, retrospectively, against opening retained profits.

A2. Seasonal or cyclical factors

There were no significant seasonal or cyclical factors that materially affected the business of the Group for the current year to date.

A3. Unusual items affecting the financial statements

There were no unusual items affecting the financial statements for the current year to date.

A4. Material changes in estimates of amounts reported

There were no significant changes in estimates of amounts reported in prior interim periods or prior year that have a material effect in the current year to date.

A5. Changes in debt and equity securities

(a) Exercise of Warrants C 2012/2017

During the current year to date, the Company has issued 928 new ordinary shares of RM1.00 each for cash at RM1.00 each pursuant to the exercise of Warrants C 2012/2017 and the total cash proceeds arising from the exercise of Warrants C amounted to RM928. The details of the Warrants C exercised during the current year to date are as follows:

Allotment Date	No. of Warrants C exercised	No. of shares allotted	Type of issue
26 March 2015	928	928	Exercise of Warrants C 2012/2017 at RM1.00 per share
Total	928	928	

As a result of the exercise of the Warrants C mentioned above, the total number of issued and paid up shares of RM1.00 each of the Company has increased from 246,764,113 shares to 246,765,041 shares. The new ordinary shares issued arising from the exercise of Warrants C shall rank pari passu in all respect with the existing ordinary shares of the Company, save and except that the new shares shall not be entitled to any dividends, rights, allotments and/or distributions, unless the exercise of Warrant C is effected before the book closure of the share registers for determination of the entitlement to such rights or distributions.

OSK PROPERTY HOLDINGS BERHAD (201666-D)

QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2015

A5. Changes in debt and equity securities (Contd.)

(b) Shares buyback / Treasury shares

There were no share buybacks during the current year to date. The shares repurchased are being held as treasury shares and treated in accordance with the requirements of Section 67A of the Companies Act, 1965. Details of the shares buyback for the current year to date are as follows:

	Number of <u>shares</u>	Purchase Price			<u>Cost</u> RM
		<u>Highest price</u> RM	<u>Lowest price</u> RM	<u>Average cost</u> RM	
As at 31 March 2015	3,172,800	1.90	0.54	1.02	3,243,696

Other than the above, there were no issuances, repurchases, cancellations, resale and repayments of debt and equity securities for the current year to date.

A6. Dividends paid

There were no payments of dividend during the quarter ended 31 March 2015.

A7. Segmental information

Segmental information is presented in respect of the Group's business segments. Segment revenue and results include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. The Group comprises the following main business segments:

- (i) Property development - the development of residential, commercial and industrial properties
- (ii) Property investment and management
- (iii) Holding entity

<u>Current year to date ended</u> <u>31 March 2015 (unaudited)</u>	Property	Property	Holding	Elimination	Consolidated
	development	investment & management	entity		
	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue					
External revenue	283,883	-	133	-	284,016
Inter-segment revenue	-	594	-	(594)	-
Total	283,883	594	133	(594)	284,016
Results					
Profit/(loss) before finance costs	56,855	(405)	(172)	375	56,653
Less: Finance costs	(57)	-	-	-	(57)
Profit/(loss) before taxation	56,798	(405)	(172)	375	56,596
Income tax expense					(15,169)
Profit after taxation					41,427
Non-controlling interests					6,916
Profit attributable to owners of the Company					48,343

OSK PROPERTY HOLDINGS BERHAD (201666-D)

QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2015

A7. Segmental information (Contd.)

<u>Preceding year to date ended</u> <u>31 March 2014 (unaudited)</u>	Property development	Property investment & management	Holding entity	<u>Elimination</u>	<u>Consolidated</u>
	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue					
External revenue	139,627	-	95	-	139,722
Inter-segment revenue	-	250	1	(251)	-
Total	139,627	250	96	(251)	139,722
Results					
Profit before finance costs	28,726	795	(108)	(276)	29,137
Less: Finance costs	(67)	-	-	1	(66)
Profit before taxation	28,659	795	(108)	(275)	29,071
Income tax expense					(5,020)
Profit after taxation					24,051
Non-controlling interests					(1,186)
Profit attributable to owners of the Company					22,865

A8. Valuations of property, plant and equipment

There were no revalued property, plant and equipment as at 31 March 2015.

