

Explanatory Notes

1. Corporate information

Zecon Berhad is a public limited liability company, incorporated and domiciled in Malaysia and is listed on the Main Market of Bursa Malaysia Securities Berhad. The registered office is located at 8th Floor, Menara Zecon, No. 92, Lot 393, Section 5, KTLD, Jalan Satok, 93400 Kuching, Sarawak.

The principal activities of the Company are foundation engineering, civil engineering and building contracting works and their related activities. There have been no significant changes in the nature of the principal activities of the Group and of the Company during the financial year.

These condensed consolidated interim financial statements were approved by the Board of Directors on 26th August 2016.

2. Significant accounting policies

The condensed consolidated interim financial statements of the group for the year ended 30 June 2016 were prepared in accordance with Financial Reporting Standards ("FRS") in Malaysia.

The significant account policies adopted in preparing these condensed consolidated interim financial statements are consistent with those of the audited financial statements for the year ended 30 June 2015.

2.1 Changes in accounting policies

The accounting policies adopted are consistent with those of the previous financial year except as follows:

On 1 July 2014, the Group adopted the following amended FRS standard for annual financial periods beginning on or after 1 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 amended FRS did not have any material impact on the accounting policies, financial performance and position of the Group.

2. Significant accounting policies (contd.)

2.2 Malaysian Financial Reporting Standards (MFRS Framework)

MASB has issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards ("MFRSs"), that are to be applied by all entities other than private entities; with the exception of entities that are within the scope of MFRS 141 (Agriculture) and IC Interpretation 15 (Agreements for Construction of Real Estate), including its parent, significant investor and venture (herein called "transitioning entities").

As announced by MASB on 8 September 2015, the transitioning entities are allowed to defer the adoption of MFRSs to annual periods beginning on or after 1 January 2018.

Accordingly, as a transitioning entity as defined above, the Group has chosen to defer the adoption of MFRSs and will only prepare its first set of MFRS financial statements for the financial year ending 30 June 2019. The Group currently assessing the possible financial impacts that may arise from the adoption of MFRSs and the process is still ongoing.

3. Audit Report of Preceding Annual Financial Statements

The audit report of the Group's annual financial statements for the year ended 30 June 2015 was not subject to any qualification

4. Seasonality or cyclicity of operations

The business operations of the Group are not materially affected by any seasonal or cyclicity fluctuations during the quarter under review.

5. Changes in accounting estimate and judgement

The preparation of the Group's condensed consolidated interim financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities at the reporting date. However, uncertainty about these assumptions and estimates could result in outcomes that could require a material adjustment to the carrying amount of the asset or liability affected in the future.

In the process of applying the Group's accounting policies, management has made the following judgements, apart from those involving estimations, which have the most significant effect on the amounts recognised in the condensed consolidated interim financial statements

(a) Impairment of goodwill on consolidation

Goodwill is tested for impairment annually and at other times when such indicators exist. This requires an estimation of the value in use of the cash-generating units to which goodwill and brands are allocated.

When value in use calculations are undertaken, management must estimate the expected future cash flows from the asset or cash-generating unit and choose a suitable discount rate in order to calculate the present value of those cash flows.

(b) Constructions contracts and property development

The Group recognises construction contracts and property development revenue and expenses in the statement of comprehensive income by using the stage of completion method. The stage of completion is determined by the proportion that construction contracts costs and property development costs incurred for work performed to date bear to the estimated total construction costs and property development costs.

Significant judgement is required in determining the stage of completion, the extent of the construction costs and property development costs incurred, the estimated total construction and property development revenue and costs, as well as the recoverability of the construction and property development costs. In making the judgement, the Group evaluates based on past experience and by relying on the work of specialists.

