

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 SEPTEMBER 2015**  
**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	<b>Group As at 30.09.2015 RM'000</b>	<b>Group As at 31.12.2014 RM'000</b>
<b>ASSETS</b>		
Property, plant and equipment	12,729	16,654
Interest in jointly controlled entities and associates	7	-
Goodwill	4,161	-
Long Term Receivables	2,013	2,969
	<b>18,910</b>	<b>19,623</b>
<b>Current assets</b>		
Property Development Cost	54,957	-
Inventories	1,963	2,494
Trade and other receivables	47,523	58,242
Tax recoverable	1,812	922
Fixed deposits with licensed banks	19,842	18,924
Cash and Bank Balances	1,780	1,710
	<b>127,877</b>	<b>82,292</b>
<b>TOTAL ASSETS</b>	<b>146,787</b>	<b>101,915</b>
<b>EQUITY AND LIABILITIES</b>		
Share capital	45,930	45,126
Reserve	4,182	4,228
Retained profits	28,002	22,758
<b>Total capital and reserves attributable to equity holders of the parent</b>	<b>78,114</b>	<b>72,112</b>
Non-controlling interest	219	232
<b>Total equity</b>	<b>78,333</b>	<b>72,344</b>
<b>Non-current liabilities</b>		
Borrowings	4,902	4,106
Deferred tax liabilities	4,175	25
Long Term Payables	2,371	2,932
<b>Total non-current liabilities</b>	<b>11,448</b>	<b>7,063</b>
<b>Current liabilities</b>		
Trade and other payables	54,613	20,214
Borrowings	2,393	2,294
<b>Total current liabilities</b>	<b>57,006</b>	<b>22,508</b>
<b>Total liabilities</b>	<b>68,454</b>	<b>29,571</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>146,787</b>	<b>101,915</b>
Net Assets Per Share (RM)	0.85	0.80

*The Condensed Consolidate Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2014*

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 SEPTEMBER 2015**  
**CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME**

	3 months ended		Year to date ended	
	30.09.2015	30.09.2014	30.09.2015	30.09.2014
	RM'000	RM'000	RM'000	RM'000
Revenue	12,299	10,550	41,890	27,913
Operating expenses	(13,864)	(11,823)	(45,879)	(32,822)
Other income	8,263	348	9,738	1,214
Share of results of jointly controlled entities and associates	-	-	-	-
Finance costs	(138)	(128)	(554)	(573)
<b>Profit/(Loss) before taxation</b>	<b>6,560</b>	<b>(1,053)</b>	<b>5,195</b>	<b>(4,268)</b>
Taxation	(39)	(9)	(47)	(14)
<b>Profit/(Loss) for the period</b>	<b>6,521</b>	<b>(1,062)</b>	<b>5,148</b>	<b>(4,282)</b>
<b>Comprehensive Income/(loss) :</b>				
Translation of foreign operations	49	-	55	(27)
<b>Total comprehensive Profit/(loss) for the period</b>	<b>6,570</b>	<b>(1,062)</b>	<b>5,203</b>	<b>(4,309)</b>
<b>Profit/(Loss) for the period attributable to:</b>				
Equity holders of the parent	6,522	(1,062)	5,143	(4,256)
Non controlling interests	(1)	-	5	(26)
	<b>6,521</b>	<b>(1,062)</b>	<b>5,148</b>	<b>(4,282)</b>
<b>Total comprehensive profit/(loss) attributable to:</b>				
Equity holders of the parent	6,571	(1,062)	5,198	(4,283)
Non controlling interests	(1)	-	5	(26)
	<b>6,570</b>	<b>(1,062)</b>	<b>5,203</b>	<b>(4,309)</b>
Earning per share				
- basic (sen)	7.12	(1.19)	5.62	(4.77)

