

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2018  
 CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME**

	<b>3 months ended</b>		<b>Year ended</b>	
	<b>30.06.2018</b>	<b>30.06.2017</b>	<b>30.06.2018</b>	<b>30.06.2017</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
<b><u>CONTINUING OPERATIONS</u></b>				
Revenue	91,268	38,415	165,526	67,780
Operating expenses	(62,932)	(29,969)	(122,509)	(52,821)
Other income	75	246	192	387
Finance costs	(112)	(24)	(243)	(50)
<b>Profit before taxation</b>	<b>28,299</b>	<b>8,668</b>	<b>42,966</b>	<b>15,296</b>
Taxation	(6,221)	(2,429)	(10,129)	(5,244)
<b>Profit after taxation from continuing operation for the period</b>	<b>22,078</b>	<b>6,239</b>	<b>32,837</b>	<b>10,052</b>
<b><u>DISCONTINUED OPERATIONS</u></b>				
Profit after taxation from discontinued operation for the period	-	-	-	2,993
<b>Profit after taxation</b>	<b>22,078</b>	<b>6,239</b>	<b>32,837</b>	<b>13,045</b>
<b>Other comprehensive income</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total comprehensive income for the year</b>	<b>22,078</b>	<b>6,239</b>	<b>32,837</b>	<b>13,045</b>
<b>Profit for the period attributable to:</b>				
Equity holders of the parent	22,078	6,239	32,837	13,045
Non-controlling interests	-	-	-	-
	<b>22,078</b>	<b>6,239</b>	<b>32,837</b>	<b>13,045</b>
<b>Total comprehensive profit attributable to:</b>				
Equity holders of the parent	22,078	6,239	32,837	13,045
Non-controlling interests	-	-	-	-
	<b>22,078</b>	<b>6,239</b>	<b>32,837</b>	<b>13,045</b>
<b>Earning per share</b>				
<b>Basic (sen):</b>				
- Continuing operations	14.03	6.55	20.87	10.56
- Discontinued operations	-	-	-	3.14

*The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2017*

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2018**  
**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	<b>Group As at 30.06.2018 Unaudited RM'000</b>	<b>Group As at 31.12.2017 Audited RM'000</b>
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	7,139	10,610
Land held for development	210,416	170,843
Goodwill	4,161	4,161
Deferred tax assets	359	2,245
<b>Total non current assets</b>	<b>222,075</b>	<b>187,859</b>
<b>Current assets</b>		
Property development cost	127,488	124,035
Inventories	608	2,249
Trade and other receivables	78,628	119,371
Tax recoverable	15	13
Fixed deposits with licensed banks	850	5
Cash and bank balances	16,072	42,613
<b>Total current assets</b>	<b>223,661</b>	<b>288,286</b>
<b>TOTAL ASSETS</b>	<b>445,736</b>	<b>476,145</b>
<b>EQUITY AND LIABILITIES</b>		
Share capital	125,248	125,248
Retained profits	101,090	70,007
<b>Total equity</b>	<b>226,338</b>	<b>195,255</b>
<b>Non-current liabilities</b>		
Borrowings	39,018	20,497
Deferred tax liabilities	232	324
<b>Total non-current liabilities</b>	<b>39,250</b>	<b>20,821</b>
<b>Current liabilities</b>		
Trade and other payables	144,723	235,288
Borrowings	29,539	16,912
Current tax payable	5,886	7,869
<b>Total current liabilities</b>	<b>180,148</b>	<b>260,069</b>
<b>Total liabilities</b>	<b>219,398</b>	<b>280,890</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>445,736</b>	<b>476,145</b>
Net Assets Per Share (RM)	1.44	1.24

*The Condensed Consolidate Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2017*

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2018**  
**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**