5. Changes in accounting estimate and judgement (contd.)

(c) Useful life of property, plant and equipment

Property, plant and equipment are depreciated on a straight-line basis over their estimated useful lives. Management estimates the useful lives of the property, plant and equipment to be within 3 to 50 years. Changes in the expected level of usage and technological developments could impact the economic useful lives and the residual values of these assets, therefore future depreciation charges could be revised. The cost of plant and machinery is depreciated on a straight-line basis over the assets' useful lives. Management estimates the useful lives of these plant and machinery to be within 7 to 10 years. These are common life expectancies applied in the construction industry. Changes in the expected level of usage and technological developments could impact the economic useful lives and the residual values of these assets, therefore future depreciation charges could be revised.

(d) Deferred tax assets

Deferred tax assets are recognised for all unused tax losses and unabsorbed capital allowances to the extent that it is probable that future taxable profit will be available against which the losses and capital allowances can be utilised. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and level of future taxable profits together with future tax planning strategies.

Assumptions about generation of future taxable profits depend on management's estimates of future cash flows. These depend on estimates of future production and sales volume, operating costs, capital expenditure, dividends and other capital management transactions. Judgement is also required about application of income tax legislation. These judgements and assumptions are subject to risks and uncertainty, hence there is a possibility that changes in circumstances will alter expectations, which may impact the amount of deferred tax assets recognised in the statements of financial position and the amount of unrecognised tax losses and unrecognised temporary differences.

(e) Impairment of loans and receivables

The Group assesses at each reporting date whether there is any objective evidence that a financial asset is impaired. To determine whether there is objective evidence of impairment, the Group considers factors such as the probability of insolvency or significant financial difficulties of the debtor and default or significant delay in payments.

Where there is objective evidence of impairment, the amount and timing of future cash flows are estimated based on historical loss experience for assets with similar credit risk characteristics.

In the current quarter under review, the group has not recorded significant impairment on the receivables.

6. Debt and equity securities

There were no issuances, cancellations, repurchases, re-sales and repayments of debt and equity securities for the current quarter under review. There were no share buy-back during the quarter.

7. Changes in the composition of the Group

There were no changes to the composition of the Group since last audited financial report except:-

1) On 8 April 2016, Zecon Berhad has acquired 7 ordinary shares of RM1.00 each of Zecon Kimlun Consortium Sdn Bhd, representing 70% of equity interest, for a total consideration of RM7.00.

2) On 1 April 2016, Zecon Berhad has acquired 2 ordinary shares of RM1.00 each of Zecon Space Sdn Bhd, representing 100% of equity interest, for a total consideration of RM2.00.

8. Property, plant and equipment – acquisition and disposals

As at the end of current quarter, the Group has acquired its property plant and equipment at aggregate costs of RM2,562,051. The Group also disposed its property plant and equipment with carrying amount of RM4 only.

9. Segmental Reporting

The segment revenue and segment results for business segments predominantly conducted in Malaysia for the financial period-to-date were as follows:

	Construction		Property Development		Toll Concession		Others		Adjustment and eliminations		Total	
	1.7.2015 to 30.06.2016	1.7.2014 to 30.06.2015	1.7.2015 to 30.06.2016	1.7.2014 to 30.06.2015	1.7.2015 to 30.06.2016	1.7.2014 to 30.06.2015	1.7.2015 to 30.06.2016	1.7.2014 to 30.06.2015	1.7.2015 to 30.06.2016	1.7.2014 to 30.06.2015	1.7.2015 to 30.06.2016	1.7.2014 to 30.06.2015
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue												
External sales	187,863	101,751	34,188	49,597	8,638	15,392	7,410	51	-	-	238,099	166,791
Inter-segment sales	109,659	123,738	423	(4,995)	-	-	-	-	(110,082)	(118,743)	-	-
Total Revenue	297,522	225,489	34,611	44,602	8,638	15,392	7,410	51	(110,082)	(118,743)	238,099	166,791
Segment profit/(loss) - Note A	(12,263)	(14,777)	(11,270)	1,102	(5,476)	10,955	156,256	(1,268)			127,247	(3,988)

Note A

Segment profit/(loss) is reconciled to loss before tax presented in the condensed consolidated statement of comprehensive income as follows:-

	1.7.2015 to 30.06.2016 RM'000	1.7.2014 to 30.06.2015 RM'000
Segment profit/(loss)	127,247	(3,988)
Share of profit in associate	157	364
Finance Cost	(22,433)	(8,986)
Profit/(loss) before tax	104,971	(12,610)

9. Segmental Reporting (cont'd)

(i) Construction Sector

This sector recorded losses is mainly due to additional project costs incurred on current project prior to completion and additional impairment on assets.