*The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2014*

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 SEPTEMBER 2015**  
**CONDENSED CONSOLIDATED CASH FLOW STATEMENT**

	<b>9 months ended</b>	
	<b>30.09.2015</b>	<b>30.09.2014</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>CASH FLOWS FOR OPERATING ACTIVITIES</b>		
Profit / (Loss) before taxation	5,195	(4,268)
Adjustments for non-cash and non operating items	(8,256)	1,132
Net change in inventories and receivables	3,728	(1,904)
Net change in payables	6,032	746
Interest paid	(211)	(246)
Taxation paid	(81)	(386)
<b>Net cash in/(out)flow for operating activities</b>	<b>6,407</b>	<b>(4,926)</b>
<b>CASH FLOWS FOR INVESTING ACTIVITIES</b>		
Proceed from disposal of property, plant and equipment	25	6,404
Purchase of property, plant and equipment	(854)	(2,347)
Acquisition Of Investment Properties / Land for Development	(820)	-
Proceed from disposal of investment in subsidiaries	37,329	-
Acquisition of investment in subsidiary company	(44,264)	-
(Increase)/Decrease in fixed deposits pledged to bank	(1,045)	(50)
Interest received	435	137
<b>Net cash outflow for investing activities</b>	<b>(9,194)</b>	<b>4,144</b>
<b>CASH FLOWS FOR FINANCING ACTIVITIES</b>		
Proceeds from issuance of shares	804	-
Drawdown of borrowings	1,862	5,241
Repayment of borrowings	(812)	(4,607)
<b>Net cash in/(out)flow for financing activities</b>	<b>1,854</b>	<b>634</b>
<b>NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>(933)</b>	<b>(148)</b>
<b>Opening cash and cash equivalents</b>	<b>18,178</b>	<b>13,919</b>
<b>Effect of exchange rate changes</b>	<b>55</b>	<b>(86)</b>
<b>Closing cash and cash equivalents</b>	<b>17,300</b>	<b>13,685</b>

*The above Condensed Consolidated Cash flow Statements should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2014*

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 SEPTEMBER 2015**  
**CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY**

	Share Capital	Share Premium	Other Reserve / Defisit	Share Option Reserve	Retained profits	Sub-total	Non-controlling interest	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
<b>Balance as at 31.12.2013 / 01.01.2014</b>	44,622	3,175	771	202	26,681	75,452	39	75,491
Profit/(Loss) after taxation for the financial year	-	-	-	-	(3,881)	(3,881)	79	(3,802)
Other comprehensive income for the financial year, net of tax: - Foreign currency translation	-	-	37	-	-	37	-	37
Total comprehensive income for the financial year	-	-	37	-	(3,881)	(3,844)	79	(3,765)
Contribution by and distribution to owners of the Company:								
Share option exercised	504	55	-	(55)	-	504	-	504
Reclassification	-	-	-	114	-	114	-	114
Share option cancelled	-	-	-	(72)	72	-	-	-
Change in ownership interests in subsidiary that do not result in loss of control	-	-	-	-	(114)	(114)	114	-
Total transactions with owners of the Company	504	55	-	(13)	(42)	504	114	618
<b>Balance as at 31.12.2014 / 01.01.2015</b>	45,126	3,230	808	189	22,758	72,112	232	72,344
Profit/(Loss) after taxation for the financial year	-	-	-	-	5,143	5,143	7	5,150
Exercise of Employee's Share Options ("ESOS")	804	-	-	-	-	804	-	804
Disposal of shares of subsidiaries	-	-	-	-	-	-	(20)	(20)
Cancellation of Option Reserve	-	88	-	(189)	101	-	-	-
Foreign currency translation	-	-	55	-	-	55	-	55
Total comprehensive income for the financial year	804	88	55	(189)	5,244	6,002	(13)	5,989
<b>Balance as at 30.09.2015</b>	<b>45,930</b>	<b>3,318</b>	<b>863</b>	<b>(0)</b>	<b>28,002</b>	<b>78,114</b>	<b>219</b>	<b>78,333</b>

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

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 SEPTEMBER 2015**  
**EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT**

A1. Basis of Preparation and Accounting Policies

The interim financial report is unaudited and has been prepared in accordance with Malaysian Financial Reporting Standards (MFRS) 134: Interim Financial Reporting in Malaysia and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial report should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2014.

- a) The significant accounting policies adopted by the Group in this quarterly financial statements are consistent with those adopted in the recent annual audited financial statement for the year ended 31 December 2014 except for the adoption of the Amendments and Annual Improvements to Standards effective as of 1 January 2015.

