(Incorporated in Malaysia)

PASDEC HOLDINGS BERHAD

Company no: 367122-D (Incorporated in Malaysia)

Financial Statements As at 30 September 2016

(Incorporated in Malaysia)

Condensed Consolidated Statements of Profit or Loss and Other Comprehensive Income for the period ended 30 September 2016

	INDIVIDUAL QUARTER 3 months ended 30.09.2016 30.09.2015 RM'000 RM'000		CUMULATIVE 9 months 30.09.2016 RM'000	-
Revenue Cost of sales Gross profit	27,133 (24,240) 2,893	34,942 (28,707) 6,235	87,682 (53,619) 34,063	125,862 (104,398) 21,464
Other items of income				
Interest income Other income	249 1,984	208 175	442 5,168	364 1,627
Other items of expense				
Personnel expenses Other expenses Finance costs	(6,433) (998) (1,546)	(4,487) (12,171) (1,808)	(18,886) (16,732) (4,838)	(13,018) (25,685) (4,504)
Share of profits of associates	673	109	3,117	295
Profit/(loss) before tax	(3,178)	(11,739)	2,334	(19,457)
Taxation (Note 17)	(854)	2,987	(1,285)	(795)
Profit/(loss) net of tax	(4,032)	(8,752)	1,049	(20,252)

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2015 and the accompanying explanatory notes attached to the interim financial statements.

(Incorporated in Malaysia)

Condensed Consolidated Statements of Profit or Loss and Other Comprehensive Income for the period ended 30 September 2016 (continued)

Other comprehensive income/(loss)	INDIVIDUAL 3 months 30.09.2016 RM'000	-	CUMULATIVE 9 months 30.09.2016 RM′000	-
Profit/(loss) on fair	20	(12)	1 011	(24)
value changes Foreign currency	28	(13)	1,911	(34)
translation	(9,861)	(636)	(8,078)	2,862
Other comprehensive income/(loss), net of tax Total comprehensive	(9,833)	(649)	(6,167)	2,828
income/(loss) for the period, net of tax	(13,865)	(9,401)	(5,118)	(17,424)
Profit/(loss)				
attributable to: Owners of the parent	(4,112)	(6,904)	1,044	(18,127)
Non-controlling interests	80	(1,848)	_,• 5	(2,125)
	(4,032)	(8,752)	1,049	(20,252)
Total comprehensive income/(loss) attributable to: Owners of the parent Non-controlling interests	(14,080) 215	(7,577) (1,824)	(8,205) 3,087	(15,377) (2,047)
			-	
	(13,865)	(9,401)	(5,118)	(17,424)
Earnings/(losses) per share attributable to owners of the Company (Note 26) Basic (sen)	(1.99)	(3.35)	0.51	(8.80)
	(2,2,2)	(3.33)	0.31	(0.00)

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2015 and the accompanying explanatory notes attached to the interim financial statements.

(Incorporated in Malaysia)

Condensed Consolidated Statements of Financial Position as at 30 September 2016

	Notes	Unaudited 30.09.2016 RM'000	Audited 31.12.2015 RM'000
ASSETS			
Non-Current Assets			
Property, plant and equipment		17,054	15,408
Land held for property development		153,904	150,733
WIP – mini hydro		5,910	3,966
Investment properties		22,873	23,893
Investments in associates		22,403	18,773
Investment securities	20	480	486
Deferred tax assets	-	6,102	5,631
	-	228,726	218,890
Current Assets			
Property development costs		116,227	128,072
Inventories		75,397	65,571
Trade receivables		46,520	60,902
Other receivables		11,034	6,504
Other current assets		9,771	16,687
Tax recoverable		3,049	2,020
Cash and bank balances	-	32,362	31,314
	-	294,360	311,070
TOTAL ASSETS	-	523,086	529,960
EQUITY AND LIABILITIES Current Liabilities			
Retirement benefit obligations		533	675
Loans and borrowings	21	66,220	50,852
Trade payables		54,567	56,616
Other payables		34,298	42,505
Tax payable	-	1,076	168
	_	156,694	150,816
NET CURRENT ASSETS	-	137,666	160,254