(ii) Property Sector

During the current quarter, the revenue was mainly derived from Mydin Supermall project and sale of land . The losses was mainly due to additional costs incurred to on-going project.

(iii) Toll Concession

The decrease on accumulated toll revenue of RM8.6 million as compared to revenue of RM15.4 million in the corresponding quarter of the preceding year is due to cessation of toll concession on 1st January 2016.

The significant losses is mainly due to written off expenses on toll concession.

(iv) Others

The significant segment profit is due to fair value gain on investment properties.

10. Profit/(loss) before taxation

The following amounts have been included in arriving at loss before taxation:

	Current Quarter 3 months ended		Cumulative Quarter 12 months ended	
	30 June 2016	30 June 2015	30 June 2016	30 June 2015
	RM'000	RM'000	RM'000	RM'000
Amortization of prepaid land lease payment	1	1	3	3
Amortization of toll concessionaire	-	132	264	528
Bad Debt written off	5,683	202	5,683	202
Depreciation of property, plant and equipment	731	248	2,296	2,179
Gain on disposal of property, plant and equipment	(4)	(8)	(4)	(90)
Gain on disposal of land held for development	-	-	(1,515)	-
Fair value gain on investment properties	(150,933)	-	(150,933)	-
Interest expense	13,283	2,461	22,433	8,986
Interest income	(863)	(806)	(1,578)	(893)
Impairment on receivables	4,048	2,214	4,523	2,273
Impairment of assets	279	-	279	-
Inventories written off	-	-	-	-
Rental income	28	(96)	(53)	(161)
Loss/(Gain) on foreign exchange	2	-	3	-
Loss on disposal of toll concession	-	-	11,084	-

11. Income Tax Expense

	Current Quarter 3 months ended		Cumulative Quarter 12 months ended	
	30 June 2016	30 June 2015	30 June 2016	30 June 2015
	RM'000	RM'000	RM'000	RM'000
Current tax :				
Malaysian income tax	(86)	(161)	1,071	2,614
Under provision in prior years	18	448	18	442
	(68)	287	1,089	3,056
Deferred tax				
Relating to origination and reversal of temporary differences	9,188	2,854	9,188	2,854
Over provision in prior year	-	(884)	-	(884)
	9,120	2,257	10,277	5,026

Domestic income tax is calculated at the Malaysian statutory tax rate of 25% of the estimated assessable profit for the year. During the current financial year, the income tax rate applicable to the subsidiary in Australia is 28.5% (2015: 30%). The income tax rate in Australia has reduced to 28.5% on or after 1 July 2015.

12. Earnings/(Loss) Per Share

	Current Quarter 3 months ended		Cumulative Quarter 12 months ended	
	30 June 2016	30 June 2015	30 June 2016	30 June 2015
	RM'000	RM'000	RM'000	RM'000
Net profit/(loss) attributable to equity holders of the company	48,261	(8,900)	31,063	(12,824)
Weighted average number of ordinary shares in issue	119,106	119,106	119,106	119,106
Basic earnings/(loss) per ordinary share for profit/(loss) for the year (sen)	40.52	(7.47)	26.08	(10.77)
Weighted average number of ordinary shares for diluted earning/(loss) per share computation	119,106	119,106	119,106	119,106
Diluted earnings/(loss) per ordinary share for profit/(loss) for the year (sen)	40.52	(7.47)	26.08	(10.77)

13. Carrying amount of revalued assets

The Group has not adopted revaluation model on its property, plant and equipment. All property, plant and equipment are stated at cost less accumulated depreciation and any accumulated impairment losses.

However, the Group has fair valued its investment properties with carrying amount of RM359,172,126 as at 30 June 2016.

