

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2017  
CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME**

	<b>3 months ended</b>		<b>Year to date ended</b>	
	<b>30.06.2017</b>	<b>30.06.2016</b>	<b>30.06.2017</b>	<b>30.06.2016</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
<b><u>CONTINUING OPERATIONS</u></b>				
Revenue	38,415	25,136	67,780	44,048
Operating expenses	(29,969)	(21,287)	(52,821)	(39,255)
Other income	246	1,470	387	1,862
Share of results of jointly controlled entities and associates	-	(5)	-	2
Finance costs	(24)	(117)	(50)	(320)
<b>Profit /(Loss) before taxation</b>	<b>8,668</b>	<b>5,197</b>	<b>15,296</b>	<b>6,337</b>
Taxation	(2,429)	(2,740)	(5,244)	(2,837)
<b>Profit/(Loss) after taxation from continuing operation for the period</b>	<b>6,239</b>	<b>2,457</b>	<b>10,052</b>	<b>3,500</b>
<b><u>DISCONTINUED OPERATIONS</u></b>				
Profit/(Loss) after taxation from discontinued operation for the period	-	(103)	2,993	(103)
<b>Profit after taxation</b>	<b>6,239</b>	<b>2,354</b>	<b>13,045</b>	<b>3,397</b>
<b>Other Comprehensive Income :</b>				
Translation of foreign operations	-	(29)	-	(36)
<b>Total comprehensive Profit for the period</b>	<b>6,239</b>	<b>2,325</b>	<b>13,045</b>	<b>3,361</b>
<b>Profit for the period attributable to:</b>				
Equity holders of the parent	6,239	2,378	13,045	3,439
Non controlling interests	-	(24)	-	(42)
	<b>6,239</b>	<b>2,354</b>	<b>13,045</b>	<b>3,397</b>
<b>Total comprehensive profit attributable to:</b>				
Equity holders of the parent	6,239	2,349	13,045	3,403
Non controlling interests	-	(24)	-	(42)
	<b>6,239</b>	<b>2,325</b>	<b>13,045</b>	<b>3,361</b>
Earning per share				
- basic (sen)	6.53	2.60	13.64	3.75

*The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2016*

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2017**  
**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	Group As at 30.06.2017 Unaudited RM'000	Group As at 31.12.2016 Audited RM'000
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	8,847	11,298
Other long term investment	-	50
Goodwill	4,161	4,161
Long Term Receivables	-	-
Deferred tax assets	442	-
<b>Total non current assets</b>	<b>13,450</b>	<b>15,509</b>
<b>Current assets</b>		
Property Development Cost	174,671	36,612
Inventories	549	1,142
Trade and other receivables	55,936	53,205
Tax recoverable	13	305
Fixed deposits with licensed banks	4,009	14,804
Cash and Bank Balances	21,200	8,316
<b>Total current assets</b>	<b>256,378</b>	<b>114,384</b>
<b>TOTAL ASSETS</b>	<b>269,828</b>	<b>129,893</b>
<b>EQUITY AND LIABILITIES</b>		
Share capital	47,805	45,930
Reserve	5,793	3,291
Retained profits	51,825	44,957
<b>Total capital and reserves attributable to equity holders of the parent</b>	<b>105,423</b>	<b>94,178</b>
Non-controlling interest	-	-
<b>Total equity</b>	<b>105,423</b>	<b>94,178</b>
<b>Non-current liabilities</b>		
Borrowings	38,280	3,405
Deferred tax liabilities	2,218	2,442
Long Term Payables	-	-
<b>Total non-current liabilities</b>	<b>40,498</b>	<b>5,847</b>
<b>Current liabilities</b>		
Trade and other payables	122,359	26,919
Borrowings	487	1,210
Current tax payable	1,061	1,739
<b>Total current liabilities</b>	<b>123,907</b>	<b>29,868</b>
<b>Total liabilities</b>	<b>164,405</b>	<b>35,715</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>269,828</b>	<b>129,893</b>
Net Assets Per Share (RM)	1.10	1.03