(Incorporated in Malaysia)

Condensed Consolidated Statements of Financial Position as at 30 September 2016 (continued)

		Unaudited 30.09.2016 RM'000	Audited 31.12.2015 RM'000
Non-Current Liabilities			
Retirement benefit obligations		5,378	5,078
Loans and borrowings	21	54,994	60,652
Other payables		5,590	7,866
	-	65,962	73,596
TOTAL LIABILITIES	•	222,656	224,412
Equity attributable to owners of the parent			
Share capital		205,978	205,978
Share premium		43,008	43,008
Other reserves	22	(30,094)	(20,845)
Retained earnings	-	77,321	76,277
		296,213	304,418
Non-controlling interests	-	4,217	1,130
TOTAL EQUITY	_	300,430	305,548
TOTAL EQUITY AND LIABILITIES	-	523,086	529,960
Net assets per share (RM)		1.46	1.48

The condensed consolidated statements of financial position should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2015 and the accompanying explanatory notes attached to the interim financial statements.

(Incorporated in Malaysia)

Condensed Consolidated Statement of Changes in Equity for the period ended 30 September 2016

	NonDistributable to owners of the pa NonDistributable Distributable I							he parent Non Distributable		
	Total equity RM'000	Total equity attributal to owners of the parent RM'000		Share premium RM'000	Retained earnings RM'000	Total other reserves RM'000	Fair value change reserve RM'000	Premium paid on acquisition of non- controlling interest RM'000	Foreign currency exchange reserve RM'000	Non- controlling interest RM'000
1 Jan 2016	305,548	304,418	205,978	43,008	76,277	(20,845)	37	(9,898)	(10,984)	1,130
Comprehensive income/(loss) Other comprehens income/(loss)	1,049 sive (6,167)		-	-	1,044	- (9,249)	- 1,911		- (11,160)	5 3,082
Total comprehe	nsive									
income/(loss)	(5,118)	(8,205)	-	-	1,044	(9,249)	1,911	-	(11,160)	3,087
30 September 2016	300,430	296,213	205,978	43,008	77,321	(30,094)	1,948	(9,898)	(22,144)	4,217

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2015 and the accompanying explanatory notes attached to the interim financial statements.

(Incorporated in Malaysia)

Condensed Consolidated Statement of Changes in Equity for the period ended 30 September 2016 (continued)

		Attributable to owners of the parent								
		Non Distributable Non Distributable								
			Distribu		Scribulable	1		Indutable	1	
		Total						Premium		
		equity attributal					Fair	paid on	Foreign	
		to owners				Total	value	acquisition of non-	Foreign currency	Non-
	Total equity	of the parent	Share capital	Share premium	Retained earnings	other reserves	change reserve	controlling interest	exchange reserve	controlling interest
1 Jan 2015	RM′000	RM′000	RM′000	RM′000	RM′000	RM′000	RM′000	RM′000	RM′000	RM′000
As previously										
stated	334,896	330,535	205,978	43,008	101,772	(20,223)	58	(9,898)	(10,383)	4,361
Adjustment	359	359	-	-	359	-	-	-	-	-
Restated	335,255	330,894	205,978	43,008	102,131	(20,223)	58	(9,898)	(10,383)	4,361
Comprehensive										
loss	(20,252)	(18,127)	-	-	(18,127)	-	-	-	-	(2,125)
Other comprehen										
income/(loss)	2,828	2,750	-	-	-	2,750	(34)	-	2,784	78
Total comprehe	ensive (los	ss)/								
income	(17,424)	(15,377)	-	-	(18,127)	2,750	(34)	-	2,784	(2,047)
30 September										
2015	317,831	315,517	205,978	43,008	84,004	(17,473)	24	(9,898)	(7,599)	2,314

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2015 and the accompanying explanatory notes attached to the interim financial statements.