	<b>Group Year Ended 30.06.2018 RM'000</b>	<b>Group Year Ended 30.06.2017 RM'000</b>
<b>CASH FLOWS FOR OPERATING ACTIVITIES</b>		
Profit before taxation		
- Continuing operations	42,966	15,296
- Discontinued operations	-	2,993
	<u>42,966</u>	<u>18,289</u>
Adjustments for non-cash and non-operating items	489	(2,994)
Net change in land held for future development	(39,573)	-
Net change in property development cost	(3,530)	(136,720)
Net change in inventories and receivables	26,388	9,977
Net change in payables	(76,394)	6,474
Interest expense	66	78
Taxation paid	(10,243)	(4,652)
<b>Net cash outflow for operating activities</b>	<u>(59,831)</u>	<u>(109,548)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Proceed from disposal of property, plant and equipment	3,504	221
Purchase of property, plant and equipment	(528)	(1,128)
Net cash inflow from disposal of subsidiary	-	127
Net cash inflow from acquisition of subsidiaries	-	75,905
(Increase)/decrease in fixed deposits pledged to bank	(845)	3,099
Interest received	78	149
<b>Net cash inflow from investing activities</b>	<u>2,209</u>	<u>78,373</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Drawdown of borrowings	79,008	37,243
Repayment of borrowings	(47,861)	(100)
Interest paid	(66)	(78)
<b>Net cash inflow from financing activities</b>	<u>31,081</u>	<u>37,065</u>
<b>NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS</b>	<u>(26,541)</u>	<u>5,890</u>
<b>Opening cash and cash equivalents</b>	42,618	19,319
<b>Closing cash and cash equivalents</b>	<u>16,077</u>	<u>25,209</u>

*The above Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2017*

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2018**  
**CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY**

	Share Capital	Share Premium	Other Reserve / Deficit	Retained profits	Total
	RM'000	RM'000	RM'000	RM'000	RM'000
<b>Balance as at 01.01.2017</b>	45,930	3,318	(27)	44,957	94,178
Profit after taxation for the financial year	-	-	-	30,558	30,558
Other comprehensive income for the financial year, net of tax:					
- Reclassified to PL on a disposal of subsidiary	-	-	27	-	27
Total comprehensive income for the financial year	-	-	27	30,558	30,585
Contribution by and distribution to owners of the Company:					
- Issuance of new shares	76,000	-	-	-	76,000
-Dividends	-	-	-	(5,508)	(5,508)
-Transfer to share capital upon adoption CA 2016	3,318	(3,318)	-	-	-
Total transactions with owners of the Company	79,318	(3,318)	-	(5,508)	70,492
<b>Balance as at 31.12.2017 / 01.01.2018</b>	<b>125,248</b>	<b>-</b>	<b>-</b>	<b>70,007</b>	<b>195,255</b>
Effect of MFRS 9 adoption (Note A1(b))	-	-	-	(1,754)	(1,754)
<b>Balance as at 31.12.2017 / 01.01.2018 (restated)</b>	<b>125,248</b>	<b>-</b>	<b>-</b>	<b>68,253</b>	<b>193,501</b>
Profit after taxation for the financial year	-	-	-	32,837	32,837
Total comprehensive income for the financial year	-	-	-	32,837	32,837
<b>Balance as at 30.06.2018</b>	<b>125,248</b>	<b>-</b>	<b>-</b>	<b>101,090</b>	<b>226,338</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 2017.*

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 JUNE 2018**  
**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 2017.

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 16 : Leases	1 January 2019
MFRS 17 : Insurance Contracts	1 January 2021
IC Interpretation 23: Uncertainty over income tax treatments	1 January 2019
Amendments to MFRS 9: Prepayment Features with Negative Compensation	1 January 2019
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
Amendments to MFRS 119 : Plan Amendment, Curtailment or Settlement	1 January 2019
Amendments to MFRS 128: Long-term Interests In Associates and Joint Ventures	1 January 2019
Amendments to References to the Conceptual Framework in MFRS Standards	1 January 2020
Annual Improvements to MFRS Standards 2015 – 2017 Cycles	1 January 2019

**(a) Change in accounting policies**

The impact on the adoption of MFRS 9 in the Group's financial statement is as follows:

**MFRS 9 Financial Instruments ("MFRS 9")**

The adoption of MFRS 9 resulted in changes in accounting policies and adjustments to the financial statements. The accounting policies that relate to the recognition, classification, measurement and derecognition of financial instruments and impairment of financial assets are amended to comply with MFRS 9. In accordance with the transition requirements under MFRS 9, comparatives are not restated and the financial impact on the adoption of this Standard is recognised in retained earnings as at 1 January 2018.