*The Condensed Consolidate Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2016*

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2017**  
**CONDENSED CONSOLIDATED CASH FLOW STATEMENT**

	<b>3 months ended</b>	
	<b>30.06.2017</b>	<b>30.06.2016</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>CASH FLOWS FOR OPERATING ACTIVITIES</b>		
Profit / (Loss) before taxation	18,289	6,234
Adjustments for non-cash and non operating items	(2,838)	(200)
Net change in inventories and receivables	(126,743)	(1,750)
Net change in payables	6,474	(81)
Interest paid	(78)	(131)
Taxation paid	(4,652)	(1,619)
<b>Net cash in/(out)flow for operating activities</b>	<b>(109,548)</b>	<b>2,453</b>
<b>CASH FLOWS FOR INVESTING ACTIVITIES</b>		
Proceed from disposal of property, plant and equipment	221	-
Proceed from disposal of an associate	-	15
Purchase of property, plant and equipment	(1,128)	(35)
Acquisition Of Investment Properties / Land for Development	-	(1,072)
Proceed from shares issued	-	-
Net cash inflow/ (outflow) from disposal of subsidiaries	127	967
Acquisition of investment in subsidiary company	75,905	-
(Increase)/Decrease in fixed deposits pledged to bank	3,099	982
Interest received	149	289
<b>Net cash outflow for investing activities</b>	<b>78,373</b>	<b>1,146</b>
<b>CASH FLOWS FOR FINANCING ACTIVITIES</b>		
Proceeds from issuance of shares	-	-
Drawdown of borrowings	37,243	163
Repayment of borrowings	(178)	-
<b>Net cash in/(out)flow for financing activities</b>	<b>37,065</b>	<b>163</b>
<b>NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>5,890</b>	<b>3,762</b>
<b>Opening cash and cash equivalents</b>	<b>19,319</b>	<b>17,371</b>
<b>Effect of exchange rate changes</b>	<b>-</b>	<b>(36)</b>
<b>Closing cash and cash equivalents</b>	<b>25,209</b>	<b>21,097</b>

*The above Condensed Consolidated Cash flow Statements should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2016*

UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2017  
CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

	Share Capital	Share Premium	Other Reserve / Deficit	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 31.12.2015 / 01.01.2016</b>	45,930	3,318	880	-	28,145	78,273	182	78,455
Profit after taxation for the financial year	-	-	-	-	15,831	15,831	(42)	15,789
Other comprehensive income for the financial year, net of tax:								
- Foreign currency translation	-	-	109	-	-	109	-	109
Total comprehensive income for the financial year	-	-	109	-	15,831	15,940	(42)	15,898
Contribution by and distribution to owners of the Company:								
- Realisation upon disposal of subsidiaries	-	-	(1,016)	-	981	(35)	-	(35)
- Disposal of Subsidiaries	-	-	-	-	-	-	(140)	(140)
Total transactions with owners of the Company	-	-	(1,016)	-	981	(35)	(140)	(175)
<b>Balance as at 31.12.2016</b>	45,930	3,318	(27)	-	44,957	94,178	-	94,178
Profit after taxation for the financial year	-	-	-	-	13,045	13,045	-	13,045
Other comprehensive income for the financial period, net of tax:								
- Foreign currency translation	-	-	-	-	-	-	-	-
Total comprehensive income for the financial period	-	-	-	-	13,045	13,045	-	13,045
Contribution by and distribution to owners of the Company:								
- Ordinary shares issued during the year	1,875	2,475	-	-	-	4,350	-	4,350
- Disposal of Subsidiaries	-	-	27	-	(6,177)	(6,150)	-	(6,150)
Total transactions with owners of the Company	1,875	2,475	27	-	(6,177)	(1,800)	-	(1,800)
<b>Balance as at 30.06.2017</b>	47,805	5,793	-	-	51,825	105,423	-	105,423