(Incorporated in Malaysia)

Condensed Consolidated Statements of Cash Flow for the period ended 30 September 2016

	CUMULATIVE QUARTER 30.09.2016 30.09.2015		
	RM′000	RM′000	
Cash flows from operating activities			
Cash receipts from customers	98,462	145,662	
Cash payments to suppliers and contractors	(70,680)	(76,157)	
Cash payments to employees and for expenses	(20,640)	(39,737)	
Cash generated from operations	7,142	29,768	
Net income tax paid	(1,937)	(376)	
Net cash generated from operating activities	5,205	29,392	
Cash flows from investing activities			
Purchase of property, plant and equipment	(2,565)	(742)	
Proceed from sale of property, plant and equipment	28	1,901	
Proceeds from sale of investment properties	733	-	
Dividend received	21	31	
Net cash (used in)/generated from investing activities	(1,783)	1,190	

The condensed consolidated statement of cash flow should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2015 and the accompanying explanatory notes attached to the interim financial statements.

(Incorporated in Malaysia)

Condensed Consolidated Statement of Cash Flow for the period ended 30 September 2016 (continued)

	CUMULATIVE QUARTER		
	30.09.2016	30.09.2015	
	RM′000	RM′000	
Cash flows from financing activities			
Proceed from term loans	20,098	10,901	
Repayment of term loans	(15,889)	(16,835)	
Repayment of obligation under finance leases	(54)	(3,971)	
Interest paid	(6,579)	(17)	
Net cash used in financing activities	(2,424)	(9,922)	
Net increase in cash and cash equivalents	998	20,660	
Cash and cash equivalents at beginning of period	586	(14,161)	
Cash and cash equivalents at end of period	1,584	6,499	
Represented by:			
Cash and bank balances	32,362	32,647	
Bank overdrafts	(30,778)	(26,148)	
	1,584	6,499	

The condensed consolidated statement of cash flow should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2015 and the accompanying explanatory notes attached to the interim financial statement.

(Incorporated in Malaysia)

Explanatory Notes Pursuant to FRS 134: Interim Financial Reporting and Listing Requirements of Bursa Malaysia Securities Berhad

1 Basis of preparation

The interim financial statements are unaudited and have been prepared in accordance with the requirements of FRS 134: Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the audited financial statements for the year ended 31 December 2015. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to the understanding of the changes in the financial position and performance of the Group since the year ended 31 December 2015.

The accounting policies and methods of computation adopted by the Group in this interim financial statement are consistent with those of the annual financial statements for the year ended 31 December 2015.

The Group has not elected for early adoption of the following new and amended FRSs and IC Interpretations relevant to the current operations of the Group, which were issued but not yet effective for the financial year ending 31 December 2016.

The significant accounting policies adopted are consistent with those of the audited financial statements for the year ended 31 December 2015. FRSs, Amendments to FRSs and IC Interpretations issued but not yet effective:-

Description	Effective date
Amendments to FRS112 : Recognition of Deferred Tax Assets for Unrealised Losses	1 January 2017
Amendments to FRS 107 : Disclosure Initiative	1 January 2017
FRS 9: Financial Instruments	1 January 2018

These new and amended FRSs are not expected to have any significant impact on the financial statements of the Group upon their initial application, other than FRS 9: Financial Instruments. The adoption FRS 9 will have an effect on the classification and measurement of the Company's financial assets, but no impact on the classification and measurement of the Company's financial liabilities.

(Incorporated in Malaysia)

1 Basis of preparation (continued)

Malaysia Financial Reporting Standards (MFRS Framework)

On 8 September 2015, the Malaysian Accounting Standard Board ("MASB") confirmed that the effective date of MFRS 15 Revenue from Contracts with Customers will be deferred to annual periods beginning on or after 1 January 2018, following the recent press release by the International Accounting Standards Board (IASB) confirming a one-year deferral of IFRS 15 Revenue from Contracts with Customers. However, early application of MRFS 15 is still permitted. As a result, the effective date for Transitioning Entities (TEs) to apply the Malaysian Financial Reporting Standards (MFRS) will also be deferred to annual periods beginning on or after 1 January 2018. The TEs are entities within the scope of MFRS 141 Agriculture and/or IC Interpretation 15 Agreements for the Construction of Real Estate, including their parents, significant investors and joint ventures. Generally, the TEs are entities in the real estate and agriculture industries that have been given the option to continue applying the Financial Reporting Standards Framework, the predecessor of the MFRS Framework.