**MFRSs, Amendments to MFRSs and IC Interpretations**

Amendments to MFRS 119 Employee Benefits - Defined Benefit Plans: Employee Contributions  
Annual Improvements to MFRSs 2010-2012 cycle  
Annual Improvements to MFRSs 2011-2013 cycle

The adoption of the above pronouncements did not have any impact on the financial statements of the Group.

- b) At the date of authorisation of these interim financial statements, the following MFRSs, Amendments to MFRSs and IC Interpretation were issued but not yet effective and have not been adopted by the Group:

<b>MFRSs, Amendments to MFRSs and IC Interpretations</b>	<b>Effective for annual periods beginning on or after</b>
MFRS 9 Financial Instruments (IFRS 9 issued by IASB in July 2014)	1 January 2018
MFRS 15 Revenue from Contracts with Customers	1 January 2017
Amendments to MFRS 10 and MFRS 128 : Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	1 January 2016
Amendments to MFRS 11 : Accounting for Acquisitions of Interests in Joint Operations	1 January 2016
Amendments to MFRS 10, MFRS 12 and MFRS 128 : Investment Entities - Applying the Consolidation Exception	1 January 2016
Amendments to MFRS 101 : Presentation of Financial Statements - Disclosure Initiative	1 January 2016
Amendments to MFRS 116 and MFRS 138 : Clarification of Acceptable Methods of Depreciation and Amortisation	1 January 2016
Amendments to MFRS 116 and MFRS 141 : Agriculture - Bearer Plants	1 January 2016
Amendments to MFRS 127 : Equity Method in Separate Financial Statements	1 January 2016
Annual Improvements to MFRSs 2012 - 2014 Cycle	1 January 2016

These pronouncements are not expected to have any material impact to the financial statements of the Group upon their initial application, except for described below:

MFRS 15 was issued in September 2014 and establishes a new five-step model that will apply to recognition of revenue arising from contracts with customers. Under this Standard, revenue is recognized at an amount that reflects the consideration to which an entity expects to be entitled in exchange for transferring goods or services to a customer. This Standard will supersede all current revenue recognition requirements under MFRS. Following the recent acquisition of a property development project, the Group plans to adopt this Standard earlier than the required effective date and the adoption is not likely to have any material effects on the financial statement apart from additional disclosures.

**MFRS 9 Financial Instruments**

In November 2014, the MASB issued the final version of MFRS 9, replacing MFRS 139. This Standard made changes to the requirements for classification and measurement, impairment, and hedge accounting. The Group is currently assessing the impact of the adoption of this Standard in relation to the new requirements for classification and measurement and impairment. The requirements for hedge accounting are not relevant to the Group.

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 SEPTEMBER 2015**  
**EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT**

A2. Auditors' Report

The auditors' report of the preceding annual financial statements for the financial year ended 31 December 2014 was not subject to any audit qualification.

A3. Seasonal/Cyclical Factors

The operations of the Group were not materially affected by any seasonal or cyclical factors.

A4. Unusual Items

There were no unusual and extraordinary items for the financial year under review.

A5. Changes in Estimates

There were no changes in estimates of amounts reported in the prior financial years which have a material effect in the financial year under review.

A6. Debt or Equity Securities

During the current financial year, the issued and paid up share capital was increased from RM45,126,200 to RM45,929,950 by the allotment of 1,607,500 new ordinary shares of RM0.50 each pertaining to the exercise of 1,607,500 share options under the Employees' Share Option Scheme

There were no other issuances, cancellations, repurchases, resale and repayments of debt and equity securities for the financial year under review.

A7. Dividend Paid

There was no dividend paid during the current quarter.

A8. Segmental Reporting

Segmental information for the financial period ended 30 September 2015 :-

	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
	Geosynthetic Engineering	Construction and M&E	Lighting	Others	Elimination	Consolidation
<b>Sales</b>						
External Sales	29,067	1,261	7,085	4,477	-	41,890
Inter-segment Sales	-	285	1	77	(363)	-
Total	29,067	1,546	7,086	4,554	(363)	41,890
<b>Results</b>						
Finance Cost	(257)	(700)	150	6,554		5,747
Taxation						(552)
Profit/(Loss) for financial Period						(47)
						<u>5,148</u>

A9. Valuation of Property, Plant and Equipment

The valuation of property, plant and equipment has been brought forward from the preceding annual financial statements less accumulated depreciation and impairment losses.