Impairment of financial assets

MFRS 9 requires impairment assessments to be based on an Expected Credit Loss ("ECL") model, replacing the incurred loss model under MFRS 139. The Group applied the simplified approach prescribed by MFRS 9, which requires expected lifetime losses to be recognised on all receivables.

**(b) Classification and measurement of financial instruments**

The following table is a reconciliation of the carrying amount of the Group's statement of financial position from MFRS 139 to MFRS 9 as at 1 January 2018:

	<b>MFRS 139</b>	<b>Remeasurement</b>	<b>MFRS 9</b>
	<b>Carrying</b>		<b>Carrying</b>
	<b>amount as at</b>		<b>amount as at</b>
	<b>31.12.2017</b>		<b>01.01.2018</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
<b>Trade receivables</b>			
Opening balance	103,789	-	103,789
Increase in loss allowance*	-	(1,754)	(1,754)
<b>Total trade receivables</b>	<u>103,789</u>	<u>(1,754)</u>	<u>102,035</u>
<b>Retained profits</b>			
Opening balance	70,007	-	70,007
Increase in loss allowance for trade receivables	-	(1,754)	(1,754)
<b>Total retained profits</b>	<u>70,007</u>	<u>(1,754)</u>	<u>68,253</u>

\* The Group applied the simplified approach in providing for ECL.

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 JUNE 2018**  
**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 2017 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.

**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 current quarter.

**A7. Dividend Paid**

There was no dividend paid during the current quarter.

**A8. Segmental Reporting**

Segmental information for the financial year ended 30 June 2018 :-

	Continuing Operation			Total
	RM'000	RM'000	RM'000	RM'000
	Geosynthetic Engineering	Property Development	Others	
<b>Revenue</b>				
External Sales	7,162	158,364	-	165,526
Total	7,162	158,364	-	165,526
<b>Results</b>	(636)	44,390	(545)	43,209
Finance Cost				(243)
Taxation				(10,129)
Profit for financial year				<u>32,837</u>

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 JUNE 2018**  
**EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT**

**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 2018 up to date of this announcement which is likely to substantially affect the results of the Group.

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

Disposal of subsidiaries

On 17 April 2018, the Company disposed of its entire equity interest of Emas Kiara Marketing & Engineering Sdn Bhd ("EKME") for a total consideration of RM 1,662,729. Prior to this, the Company disposed of its entire equity interest of Noblecorp Capital Sdn Bhd ("NCSB") to EKME as internal group restructuring. Upon the fulfilment of Conditions Precedent, both EKME and NCSB will cease as subsidiaries of the Company.

Acquisition of a subsidiary

On 31 May 2018, the Company entered into a Share Sales Agreement with Tropical Land Property Sdn Bhd (formerly known as MB Land Sdn Bhd) to acquire the entire equity interest of Crystal Faber Sdn Bhd ("CFSB") for a total purchase consideration of RM 16,000,000 comprising of cash consideration of RM 6,332,086 and settlement of directors' advances amounting to RM 9,667,914. On 24 July 2018, CFSB became a wholly-owned subsidiary of the Company.

**A12. Contingent Liabilities**

The Group does not have any material contingent liabilities and contingent assets to be disclosed as at 30 June 2018.