The MASB has consistently used the effective date of MFRS 15 as the basis for setting the effective date for the TEs to apply the MFRS. In the light of the IASB's deferral of IFRS 15, the effective date for the TEs to apply the MFRS will also be deferred to 1 January 2018.

The Group falls within the scope definition of TEs and accordingly, will be required to prepare financial statements using MFRS Framework in its first MFRS financial statements for the year ending 31 December 2018. 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.

The major differences between FRS Framework and MFRS Framework are as follows:

- A. Agreement for the Construction of Real Estates
- a) Revenue recognition for property under development

Under the FRS framework, under FRS 201, when the financial outcome of a development activity can be reliable estimated, property development revenue and expenses are recognised using the stage of completion method.

Under the MFRS framework, in accordance to MFRS 15 Revenue from Contracts with Customers, it established a new five-step models that will apply revenue arising from contracts with the customers. MFRS 15 will supersede the current revenue recognition guidance including MFRS 118 Revenue, MFRS 111 Construction Contracts and the related interpretations when it becomes effective.

(Incorporated in Malaysia)

1 Basis of preparation (continued)

The core principle of MFRS 15 is that an entity should recognise revenue which depicts 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.

Under MFRS 15, an entity recognises revenue when (or as) a performance obligation is satisfied, i.e when "control" of the goods or services underlying the particular performance obligation is transferred to the customer.

Either a full or modified retrospective application is required for annual periods beginning on or after 1 January 2018 with early adoption permitted.

b) Land held for development

Under the FRS framework, land held for future development is classified as a noncurrent asset and stated at cost less any accumulated losses.

Upon transition to the MFRS framework, FRS 201 is withdrawn and entities would have to classify land held for future development appropriately based on the relevant facts and circumstances, such as, inventory in accordance with MFRS 102 Inventories (e.g. when development activities with a view to sale have commenced and where it can be demonstrated that development activities can be completed within the normal operating cycle). If the land is to be accounted as inventory under MFRS 102, the land will have to be stated at the lower of cost and net realisable value.

B. Agriculture

Under the MFRS Framework, MFRS 141 Agriculture (MFRS 141), requires biological assets to be measured at fair value less costs to sell unless it is not possible to measure fair value reliably, in which case they are measured at cost. Gain and losses from changes in fair value less costs to sell are recognised in profit or loss. Agricultural produce harvested from biological asset are measured at fair value less costs to sell at the point of harvest. Thereafter, the standard on inventories generally applies. However this MFRS is not applicable to the Group.

(Incorporated in Malaysia)

2 Auditors' report on preceding annual financial statements

The auditors' report on the financial statements for the year ended 31 December 2015 contained qualification of opinion in view of an unauthorised mining activity carried out on land belonging to a subsidiary, Pasdec Corporation Sdn Bhd. As at the reporting date, the auditors have not reviewed the qualification of opinion.

3 Seasonal or cyclical factors

The Group's performance was not materially affected by any significant seasonal or cyclical factors during the financial period under review.

4 Unusual items due to their nature, size or incidence

There were no unusual items affecting assets, liabilities, equity, net income and cash flows of the Group that are unusual due to their nature, size or incidence for the financial period under review.

5 Changes in estimates

There were no materials changes in estimates for the financial period under review.

6 Issuance or repayment of debt and equity securities

There were no issuance, cancellations, repurchases, resale, and repayment of debts and equity securities for the current quarter except for those disclosed in the cash flow.