A10. Material Subsequent Events

There were no material events subsequent to the current quarter ended 30 September 2015 up to the date of this announcement which is likely to substantially affect the results of the operations of the Group.

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 SEPTEMBER 2015**  
**EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT**

A11. Changes in Composition of the Group

There were no other changes in the composition of the Group for the current quarter and financial period ended 30 September 2015 other than as disclosed below:

- a) Emas Kiara Industries Bhd (EKIB), has on 15 September 2015 disposed 4.5 million ordinary shares of RM1 each representing 100% equity interest in Emas Kiara Sdn Bhd (öEKSBö) for a total cash consideration of RM2,563,173 and settlement of outstanding shareholder loan. Following the disposal EKSB ceased to be a subsidiary of EKIB.
- b) Emas Kiara Industries Bhd (EKIB), has on 15 September 2015 disposed 6.0 million ordinary shares of RM1 each representing 100% equity interest in Noblecorp Lands Sdn Bhd (öNLSBö) for a total cash consideration of RM9,109,246 and settlement of outstanding shareholder loan. NLSB who also owned 100% equity interest in Noblecorp Property (Sabah) Sdn Bhd (NPSB) effectively ceased to be a subsidiaries of EKIB.
- c) Noblecorp Builders Sdn Bhd (NBSB), has on 1 September 2015 disposed 10,000 ordinary shares of RM1 each representing 100% equity interest in Noblecorp Construction Sdn Bhd (öNCCö) for a total cash consideration of RM2,000. Following the disposal, NCC ceased to be a subsidiary of EKIB.
- d) Emas Kiara Electrical Sdn Bhd (EKEL), has on 4 September 2015 disposed 55,000 ordinary shares of RM1 each representing 55% equity interest in Inesa Sdn Bhd (öINESAö) for a total cash consideration of RM28,203. Following the disposal, INESA ceased to be a subsidiary of EKIB.
- e) Emas Kiara Properties Sdn Bhd (EKP), has on 15 September 2015 acquired 600,000 ordinary shares of RM1 each representing 100% equity interest in MB Max Sdn Bhd (öMB Maxö) for a total cash consideration of RM45.0 million. Following the acquisition MB Max became a wholly owned subsidiary of EKIB.

A12. Contingent Liabilities

The Company has given corporate guarantees amounting to RM19.17 million to licensed banks for banking facilities granted to certain subsidiary companies. Consequently, the Company is contingently liable for the amount of banking facilities utilized by these subsidiary companies totalling RM12.55 million as at 30 September 2015.

A13. Capital Commitments

	<b>RM'000</b>
Approved and contracted for	<u>2,750</u>

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 SEPTEMBER 2015**  
**ADDITIONAL INFORMATION REQUIRED BY THE BURSA MALAYSIA'S**  
**LISTING REQUIREMENTS**

**B1. Review of Performance (Quarter 3, 2015 vs. Quarter 3, 2014)**

The Group's revenue increased by 16.59% for the periods under review from RM 10.55 million to RM 12.30 million respectively. The improved performance was attributed to better progress billings from its geosynthetic engineering business and continued sales contribution from its lighting business.

Profit before Tax (öPBTö) increased substantially to RM 6.56 million compared to a Loss Before Tax (öLBTö) of RM 1.05 million during the periods under review. The significant increase of PBT was substantially contributed by a one off gain of RM 8.55 million arising from the disposal of the following wholly owned subsidiaries as detailed in a circular to shareholders dated 22 May 2015:-

No.	Disposed Subsidiary	Equity Disposed (%)
1.	Emas Kiara Sdn Bhd	100%
2.	Noblecorp Lands Sdn Bhd	100%
3.	Noblecorp Property (Sabah) Sdn Bhd	100%

**B2. Comparison with Preceding Quarter's Results (Quarter 3, 2015 vs. Quarter 2, 2015)**

The Group's revenue streams from geosynthetic engineering, lighting and general construction remained constant during the periods under review as compared to preceding period where it decreased marginally by 4% from RM 12.78 million to RM 12.30 million. However, the result improved from LBT of RM 0.70 million to PBT of RM 6.56 million arising from the one off gain from the disposal of subsidiaries as detailed in B1 above.

