

**QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE THIRD QUARTER ENDED DECEMBER 31, 2017**

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	As At Dec 31, 2017 (Unaudited) RM'000	As At Mar 31, 2017 (Audited) RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	18,911	18,169
Investment properties	18,331	20,370
Prepaid lease payments on leasehold land	1,665	1,698
Land held for property development	31,115	31,044
Goodwill	592	592
Investment in associates	699	713
Total non-current assets	<u>71,313</u>	<u>72,586</u>
Current assets		
Inventories	26,188	29,934
Property development costs	9,753	9,311
Trade and other receivables	9,644	7,444
Current tax assets	2,500	2,268
Other assets	1,331	1,238
Short-term deposits with licensed banks	1,057	1,041
Cash and bank balances	2,193	2,094
Total current assets	<u>52,666</u>	<u>53,330</u>
Total assets	<u>123,979</u>	<u>125,916</u>
EQUITY AND LIABILITIES		
Share capital	126,784	126,784
Foreign exchange reserve	-	(3)
Accumulated losses	(29,712)	(28,912)
Total equity attributable to equity holders of the Company	<u>97,072</u>	<u>97,869</u>
Non-controlling interests	200	200
Total equity	<u>97,272</u>	<u>98,069</u>
Non-current liabilities		
Borrowings	993	993
Deferred tax liabilities	705	705
Total non-current liabilities	<u>1,698</u>	<u>1,698</u>
Current liabilities		
Trade and other payables	9,303	7,517
Borrowings	15,706	18,433
Current tax liabilities	-	199
Total current liabilities	<u>25,009</u>	<u>26,149</u>
Total liabilities	<u>26,707</u>	<u>27,847</u>
Total equity and liabilities	<u>123,979</u>	<u>125,916</u>
Net Assets per Share (RM)	<u>0.77</u>	<u>0.77</u>

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended March 31, 2017 and the accompanying explanatory notes attached to the interim financial statements.

**QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE THIRD QUARTER ENDED DECEMBER 31, 2017**

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Individual Quarter			Cumulative Quarters		
	3 months ended	3 months ended	Changes %	9 months ended	9 months ended	Changes %
	Dec 31, 2017 (Unaudited) RM'000	Dec 31, 2016 (Unaudited) RM'000		Dec 31, 2017 (Unaudited) RM'000	Dec 31, 2016 (Unaudited) RM'000	
Revenue	6,354	4,520	41	17,536	17,006	3
Cost of sales	(5,241)	(2,360)	>100	(14,279)	(11,654)	-23
Gross profit	1,113	2,160	-48	3,257	5,352	-39
Investment revenue	31	42	-26	53	98	-46
Other income	27	44	-39	102	117	-13
Other gains and losses	283	183	55	519	166	>100
Distribution costs	(110)	(41)	>100	(182)	(82)	>100
Administrative expenses	(1,033)	(982)	-5	(3,422)	(3,920)	13
Share of loss of associates	(17)	(13)	-31	(15)	(176)	91
Finance costs	(369)	(259)	-42	(1,019)	(863)	-18
Profit/(Loss) before taxation	(75)	1,134	>100	(707)	692	>-100
Tax expense	(93)	(540)	83	(93)	(609)	85
Profit/(Loss) for the Period	(168)	594	>100	(800)	83	>-100
Other comprehensive income:	-	-	-	-	-	-
Total comprehensive income/(loss) for the period	(168)	594	>100	(800)	83	>-100
Profit/(Loss) attributable to:						
Equity holders of the Company	(168)	596	>100	(800)	85	>-100
Non-controlling interests	-	(2)	100	-	(2)	100
	(168)	594	>100	(800)	83	>-100
Total comprehensive income/(loss) attributable to:						
Equity holders of the Company	(168)	596	>100	(800)	85	>-100
Non-controlling interests	-	(2)	100	-	(2)	100
	(168)	594	>100	(800)	83	>-100
Basic earnings per ordinary share (sen)	(0.13)	0.47	>100	(0.63)	0.07	>-100
Fully diluted earnings per ordinary share (sen)	N/A	N/A	-	N/A	N/A	-

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended March 31, 2017 and the accompanying explanatory notes attached to the interim financial statements.

**QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE THIRD QUARTER ENDED DECEMBER 31, 2017**

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Share Capital RM'000	<u>Non- Distributable</u> Foreign Exchange Reserve RM'000	Accumulated Losses RM'000	Total RM'000	Non- Controlling Interests RM'000	Total Equity RM'000
Balance as of Apr 1, 2016	126,784	-	(25,923)	100,861	199	101,060
Dividends paid during the period	-	-	(3,804)	(3,804)	-	(3,804)
Total comprehensive income/(loss) for the period	-	-	85	85	(2)	83
Balance as of Dec 31, 2016	126,784	-	(29,642)	97,142	197	97,339
Balance as of Apr 1, 2017	126,784	(3)	(28,912)	97,869	200	98,069
Total comprehensive loss for the period	-	3	(800)	(797)	-	(797)
Balance as of Dec 31, 2017	126,784	-	(29,712)	97,072	200	97,272

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended March 31, 2017 and the accompanying explanatory notes attached to the interim financial statements.

**QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE THIRD QUARTER ENDED DECEMBER 31, 2017**

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	9 months ended Dec 31, 2017 (Unaudited) RM'000	9 months ended Dec 31, 2016 (Unaudited) RM'000
Cash flows from operating activities		
Profit/(loss) before tax	(707)	692
Adjustments for :		
Non-cash items	429	351
Non-operating items	592	768
	314	1,811
Operating profit before working capital changes		
Movements in working capital:		
Net changes in current assets	1,011	8,759
Net changes in current liabilities	1,786	1,398
	3,111	11,968
Cash generated from operations		
Tax paid	(738)	(1,243)
Tax refunded	215	-
	2,588	10,725
Net cash generated from operating activities		
Cash flows from investing activities		
Other investments	1,237	(97)
	1,237	(97)
Net cash from/(used in) investing activities		
Cash flows from financing activities		
Dividend paid	-	(3,804)
Borrowings	(18,905)	(21,428)
	(18,905)	(25,232)
Net cash used in financing activities		
Net decrease in cash and cash equivalents	(15,080)	(14,604)
Cash & cash equivalents at beginning of period	2,094	3,413
Cash & cash equivalents at end of period	(12,986)	(11,191)
Cash & cash equivalents at end of period consist of		
Short-term deposits with licensed banks	-	-
Cash & bank balances	2,193	3,429
Bank overdrafts	(15,179)	(14,620)
	(12,986)	(11,191)

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended March 31, 2017 and the accompanying explanatory notes attached to the interim financial statements.

**QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE THIRD QUARTER ENDED DECEMBER 31, 2017**

PART A: REQUIREMENTS OF FRS 134 INTERIM FINANCIAL REPORTING

A1 Basis of Preparation

The interim financial report is unaudited and has been prepared in compliance with FRS 134 Interim Financial Reporting and the additional disclosure requirements as in Part A of Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad (“Bursa”).

This interim financial report include only condensed consolidated financial statements and should be read in conjunction with the audited financial statements for the year ended March 31, 2017, as this interim report focus on events and transactions that are significant to an understanding of the changes in financial position and performance of the Group that have occurred since that report. The condensed consolidated financial statements and notes thereon do not include all of the information required for full set of financial statements prepared in accordance with Financial Reporting Standards (“FRSs”).

The preparation of an interim financial report in conformity with FRS 134 requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses on a year to date basis. Actual results may differ from these estimates.

The significant accounting policies and method of computation adopted by the Group in this interim financial report are consistent with those of the audited financial statements for the year ended March 31, 2017.

The following are accounting standards, amendments and interpretations that have been issued by the Malaysian Accounting Standards Board (“MASB”) but have not been adopted by the Company:

Description	Effective for annual periods beginning on or after
• Annual improvements to FRSs 2014 - 2016 cycle, - Amendments to FRS 1, First-time Adoption of Financial Reporting Standards	1 January 2018
- Amendments to FRS12, Disclosure of Interests in Other Entities	1 January 2017
- Amendments to FRS 128, Investment in Associates and Joint Ventures	1 January 2018
• Amendments to FRS 107, Statement of Cash Flows: Disclosure Initiative	1 January 2017
• Amendments to FRS 112, Income Taxes: Recognition of Deferred Tax for Unrealised Losses	1 January 2017
• FRS 9, Financial Instruments	1 January 2018
• Amendments to FRS 10, Consolidated Financial Statements: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred
• Amendments to FRS 128, Investment in Associates: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred
• Amendments to FRS 2, Share-based Payment: Classification and Measurement of Share-based Payment Transactions	1 January 2018
• Amendments to FRS 4, Insurance Contracts: Applying FRS 9, Financial Instruments with FRS 4 Contracts	1 January 2018
• Amendments to FRS 140, Investment Property: Transfer of Investment Property	1 January 2018
• IC Interpretations 22, Foreign Currency Transactions and Advance Consideration	1 January 2018

**QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE THIRD QUARTER ENDED DECEMBER 31, 2017**

A1 Basis of Preparation (Continued)

The initial adoption of the accounting standards, amendments or IC Interpretations above will have no material impacts on the financial statements of the Group and of the Company.