14. Contingencies

There were no contingent liabilities in respect of the Group that had arisen since 30 June 2015 till the date of this quarterly report.

15. Capital commitments

There were no material capital commitments in respect of the Group that had arisen since 30 June 2015 till the date of this quarterly report.

16. Recurrent Related Party Transactions (RRPT)

The aggregate gross value of RRPT for the period ended 30 June 2016 were as follows:

	30 June 2016	30 June 2015
	RM'000	RM'000
Aggregate gross value of RRPT	733	3,760

The RRPT comprise transactions controlled by or connected to certain substantial shareholders and/or Directors of the Company, namely Datuk Haji Zainal Abidin Bin Haji Ahmad, and Haji Abg Azahari Abg Osman.

The above transactions have been entered into in the ordinary course of business and are on terms not more favourable to the Related Party than those generally available to the public.

17. Derivative financial instruments

The Group does not have any outstanding financial derivatives as at 30 June 2016

18. Gains/Losses arising from fair value changes of financial liabilities

There were no material gains or losses arising from fair value changes of the financial liabilities for the current quarter and financial year ended 30 June 2015.

19. Material subsequent event

There were no material subsequent events that have been reflected in the financial statements for the current quarter under review.

20. Dividends paid

No interim ordinary dividend has been declared by Zecon Berhad for the financial period ended 30 June 2016

21. Cash and cash equivalent

	Unaudited	Audited
	30 June 2016	30 June 2015
	RM'000	RM'000
Cash on hand and at banks	40,279	5,566
Fixed deposits at banks	29	27
Bank overdrafts	(8,020)	(5,041)
	<u>32,288</u>	<u>552</u>

22. Review of performance

The significant profit after tax of the Group is mainly due to revaluation gain on investment properties.

23. Material changes in the quarterly results (Q3 2016 vs Q4 2016)

During the quarter, the Group has adopted the fair value model on its investment properties. This has recorded fair value gain on on the investment properties which significantly contributed to the Group's performance.

24. Commentary on prospects

The management is still optimistic on the prospect despite registering losses in the Group's major segments with recent letter of award received from Lebuhraya Borneo Utara Sdn Bhd with a contract value of RM1.46 billion of which Zecon Berhad is holding 70% equity in the Joint Venture Arrangement.

Effect on the progress achieved to-date in the said project is anticipated to contribute towards the profitability of the Group.

Besides that, the Group has on 15 August 2016, entered in Heads of Agreement with PR1MA Development Sdn Bhd, a wholly owned subsidiary of PR1MA Corporation Malaysia to agree on key terms and to set out the detailed parameters for the proposed development of 2,331 units of residential houses and 386,368 square meter of commercial spaces.

In ensuring sustainable liquidity, the Group is in the advanced stage of doing a Corporate Exercise through Redeemable Convertible Unsecured Loan Stock ("RCULS") which was announced on 4th July 2016.

- 25. Commentary on the company's progress to achieve the revenue or profit estimate, forecast, projection or internal targets in the remaining period to the end of the financial year and the if forecast period which was previously announced or disclosed in a public document and steps taken or proposed to be taken to achieve the revenue of profit estimate, forecast, projection or internal targets.**

Not applicable to the Group as no announcements or disclosures were published in a public document as to the revenue or profit estimate, forecast, projection or internal targets as at the date of this announcement.

- 26. Statement of the Board of Directors' opinion as to whether the revenue or profit estimate, forecast, projection or internal targets in the remaining period to the end of the financial year and the forecast period which was previously announced or disclosed in a public document and steps taken or proposed to be taken to achieve the revenue or profit estimate, forecast, projections or internal targets as at the date of this announcement.**

Not applicable to the Group as no announcements or disclosures were published in a public document as to the revenue or profit estimate, forecast, projection or internal targets as at the date of this announcement.

- 27. Variance of Actual Profit from Forecast Profit**

The Group has not announced any profit forecast or profit estimate for the current financial year in any public document and hence this information is not applicable.

- 28. Profit Guarantee**

This note is not applicable, as no profit forecast was published and the Group is not required to give any profit guarantee.