A9. Material events subsequent to the end of the quarter

There were no material events subsequent to the end of the quarter.

A10. Changes in the composition of the Group

There were no changes in the composition of the Group during the current year to date.

A11. Changes in contingent liabilities or contingent assets

There were no changes in contingent liabilities or contingent assets as at the end of the current year to date.

A12. Significant related party transactions

Current year to
date ended
31/3/2015
RM'000

Significant transactions with companies related to a director and a major shareholder of the Company:-

(i) Construction works/building materials for project development, office renovation and maintenance	3,785
(ii) Insurance premium	95
(iii) Rental expenses	173
(iv) Short term placement interest income	<u>(79)</u>

OSK PROPERTY HOLDINGS BERHAD (201666-D)

QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2015

PART B – Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad (“Bursa Securities”)

B1. Review of the performance

(Commentary on current quarter and current year to date)

In the quarter ended 31 March 2015, the Group recorded a profit after tax and non-controlling interest (“PATANCI”) of RM48.3 million on revenue of RM284.0 million, compared to PATANCI of RM22.9 million on revenue of RM139.7 million recorded in the preceding year’s corresponding quarter. PATANCI for the quarter under review was higher by RM25.4 million, representing an increase of 111% when compared to PATANCI reported in the preceding year’s corresponding quarter. This is mainly due to the disposal of freehold land to PR1MA Corporation Malaysia (“PR1MA”) and higher level of construction work carried out during the period under review for on-going projects such as Pan’gaea in Cyberjaya, Mirage Residence in Kuala Lumpur, Atria SOFO Suites in Damansara Jaya and Bandar Puteri Jaya in Sungai Petani.

B2. Material changes in the quarterly results

(Comparison on current quarter with the immediate preceding quarter)

The Group’s PATANCI for the quarter under review of RM48.3 million is 60% higher than the PATANCI for the immediate preceding quarter of RM30.1 million. The higher PATANCI recorded in the quarter under review was mainly due to disposal of freehold land to PR1MA Corporation Malaysia (“PR1MA”) and higher contributions from the Pan’gaea, Mirage Residence, Atria SOFO Suites and Bandar Puteri Jaya projects as well as lower operating costs.

B3. Current year prospects and progress on previously announced revenue or profit forecast

(a) Prospects for 2015

(Commentary on the financial year 2015)

The property market in general is expected to continue to be challenging. Despite this the Group’s Phase 3 of the Pan’gaea project in Cyberjaya, Eclipse is almost sold out as take up rate reached 98% while Emira Residence in Shah Alam have achieved sales of 75%. The Group’s Atria Shopping Gallery in Damansara Jaya is almost completed and is expected to open to public by end of May 2015.

All of the Group’s projects are in progress and are expected to contribute positively to the earnings of the Group for the remainder of the year. The Board is optimistic that the Group will achieve satisfactory results for the remaining year.

(b) Progress and steps to achieve revenue or profit estimate, forecast, projection and internal targets previously announced

There was no revenue or profit forecast announced by the Group.

OSK PROPERTY HOLDINGS BERHAD (201666-D)

QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2015

B4. Statement of the Board of Directors' opinion on achievability of revenue or profit estimate, forecast, projection and internal targets previously announced

There was no revenue or profit forecast announced by the Group.

B5. Taxation

	Current quarter ended <u>31/3/2015</u> RM'000	Current year to date ended <u>31/3/2015</u> RM'000
In respect of the current quarter/year to date		
- Malaysian income tax	23,003	23,003
- Deferred tax	(7,834)	(7,834)
	<u>15,169</u>	<u>15,169</u>

For the current year to date, the effective tax rate of the Group is higher than the statutory tax rate of 24% due to recomputation of opening deferred tax arising from changes in statutory tax rate and non-deductible expenses for tax purposes.

B6. Status of corporate proposals announced but not completed

There were no corporate proposals previously announced but not completed as at 5 May 2015.