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 2016

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 JUNE 2017**  
**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 2016

- a) The accounting policies and methods of computation adopted by the Group in these quarterly financial statements are consistent with those adopted in the most recent annual audited financial statements for the year ended 31 December 2016
- b) The Group has not applied in advance the following accounting standards and interpretations (including the consequential amendments, if any) that have been issued by the Malaysian Accounting Standards Board ("MASB") but are not yet effective for the current financial year:-

<b>MFRSs and/or IC Interpretations (Including The Consequential Amendments)</b>	<b>Effective Date</b>
MFRS 9 Financial Instruments (IFRS 9 issued by IASB in July 2014)	1 January 2018
MFRS 16 Leases	1 January 2019
IC Interpretation 22 Foreign Currency Transactions and Advance Consideration	1 January 2018
Amendments to MFRS 2: Classification and Measurement of Share based Payment Transactions	1 January 2018
Amendments to MFRS 4: Applying MFRS 9 Financial Instruments with MFRS 4 Insurance Contracts	1 January 2018*
Amendments to MFRS 10 and MFRS 128: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred until further notice
MFRS 107: Disclosure Initiative	1 January 2017
Amendments to MFRS 112: Recognition of Deferred Tax Assets for Unrealised Losses	1 January 2017
Amendments to MFRS 140: Transfers of Investment Property	1 January 2018
Annual Improvements to MFRSs 2014 – 2016 Cycles:	
- Amendments to MFRS 12: Clarification of the Scope of the Standard	1 January 2017
Annual Improvements to MFRSs 2014 – 2016 Cycles:	1 January 2018
- Amendments to MFRS 128: Measuring an Associate or Joint Venture at Fair Value	

- \* Entities that meet the specific criteria in MFRS 4.20B may choose to defer the application of MFRS 9 until the earlier of the application of the forthcoming insurance contracts standard or annual periods beginning before 1 January 2021.

The adoption of the above accounting standard(s) and/or interpretation(s) (including the consequential amendments, if any) is expected to have no material impact on the financial statements of the Group upon their initial application except as follows:-

MFRS 9 (IFRS 9 issued by IASB in July 2014) replaces the existing guidance in MFRS 139 and introduces a revised guidance on the classification and measurement of financial instruments, including a single forward-looking 'expected loss' impairment model for calculating impairment on financial assets, and a new approach to hedge accounting. Under this MFRS 9, the classification of financial assets is driven by cash flow characteristics and the business model in which a financial asset is held. The Group is currently assessing the financial impact of adopting MFRS 9.

**A2. Auditors' Report**

The auditors' report of the preceding annual financial statements for the financial year ended 31 December 2016 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 period under review.

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 JUNE 2017**  
**EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT**

**A5. Changes in Estimates**

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

**A6. Debt or Equity Securities**

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities for the financial period 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 June 2017 :-

	Continuing Operation						RM'000 Discontinued operations	RM'000 Total
	RM'000 Geosynthetic Engineering	RM'000 Construction	RM'000 Development	RM'000 Others	RM'000 Elimination	RM'000 Total		
<b>Sales</b>								
External Sales	4,399	-	63,381	-	-	67,780	964	68,744
Inter-segment Sales	-	30,540	-	-	(30,540)	-	-	-
<b>Total</b>	<b>4,399</b>	<b>30,540</b>	<b>63,381</b>	<b>-</b>	<b>(30,540)</b>	<b>67,780</b>	<b>964</b>	<b>68,744</b>
<b>Results</b>	<b>(502)</b>	<b>(677)</b>	<b>17,014</b>	<b>(489)</b>		<b>15,346</b>	<b>3,025</b>	<b>18,371</b>
Finance Cost						(50)	(32)	(82)
Taxation						(5,244)	-	(5,244)
Profit/(Loss) for financial Period						<u>10,052</u>	<u>2,993</u>	<u>13,045</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 June 2017 up to 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 JUNE 2017**  
**EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT**

**A11. Changes in Composition of the Group**

There were no changes in the composition of the Group for the current quarter and financial period ended 30 June 2017 other than the above.