**B3. Prospects**

The completed acquisition of MB Max Sdn Bhd which has an ongoing development property development project comprising of 273 units of service apartments known as Pinnacle Tower in Johor Baharu is expected to contribute positively to the Group's performance and is in line with its proposed diversification plans of the group.

**B4. Profit Forecast**

Not applicable for the Group.

**B5. Taxation**

	Period Ended	
	30.09.2015	30.09.2014
	RM '000	RM '000
Current Year Tax		
- in Malaysia	47	13
In respect of prior year		
- (Over) / Under Provision of Income Tax	0	1
	<u>47</u>	<u>14</u>



**UNAUDITED INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 SEPTEMBER 2015**  
**ADDITIONAL INFORMATION REQUIRED BY THE BURSA MALAYSIA'S**  
**LISTING REQUIREMENTS**

B6. Status of Corporate Proposals

There were no corporate proposals announced by the Group but not completed as at the announcement date.

B7. Borrowings

The Group's borrowings as at 30 September 2015 were as follows:

	As at 30.09.2015 RM'000
Secured	
Short Term - Hire purchase	309
Short Term - Term Loan	291
Bank Overdraft	1,793
	<u>2,393</u>
Long Term Loan	4,507
Long Term - Hire Purchase	395
	<u>4,902</u>
Total	<u><u>7,295</u></u>

B8. Material Litigation

The Group does not have any material litigation subsequent to the disposal of its wholly owned subsidiary Emas Kiara Sdn Bhd which has several pending legal suits.

B9. Dividend

The Board does not recommend any dividend for the financial quarter under review.

B10. Earnings Per Share

Basic profit/(loss) per share of the Group is calculated by dividing the net profit/(loss) for the financial period by the weighted average number of shares in issue during the period.

	<u>3 months ended</u>		<u>Year to date ended</u>	
	30.09.2015	30.09.2014	30.09.2015	30.09.2014
Profit/(loss) attributable to equity holders of the parent (RM'000)	6,522	(1,062)	5,143	(4,256)
Weighted average number of shares in issue ('000)	91,590	89,245	91,590	89,245
Basic earnings/(loss) per ordinary share (sen)	7.12	(1.19)	5.62	(4.77)

\* Diluted earnings per ordinary share are not presented for the financial year as there is an anti-dilutive effect on the conversion of all dilutive potential ordinary shares into ordinary shares.

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 SEPTEMBER 2015**  
**ADDITIONAL INFORMATION REQUIRED BY THE BURSA MALAYSIA'S**  
**LISTING REQUIREMENTS**

B 11. Retained Profit

The breakdown of retained profit of the Group as at reporting date, into realised and unrealised is as follows:

	As at 30.09.2015 RM'000	As at 31.12.2014 RM'000
Total retained profits/(accumulated losses)		
- Realised	5,887	(11,114)
- Unrealised	(4,185)	(5)
Total before consolidated adjustments		
- Realised	5,887	(11,114)
- Unrealised	(4,185)	(5)
Less : Consolidation adjustments	26,300	33,877
Total retained profits as per consolidated accounts	28,002	22,758

The disclosure of realised and unrealised profits above is solely for complying with the disclosure requirements stipulated in the directive of Bursa Malaysia and should not be applied for any other purposes.

B 12. Profit for the year

	3 month ended 30.09.2015 RM ' 000	Year to date 30.09.2015 RM ' 000
This is arrived at after (charging)/crediting:		
Interest Income	171	435
Other Income	16	111
Interest Expenses	(51)	(211)
Depreciation and amortisation	(76)	(381)
Net (provision) for doubtful debts	(299)	(14)
Net (provision) /recovery for inventories	(179)	86
Gain on disposal of Property, Plant and Equipments	-	-
Gain on disposal of Investment in Subsidiaries	8,547	8,547
Foreign exchange (loss)	(50)	(14)

Other disclosure items pursuant to Appendix 9B Note 16 of the Listing Requirements of Bursa Malaysia Securities Berhad are not applicable.