7 Dividends paid

There were no dividends paid during the period under review.

8 Valuation of property, plant and equipment

There was no valuation of property, plant and equipment conducted during the period for the Group.

(Incorporated in Malaysia)

9 Segmental information

The segment information by activities for the Company and its subsidiaries for the quarter is as follows:-

	CUMULATIVE QUARTER 9 MONTHS ENDED			
	30.09.2016	30.09.2015		
	RM′000	RM′000		
Segment revenue				
Investment holding	1,703	30,530		
Property development	49,482	61,852		
Manufacturing	34,879	39,948		
Construction	3,955	21,795		
Others	3,364	6,170		
	93,383	160,295		
Elimination	(5,701)	(34,433)		
Revenue	87,682	125,862		
Segment results				
Investment holding	(5,070)	14,325		
Property development	10,090	371		
Manufacturing	(1,398)	(9,553)		
Construction	(402)	(191)		
Others	(407)	1,232		
Total	2,813	6,184		
Elimination	1,242	(21,432)		
Sub Total	4,055	(15,248)		
Finance costs	(4,838)	(4,504)		
Share of profits of associates	3,117	295		
Profit/(loss) before tax	2,334	(19,457)		

10 Changes in the composition of the Group

There were no changes in the composition of the Group during the quarter under review.

11 Subsequent events

There were no material events subsequent to the end of the current financial period.

12 Contingent liabilities

There were no changes in the contingent liabilities as at the date of this announcement since the preceding financial year ended 31 December 2015.

(Incorporated in Malaysia)

13 Capital commitments of the Group

	Current	Preceding
	Quarter	Quarter
	30.09.2016	30.06.2016
	RM′000	RM'000
Capital expenditure		
Approved and contracted for:		
Property, plant and equipment	63,563	64,979

14 Review of performance/review of current quarter results against preceding quarter /prospect for the current financial year

	CUMULATIV 9 MONTH	-	Current Quarter	Preceding Quarter	
	30.09.2016	30.09.2015	30.09.2016	30.06.2016	
	RM′000	RM′000	RM′000	RM′000	
Revenue	87,682	125,862	27,133	38,805	
Profit/(loss) before tax	1,049	(20,252)	(3,178)	6,829	

Operating amidst tight liquidity environment in the local property market, coupled with the continued reduced and inconsistent sales volume by a customer of the manufacturing sector in South Africa, the Group has recorded a drop of 30% in turnover from RM125.86 million to RM87.68 million for the 9 months period ended 30 September 2016.

The relocation of the manufacturing operations from South Africa to Botswana, which started in 2015, is expected to be completed by end of the first quarter 2017. A major part of the relocation expenses have been recognised in the previous financial year.

The Group recorded profit before tax of RM1.05 million for the 9 months ended 30 September 2016.

Prospect for the current financial year

The Group expects softer performance for the remaining financial year ending 31 December 2016.

15 Profit forecast and profit guarantee

The Group had not provided any profit forecast or profit guarantee in a public document.

(Incorporated in Malaysia)

16 Disposal and exchange of investment securities

There was no disposal and exchange of securities during the quarter under review.

17 Taxation

	INDIVIDUAL QUARTER 3 months ended		CUMULATIVE QUARTER 9 months ended	
	30.09.2016 30.09.2015		30.09.2016	30.09.2015
	RM'000	RM′000	RM′000	RM'000
Malaysian income tax				
-current	(8)	(465)	1,033	3,863
-prior year over provision	252	(316)	252	(316)
Foreign income tax	610	(2,206)	-	(2,752)
	854	(2,987)	1,285	795

18 Sale of property, plant and equipment

During the period under review, there was sale of property, plant and equipment totaling RM0.43 million compared to last year of RM1.21 million.