B7. Realised and Unrealised Profits

The breakdown of the retained profits of the Group as at 31 March 2015 into realised and unrealised is presented in accordance with the directive issued by Bursa Malaysia Securities Berhad dated 25 March 2010 and prepared in accordance with Guidance on Special Matter No. 1, Determination of Realised and Unrealised Profits and Losses in the Context of Disclosure Pursuant to Bursa Malaysia Securities Berhad Listing Requirements, as issued by the Malaysian Institute of Accountants.

	<u>As at</u> <u>31/3/2015</u> RM'000	<u>As at</u> <u>31/12/2014</u> RM'000
Total retained profits of the Company and its subsidiaries		
- Realised	327,996	294,205
- Unrealised	29,751	25,463
	<u>357,747</u>	<u>319,668</u>
Less: Consolidation adjustments	(70,177)	(80,441)
Total Group retained profits as per consolidated accounts	<u>287,570</u>	<u>239,227</u>

OSK PROPERTY HOLDINGS BERHAD (201666-D)

QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2015

B8. Borrowings

The Group's borrowings as at the end of the current period under review are as follows:

	RM'000
(a) Long term borrowings:	
Secured	
Term loan	<u>198,225</u>
(b) Short term borrowings:	
Secured	
Term loan	20,300
Revolving credit	<u>49,000</u>
	<u>69,300</u>
Total	<u>267,525</u>

B9. Material litigation

As at 5 May 2015, the Group was not engaged in any material litigation either as plaintiff or defendant and the directors are not aware of any proceedings pending or threatened against the Group or any facts likely to give rise to any proceedings which might materially and adversely affect the financial position or business operations of the Group.

B10. Dividends

No dividend has been declared or paid for the current year up to 31 March 2015 (Comparative quarter ended 31 March 2014: Nil)

B11. Earnings Per Share ("EPS")

	Current quarter ended <u>31/3/2015</u>	Comparative quarter ended <u>31/3/2014</u>	Current year to date ended <u>31/3/2015</u>	Preceding year to date ended <u>31/3/2014</u>
Basic EPS				
Profit attributable to owners of the Company (RM'000)	48,343	22,865	48,343	22,865
Weighted average number of ordinary shares in issue ('000 shares)	243,591	240,533	243,591	240,533
Basic EPS (sen)	19.85	9.51	19.85	9.51
Diluted EPS				
Profit attributable to owners of the Company (RM'000)	48,343	22,865	48,343	22,865
Weighted average number of ordinary shares in issue ('000 shares)	243,591	240,533	243,591	240,533
Effect of dilution on assumed exercise of warrants ('000 shares)	49,112	38,102	49,112	38,102
Adjusted weighted average number of ordinary shares in issue and issuable ('000 shares)	292,703	278,635	292,703	278,635
Diluted EPS (sen)	16.52	8.21	16.52	8.21

OSK PROPERTY HOLDINGS BERHAD (201666-D)

QUARTERLY REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2015

B12. Auditors' report of preceding annual financial statements

The auditors' report on the financial statements for the year ended 31 December 2014 was not qualified.

B13. Profit before taxation

Profit before taxation is arrived at after crediting/(charging) the following income/(expenses):

	Current quarter ended <u>31/3/2015</u> RM'000	Current year to date ended <u>31/3/2015</u> RM'000
(a) Interest income	997	997
(b) Other income including investment income	515	515
(c) Interest expense	(57)	(57)
(d) Depreciation and amortisation	(175)	(175)
(e) Provision for and write off of receivables	-	-
(f) Provision for and write off of inventories	-	-
(g) Gain/(Loss) on disposal of quoted and unquoted investments or properties	-	-
(h) Impairment of assets	-	-
(i) Foreign exchange gain/(loss)	-	-
(j) Gain/(Loss) on derivatives *	-	-
(k) Exceptional items *	-	-

* These items are not applicable to the Group.

By Order of the Board

TAN SRI ONG LEONG HUAT @ WONG JOO HWA
Chief Executive Officer

Kuala Lumpur
12 May 2015