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 and IC Interpretation 15, Agreements for Construction of Real Estate (IC 15), including its parent, significant investor and venturer (herein referred as “Transitioning Entities”).

Based on the MASB announcement on 28 October 2015, Transitioning Entities will be allowed to defer the adoption of the new MFRS Framework to 1 January 2018. Consequently, the adoption of the MFRS Framework by Transitioning Entities will be mandatory for annual periods beginning on or after 1 January 2018.

The Group falls within the scope definition of Transitioning Entities and has 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 financial statements for the financial year ended 31 March 2019.

The subsequent adoption of the MFRS Framework would result in the Group preparing an opening MFRS statement of financial position as at 1 April 2018, which adjusts for differences between the classification and measurement bases in the existing FRS Framework versus that in the new MFRS Framework. This would also result in a restatement of the annual and quarterly financial performance for the financial year ending 31 March 2019 in accordance with MFRS, which would form the MFRS comparatives for the annual and quarterly financial performance for the financial year ending 31 March 2019 respectively.

**QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE THIRD QUARTER ENDED DECEMBER 31, 2017**

PART A: REQUIREMENTS OF FRS 134 INTERIM FINANCIAL REPORTING

A2 Qualification of Financial Statements

The auditors' report on the audited financial statements for the financial year ended March 31, 2017 dated July 18, 2017 was not subject to any qualification.

A3 Seasonal or Cyclical Factors

The principal business of the Group was not significantly affected by any significant seasonal or cyclical factors in the current quarter.

A4 Unusual Items

There were no material items affecting assets, liabilities, equity, net income or cash flows that are unusual because of their nature, size or incidence.

A5 Changes in Estimates

There were no major changes in estimates which have a material effect in the current financial period ended December 31, 2017.

A6 Debt and Equity Securities

There were no issuance and repayment of debt and equity securities, share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares in the current quarter ended December 31, 2017.

A7 Dividends Paid

There were no dividends paid during the current financial quarter ended December 31, 2017.

**QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE THIRD QUARTER ENDED DECEMBER 31, 2017**

PART A: REQUIREMENTS OF FRS 134 INTERIM FINANCIAL REPORTING

A8 Segment Information

	Investment Holdings RM'000	Manufacturing RM'000	Construction RM'000	Property Development RM'000	Total RM'000	Elimination RM'000	Consolidated RM'000
Cumulative Quarters							
9 months ended December 31, 2017							
Revenue							
External sales	311	12,637	-	4,588	17,536	-	17,536
Inter-segment revenue	770	97	-	-	867	(867)	-
Total revenue	<u>1,081</u>	<u>12,734</u>	<u>-</u>	<u>4,588</u>	<u>18,403</u>	<u>(867)</u>	<u>17,536</u>
Results							
Segment profit/(loss)	(46)	845	(437)	(709)	(347)	-	(347)
Investment revenue							53
Other gains and losses							621
Finance costs							(1,019)
Share of loss of associates							<u>(15)</u>
Loss before tax							(707)
Tax expense							<u>(93)</u>
Loss for the period							<u><u>(800)</u></u>
Cumulative Quarters							
9 months ended December 31, 2016							
Revenue							
External sales	289	7,687	148	8,882	17,006	-	17,006
Inter-segment revenue	815	289	1,637	-	2,741	(2,741)	-
Total revenue	<u>1,104</u>	<u>7,976</u>	<u>1,785</u>	<u>8,882</u>	<u>19,747</u>	<u>(2,741)</u>	<u>17,006</u>
Results							
Segment profit/(loss)	(177)	1,254	(948)	1,221	1,350	-	1,350
Investment revenue							98
Other gains and losses							283
Finance costs							(863)
Share of loss of associates							<u>(176)</u>
Profit before tax							692
Tax expense							<u>(609)</u>
Profit for the period							<u><u>83</u></u>

Information on geographical segment is not presented as the Group operates predominantly in Malaysia.

A9 Valuation of Property, Plant & Equipment

The carrying amounts of property, plant and equipment have been brought forward from the previous audited financial statements without amendment.

**QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE THIRD QUARTER ENDED DECEMBER 31, 2017**

PART A: REQUIREMENTS OF FRS 134 INTERIM FINANCIAL REPORTING

A10 Material Subsequent Events

There were no material events subsequent to the current financial quarter ended December 31, 2017 up to the date of this announcement.