29. Status of corporate proposals

On 4th July 2016, KAF Investment Bank Berhad, on behalf of the board of directors of Zecon Berhad has announced that the Group proposes to undertake the following:-

- (i) proposed reduction of the issued and paid-up share capital of Zecon via the cancellation of RM0.90 of the par value of the ordinary shares of RM1.00 each in Zecon to RM0.10 each in Zecon ("Zecon Share(s)" or "Share(s)") pursuant to Section 64 of the Companies Act, 1965 ("Act") ("Proposed Par Value Reduction");
- (ii) proposed amendments to the Memorandum and Articles of Association of Zecon to facilitate the implementation of the Proposed Par Value Reduction ("Proposed Amendments");
- (iii) proposed bonus issue of up to 163,274,690 new Zecon Shares ("Bonus Share(s)") on the basis of one (1) Bonus Share for every one (1) existing Zecon Share held on an entitlement date to be determined after the Proposed Par Value Reduction ("Proposed Bonus Issue of Shares");
- (iv) proposed renounceable rights issue of up to RM136,062,242 nominal value of five (5)- year, 5%, redeemable convertible unsecured loan stocks ("RCULS") at 100% of its nominal value of RM0.10 each on the basis of twenty-five (25) RM0.10 nominal value of RCULS together with three (3) new Zecon Shares ("Free Shares") for every six (6) existing Zecon Shares held at an entitlement date to be determined after the Proposed Par Value Reduction and the Proposed Bonus Issue of Shares ("Proposed Rights Issue of RCULS with Free Shares"); and
- (v) proposed establishment of a long term incentive plan of up to 15% for the eligible directors and employees of Zecon and its subsidiary companies (excluding dormant subsidiary companies) ("Proposed LTIP").

Currently, the Due Diligence Working Group is in the midst of reviewing and finalizing the circular to shareholders, the By-Laws, the Trust Deed and the Listing Application.

30. Borrowings

	Unaudited 30 June 2016	Audited 30 June 2015
	RM'000	RM'000
Short term borrowings		
Secured	127,405	92,233
Unsecured	-	-
	127,405	92,233
Long term borrowings		
Secured	173,551	100,996
Unsecured	-	-
	173,551	100,996
TOTAL BORROWINGS	300,956	193,229

31. Material Litigation

Neither the Company nor its subsidiaries are engaged in any material litigation, claims or arbitration, either as plaintiff or defendant, which has a material effect on the financial position or business of the Group and the Directors of the Company are not aware of any proceedings pending or threatened against the Group or of any facts likely to give rise to any proceedings which might materially and adversely affect the financial position or business of the Group.

32. Dividend payable

The Board of Zecan Berhad has not declared any interim dividend in the current quarter in respect of the financial year ending 30 June 2016

33. Breakdown of realised and unrealised profit or loss

The breakdown of the retained earnings of the group into realised and unrealised profits 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 Profit or Loss in the context of Disclosure Pursuant to Bursa Malaysia Securities Berhad Listing Requirement, as issued by the Malaysian Institute of Accountants.

	30 June 2016	30 June 2015
	RM'000	RM'000
Total retained earnings of the Group		
- Unrealised	-	-
- Realised	40,582	(56,040)
	<u>40,582</u>	<u>(56,040)</u>
Total share of retained earnings from Associate		
- Unrealised	-	-
- Realised	1,756	1,791
	<u>42,338</u>	<u>(54,249)</u>
(Less)/add : Consolidation adjustment	(74,499)	(8,975)
Retained earnings as per financial statements	<u>(32,161)</u>	<u>(63,224)</u>

34. Auditors' report in preceding annual financial statements

The auditors' report on the audited annual financial statements for the financial year ended 30 June 2015 was not qualified.

35. Authorisation for Issue

The interim financial statements were authorized for issue in accordance with the resolution passed at the Board of Directors' Meeting held on 26th August 2016.

By order of the Board

Koh Fee Lee
(MAICSA 7019845)
Dated 26/08/2016