19 Corporate proposals

On 18 October 2016, on behalf of the Board of Directors of Pasdec ("Board"), RHB Investment Bank Berhad announced the Company's proposal to undertake the following:-

- a) Proposed reduction of the issued and fully paid-up share capital of Pasdec via the cancellation of RM0.50 of the par value of every existing ordinary share of RM1.00 each in pursuant to Section 64 of the Companies Act, 1965;
- b) Proposed acquisition by Pasdec of twelve (12) parcels of office units in Menara Zenith, a multi-storey office building located in Kuantan, Pahang from Jasa Imani Sdn Bhd for an aggregate consideration of RM40 million which is to be fully satisfied via the issuance of new ordinary shares of RM0.50 each in Pasdec after the completion of the Proposed Par Value Reduction, at an issue price of RM0.50 per Pasdec Share (" Proposed Acquisition");
- c) Proposed renounceable two-call rights issue of 114,391,200 new Pasdec Shares ("Right Share(s)") on the basis of two (2) Right Shares for every five (5) existing Pasdec Shares held after the Proposed Par Value Reduction and Proposed Acquisition, together with 114,391,200 free detachable warrants, on the basis of one (1) warrant for every one Rights Share subscribed, at an indicative issue price of RM0.50, of which the indicative first call of RM0.30 will be payable in cash on application and the indicative second call of RM0.20 is to

(Incorporated in Malaysia)

19 Corporate proposals (continued)

be capitalised from the Company's reserves; and

d) Proposed amendments to the Memorandum and Articles of Association of Pasdec to facilitate the implementation of the Proposed Par Value Reduction.

20 Investment securities

As at 30 September 2016, the available-for-sale financial assets position is as follows:

	As at 30.09.2016	As at 30.09.2015	
	Market value/ Carrying amount RM'000	Market value/ Carrying amount RM'000	
Shares quoted in Malaysia	17	15	
Unit trusts quoted in Malaysia	463	458	
	480	473	

21 Loans and borrowings

The Group's exposure in loans and borrowings is as follows:

	As at 30.09.2016 RM'000	As at 30.09.2015 RM'000
Current loans and borrowings		
- secured	66,220	43,386
Noncurrent loans and borrowings		
- secured	54,994	58,381
Total loans and borrowings	121,214	106,767

(Incorporated in Malaysia)

22 Other reserves

a) Foreign currency exchange reserve

The foreign currency exchange reserve comprises all foreign exchange differences arising from the translation of the financial statements of foreign subsidiaries.

b) Fair value adjustment reserve

Fair value adjustment reserve represents the cumulative fair value changes of available-for-sale financial assets until they are disposed of or impaired.

c) **Premium paid on acquisition of non-controlling interest**

On the acquisition of non-controlling interest in the existing subsidiary, the difference between the consideration and fair value of the interest acquired of RM9.9 million was reflected in equity as premium paid on acquisition on non-controlling interest.

23 Off balance sheet financial instruments

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

24 Material litigation

There was no material litigation involving the Group at the date of this report.

25 Dividend

There was no dividend declared for the quarter under review.

(Incorporated in Malaysia)

26 Earnings/ (losses) per share

	INDIVIDUAL QUARTER 3 months ended		CUMULATIVE QUARTER 9 months ended	
	30.09.2016	30.09.2015	30.09.2016	30.09.2015
Basic earnings/(losses) per share				
Earnings/(losses) attributable to owners of the parent (RM'000)	(4,112)	(6,904)	1,044	(18,127)
Number of shares at the beginning of the period (unit '000)	205,978	205,978	205,978	205,978
Basic earnings/(losses) per share (sen)	(1.99)	(3.35)	0.51	(8.80)

27 Realised and unrealised retained earnings disclosure

	Unaudited 30.09.2016 RM'000	Audited 31.12.2015 RM'000
Realised	(143,620)	(136,728)
Unrealised	14,411	5,632
Share of retained earnings of associates - Realised	(129,209) (890)	(131,096) 2,227
Less:	(130,099)	(128,869)
Consolidation adjustments	(207,420)	(205,146)
Retained earnings c/f	77,321	76,277

28 Comparative figures

Certain comparative figures have been reclassified to conform to current period presentations.