A11 Changes in the Composition of the Group

There were no changes in the composition of the Group in the current financial quarter ended December 31, 2017.

A12 Contingent Liabilities or Contingent Assets

The contingent liabilities of the Company are as follows:

	Dec 31, 2017 RM'000
Unsecured:	
Corporate guarantees given by the Company to local banks and third parties for credit facilities granted to certain subsidiaries	<u>18,745</u>

There were no contingent assets for the Group as at December 31, 2017.

Save as disclosed above, there were no material contingent liabilities or assets as at February 19, 2018 (the latest practicable date which is not earlier than 7 days from the date of issue of this quarterly report).

A13 Capital Commitments

There were no capital commitments during the current financial quarter under review.

**QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE THIRD QUARTER ENDED DECEMBER 31, 2017**

**PART B: REQUIREMENTS OF PART A OF APPENDIX 9B OF THE MAIN MARKET
LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD**

B1 Review of Performance

During the 9 months period ended December 31, 2017, the Group registered revenue of RM17.54 million as compared to the revenue in preceding year corresponding quarter of RM17.01 million. Revenue had increased by approximately 3.12% due mainly to revenue increased by manufacturing division of the Group during the period.

Revenue from manufacturing division increased 64.37% or RM4.95 million to RM12.64 million in the current period as compared to RM7.69 million in the preceding year corresponding period. However, the division recorded an operating profit of RM0.85 million as compared to the operating profit of RM1.25 million in the corresponding period.

The revenue from the construction division decreased to RM Nil in the current period from RM0.15 million in the preceding year corresponding period. However, the division recorded an operating loss of the RM0.44 million as compared to the operating loss of RM0.95 million in the corresponding period. The division operating loss was reduced in the absence of extraordinary expenses which incurred last corresponding period.

Revenue from the property development division decreased 48.31% to RM4.59 million in the current period from RM8.88 million in the corresponding period. Hence, the division recorded an operating loss of RM0.71 million as compared to the operating profit of RM1.22 million in the corresponding period due to slower sales progress of existing SA 65 project in the current period.

During the same period, the Group recorded the loss before tax of RM0.71 million as compared to the profit before tax of RM0.69 million in the preceding year corresponding period. The decrease of profit before tax was mainly due to the lower revenue from the property development division and lower profit margin from the manufacturing division.

B2 Variation of Results Against Immediate Preceding Quarter

The Group's revenue for the quarter ended December 31, 2017 decreased by 2.30% to RM6.36 million as compared to RM6.51 million in the preceding quarter ended September 30, 2017. The slightly decrease in revenue was mainly due to revenue decreased by the property development division of the Group for the current quarter.

The revenue from manufacturing division increased 48.04% to RM5.30 million in the current quarter as compared to RM3.58 million in the preceding quarter mainly contributed by Langkawi branch. The division recorded an operating profit of RM0.60 million as compared to the operating loss of RM0.02 million in the preceding quarter due to better performance achieved by Langkawi branch.

The revenue from the construction division remains unchanged at RM Nil in current and preceding quarter. The division recorded an operating loss of RM0.13 million in the current quarter as compared to the operating loss of RM0.11 million in the preceding quarter.

The revenue from the property development division decreased to RM0.96 million in the current quarter as compared to RM2.82 million in the preceding quarter. Hence, the division recorded an operating loss of RM0.30 million in the current quarter as compared to the operating profit of RM0.08 million in the preceding quarter.

The Group recorded a profit before tax of RM0.11 million in the current quarter as compared to the loss before tax of RM0.43 million in the immediate preceding quarter. It was mainly due to the operating result increased from the manufacturing division during the current quarter.

**QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE THIRD QUARTER ENDED DECEMBER 31, 2017**

**PART B: REQUIREMENTS OF PART A OF APPENDIX 9B OF THE MAIN MARKET
LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD**

B3 Prospects for the Current Financial Year

We anticipate the property sales in Malaysia to soften due to challenging global economic outlook in year 2018. Rising of construction and compliance costs as well as stringent lending policies are expected to affect the property market coupled with cautious business sentiment in the country. The Group will focus and target to launch the Phase 3 development of SA65 with GDV of approximately RM30 million in the current financial year. Moving forward, the Group will introduce another development project, namely Casa Perdana in the following financial year. The management will continue its effort in improving the efficiency and maintain its competitiveness in the market despite the intense competition within the property industry.