**A12. Contingent Liabilities**

The Company has given corporate guarantees amounting to RM92.2 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 RM 37.99 million as at 30 June 2017.

**A13. Related Party Transaction**

The Group's related party transaction in the current quarter and the financial year ended 30 June 2017 are as follows:

	3 months ended 30.06.2017 RM '000	Year to date ended 30.06.2017 RM '000
1. Family Members of certain directors :-		
a. Sales of property	128	400
2. Companies of which certain directors or their family members have substantial financial interests		
a. Sales of property	1,110	2,232
b. Contractor - Building works paid / payable	10,245	38,288
c. Contractor - Built in furniture, loose furniture and electrical supplies	1,303	6,593
d. Contractor - landscape service	279	1,159
e. Security services provider	83	138
d. Rental of office and utilities charges	60	110
e. Rental of shopping mall's kiosk	-	3
f. Purchase of building materials	6,381	6,381
g. Rental of machineries	1,185	1,185

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2017  
ADDITIONAL INFORMATION REQUIRED BY THE BURSA MALAYSIA'S  
LISTING REQUIREMENTS**

**B1. Review of Performance (Quarter 2, 2017 vs. Quarter 2, 2016)**

The Group recorded revenue of RM 38.42 million for current quarter, an increase of RM 13.28 million over the preceding year's corresponding quarter. The revenue generated from the property development division increased by RM 14.05 million over the preceding year's corresponding quarter which recorded RM 25.14 million. The total revenue of RM 34.81 million were generated by the property development.

The Group's pre-tax profit for the current quarter reported at RM8.67 million, has increased RM3.47 million as compared to the corresponding quarter of the preceding year mainly contributed by the property development.

**B2. Comparison with Preceding Quarter's Results (Quarter 2, 2017 vs. Quarter 1, 2017)**

During the current quarter, the Group achieved an operating revenue of RM 38.42 million, an increase of 31.00% over the immediate preceding quarter mainly due to increase in revenue from the property development.

The group's operating pre-tax profit was RM 8.67 million, an increase of RM 2.04 million over the immediate preceding quarter and the main contribution for the current quarter is also derived from property development.

**B3. Prospects**

The Group's transformation and focus on property development has shown improvements to its results.

The Group's recent sales launches for Taman Sri Penawar located at Desaru, Johor and undertaken by wholly owned subsidiary Cocoa Valley Development Sdn. Bhd. was well received and recorded encouraging take-up rates despite the subdued property market in general.

The Group expects its performance to be driven by further launches of new phases at Taman Sri Penawar and the expected completion of the Pinnacle Tower project in this financial year.

The Group is cautiously optimistic about its prospects for the remaining quarters of the financial year and that its performance will improve further.

**B4. Profit Forecast**

Not applicable for the Group.

**B5. Taxation**

	Year Ended 30.06.2017 RM '000	Year Ended 30.06.2016 RM '000
Current Year Tax - in Malaysia	5,244	2,837



**UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2017**  
**ADDITIONAL INFORMATION REQUIRED BY THE BURSA MALAYSIA'S**  
**LISTING REQUIREMENTS**

**B6. Status of Corporate Proposals**

Save as disclosed below, there were no corporate proposals announced but not completed as at the announcement date.

**i) Acquisition of Cocoa Valley Development Sdn Bhd**

The Company had announced that the issuance of 61,767,241 ordinary shares as Consideration Shares on 18 July 2017 in respect of the Second Payment to KF Capital fulfilled the SSA Conditions Precedent.

The Company's enlarged capital following the issuance of 61,767,241 ordinary shares now stands at 157,377,141 ordinary shares.