Barring any unforeseen circumstances, the Board of Directors is cautiously optimistic that the Group will remain resilient for the financial year ending March 31, 2018.

B4 Profit Forecast and Profit Guarantee

The Group did not publish any profit forecast or provide any profit guarantee for the financial period ended December 31, 2017.

B5 Taxation

	Individual Quarter		Cumulative Quarters	
	3 months ended		9 months ended	
	Dec 31, 2017	Dec 31, 2016	Dec 31, 2017	Dec 31, 2016
	RM'000	RM'000	RM'000	RM'000
Income tax expense				
-Current	-	(261)	-	(330)
-Prior years	(93)	(279)	(93)	(279)
Deferred tax recognition in profit or loss				
-Current	-	-	-	-
-Prior years	-	-	-	-
	(93)	(540)	(93)	(609)

The effective tax rate was higher than the statutory tax rate principally due to the losses of certain subsidiaries which cannot be set off against taxable profits made by other subsidiaries, and certain expenses which are not deductible for tax purposes.

B6 Status of Corporate Proposal Announced

There were no corporate proposals as at the date of this announcement.

**QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE THIRD QUARTER ENDED DECEMBER 31, 2017**

**PART B: REQUIREMENTS OF PART A OF APPENDIX 9B OF THE MAIN MARKET
LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD**

B7 Group Borrowings and Debts Securities

	Dec 31, 2017 RM'000
Current	
Trade bills	392
Bank overdrafts	15,179
Term loan	135
	15,706
Non-current	
Term loan	993
	16,699

The above borrowings are denominated in Ringgit Malaysia and represents secured short-term borrowings and bank overdrafts.

The borrowings are secured against legal charge/ negative pledge over certain land and buildings of the Group, a lien over the Group's short-term deposits and by corporate guarantees from the Company.

B8 Realised and Unrealised Profits/Losses Disclosure

The retained profits or accumulated losses of the Group as at December 31, 2017 and March 31, 2017 are analysed as follows:

	As at Dec 31, 2017 (Unaudited) RM'000	As at Mar 31, 2017 (Audited) RM'000
Total retained profits/accumulated losses of the Company and its subsidiaries:		
- Realised	697	656
- Unrealised	(705)	(705)
	(8)	(52)
Less: consolidation adjustments	(29,704)	(28,863)
Total accumulated losses as per Consolidated Statement of Financial Position	(29,712)	(28,912)

**QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE THIRD QUARTER ENDED DECEMBER 31, 2017**

**PART B: REQUIREMENTS OF PART A OF APPENDIX 9B OF THE MAIN MARKET
LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD**

B9 Profit before taxation

The profit before taxation is stated after charging/ (crediting):

	Individual Quarter 3 months ended		Cumulative Quarters 9 months ended	
	Dec 31, 2017 RM'000	Dec 31, 2016 RM'000	Dec 31, 2017 RM'000	Dec 31, 2016 RM'000
Interest income on:				
Short-term deposits	(20)	(42)	(31)	(98)
Interest expense on:				
Short-term borrowings	364	259	985	863
Depreciation and amortisation	103	116	429	351
Other gains and losses:				
Unrealised gain/(loss) on foreign exchange	4	8	(4)	(8)
Gain on disposal of property, plant and equipment	-	(4)	-	(4)
Gain on disposal of investment property	(283)	(170)	(376)	(170)
Other income:				
Rental income	(19)	(33)	(81)	(99)

B10 Changes in Material Litigation

The Group was not engaged in any material litigation as at February 19, 2018 (the latest practicable date which is not earlier than 7 days from the date of issue of this quarterly report).

B11 Dividends

The directors do not recommend any dividend for the current financial period ended December 31, 2017.

**QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE THIRD QUARTER ENDED DECEMBER 31, 2017**

**PART B: REQUIREMENTS OF PART A OF APPENDIX 9B OF THE MAIN MARKET
LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD**

B12 Earnings per Share

	Individual Quarter		Cumulative Quarters	
	3 months ended Dec 31, 2017	3 months ended Dec 31, 2016	9 months ended Dec 31, 2017	9 months ended Dec 31, 2016
Net profit/(loss) attributable to shareholders (RM'000)	(168)	596	(800)	85
Weighted average number of ordinary shares in issue ('000)	126,784	126,784	126,784	126,784
Basic earnings per ordinary share (sen)	(0.13)	0.47	(0.63)	0.07

BY ORDER OF THE BOARD

OOI YOONG YOONG (MAICSA 7020753)

Secretary

Penang
February 26, 2018