**B7. Borrowings**

The Group's borrowings were as follows:

	Year ended 30.6.2017		
	Long term RM '000	Short Term RM '000	Total borrowings RM '000
<b>Secured</b>			
Hire purchase	287	166	453
Term loan	30,646	321	30,967
Bridging loan	7,347	-	7,347
	<u>38,280</u>	<u>487</u>	<u>38,766</u>

  

	Year ended 30.6.2016		
	Long term RM '000	Short Term RM '000	Total borrowings RM '000
<b>Secured</b>			
Hire purchase	105	147	252
Term loan	2,511	304	2,815
Bridging loan	-	-	-
	<u>2,615</u>	<u>451</u>	<u>3,067</u>

**(i) Hire purchase**

The total amount of hire purchase payables has been increased by RM 201,000 as compared to corresponding quarter of preceding year was mainly due to additional finance leases were being entered during the year for financing newly purchased motor vehicles. Interest rates for the hire purchase are between 2.58% to 4.71% per annum.

**(ii) Term loan**

The significant increase of term loan amounting to RM 28.15 million was related to a new drawdown in current quarter by its subsidiary for financing Taman Sri Penawar projects. Interest rate for the term loan is at 6.65% per annum.

**(iii) Bridging loan**

The drawdown of bridging loan in current quarter was for the financing of Taman Sri Penawar projects by its subsidiary. Interest rate for the bridging loan is at 6.9% per annum.

**B8. Material Litigation**

There were no material litigation as at 22 August 2017 being a date not later than 7 days prior to the date of this announcement.

**B9. Dividend**

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

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2017**  
**ADDITIONAL INFORMATION REQUIRED BY THE BURSA MALAYSIA'S**  
**LISTING REQUIREMENTS**

**B10. Earnings Per Share**

Basic profit per share of the Group is calculated by dividing the net profit 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>	
	30.06.2017	30.06.2016	30.06.2017	30.06.2016
Profit attributable to equity holders of the parent (RM'000)	6,239	2,378	13,045	3,439
Weighted average number of shares in issue ('000)	95,610	91,860	95,610	91,860
Basic earnings per ordinary share (sen)	6.53	2.6	13.64	3.75

\* The Company does not have convertible securities at the end of the reporting periods and therefore, there is no diluted earning per ordinary share in the Company.

**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 30.06.2017 RM'000	As at 31.12.2016 RM'000
Total retained profits		
- Realised	55,486	26,428
- Unrealised	-	(1,936)
	<u>55,486</u>	<u>24,492</u>
Less : Consolidation adjustments	<u>(3,661)</u>	<u>20,465</u>
Total retained profits as per consolidated accounts	<u>51,825</u>	<u>44,957</u>

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.

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2017  
 ADDITIONAL INFORMATION REQUIRED BY THE BURSA MALAYSIA'S  
 LISTING REQUIREMENTS**

B 12. Profit for the year

	3 month ended	Year to date
	30.06.2017	30.06.2017
	RM ' 000	RM ' 000
This is arrived at after (charging)/crediting:		
Interest Income	48	149
Other Income	243	243
Interest Expenses	24	50
Depreciation and amortisation	(197)	(294)
Impairment losses on receivable	(182)	(182)
Writeback of allowance for impairment losses on receivables	155	155
Net (provision) /recovery for inventories	-	(559)
Loss on disposal of Property, Plant and Equipment's	-	(17)
Gain on disposal of Investment in Subsidiaries	-	3,122

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

B 13. Industry Specific Information

Cocoa Valley Development Sdn Bhd, a wholly-owned subsidiary, is currently having four active projects at Taman Sri Penawar, which contribute total Gross Development Value (GDV) as below:

<u>Projects</u>	<u>GDV (RM'000)</u>	<u>Type of Development</u>	<u>% of Completion up to 30.06.2017</u>
265 units Single Storey Terrace House	87,525	Residential	53%
161 units Double Storey Shop Office	132,595	Commercial	11%
272 units Double Storey Terrace House	165,582	Residential	4%
320 units Single Storey Terrace House	107,088	Residential	0%