**A13. Related Party Transactions**

The Group's related party transactions in the current quarter and the financial year ended 30 June 2018 are as follows:

	3 months ended 30.06.2018 RM '000	Year to date ended 30.06.2018 RM '000
a. Contractor - Building works paid / payable	-	727
b. Contractor - landscape service	-	2
c. Security services provider	71	116
d. Rental of office, hostel, car park and utilities charges	49	108
e. Purchase of building materials	13,173	20,975

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2018**  
**ADDITIONAL INFORMATION REQUIRED BY THE BURSA MALAYSIA'S**  
**LISTING REQUIREMENTS**

B1. Review of Performance (Quarter 2, 2018 vs. Quarter 2, 2017)

The Group recorded revenue of RM 91.27 million for current quarter, an increase of RM 52.85 million as compared to the preceding year's corresponding quarter. The increase in revenue was mainly from property development division.

The Group's pre-tax profit for the current quarter reported at RM 28.30 million, increased by RM 19.63 million compared to the corresponding quarter of the preceding year and the increase was mainly due to higher revenue in property development division.

B2. Comparison with Preceding Quarter's Results (Quarter 2, 2018 vs. Quarter 1, 2018)

During the current quarter, the Group recorded an operating revenue of RM 91.27 million, an increase of 22.91% over the immediate preceding quarter mainly due to the increase of revenue from projects at Taman Sri Penawar, where the project of 265 units of single storey terrace house has obtained Certificate of Completion and Compliance on 22 May 2018.

The Group's operating pre-tax profit was RM 28.30 million, an increase of RM 13.63 million over the immediate preceding quarter was mainly due to higher revenue in property development division.

B3. Prospects

The Group has launched new phases of its Taman Sri Penawar project in Desaru comprised of 166 units of single storey terrace house and 228 units of double storey terrace house. On 5th August 2018, the Group officially launched its maiden project in Melaka called NOVO 8 Residence which has received positive response from the public due to its strategized location and versatility of layout space designs.

The Group expects its performance for the remaining quarters of the financial year to be satisfactory driven by the contributions from the above projects.

B4. Profit Forecast

Not applicable for the Group.

B5. Taxation

	Period Ended 30.06.2018 RM '000	Period Ended 30.06.2017 RM '000
Income tax expenses		
- Current financial year	11,425	4,764
- Under/(Over)provision in prior year	(3,090)	-
	<u>8,335</u>	<u>4,764</u>
Deferred Taxation	<u>1,794</u>	<u>480</u>
Total tax expenses	<u>10,129</u>	<u>5,244</u>

The Group's overall effective tax rate for the current financial period was 23.6%.



**UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2018**  
**ADDITIONAL INFORMATION REQUIRED BY THE BURSA MALAYSIA'S**  
**LISTING REQUIREMENTS**

**B6. Status of Corporate Proposals**

The Company entered into a Share Sales Agreement on 17 April 2018 to dispose of its entire equity interest of Emas Kiara Marketing & Engineering Sdn. Bhd ("EKME"). Prior to this, the Company disposed of its entire equity interest of Noblecorp Capital Sdn Bhd ("NCSB") to EKME as internal group restructuring. Upon the fulfilment of Conditions Precedent, both EKME and NCSB will cease as subsidiaries of the Company. As at the date of this announcement, the Conditions Precedent have not yet been fulfilled.

On 31 May 2018, the Company entered into a SSA with Tropical Land Property Sdn Bhd (formerly known as MB Land Sdn Bhd) to acquire the entire equity interest of Crystal Faber Sdn Bhd ("CFSB"). On 24 July 2018, CFSB became a wholly-owned subsidiary of the Company.

**B7. Borrowings**

The Group's borrowings were as follows:

	Year ended 30.06.2018		
	Long term RM '000	Short term RM '000	Total borrowings RM '000
<b>Secured</b>			
Hire purchase	1,017	187	1,204
Term loan	38,001	26,192	64,193
Bridging loan	-	3,160	3,160
	<u>39,018</u>	<u>29,539</u>	<u>68,557</u>
	Year ended 31.12.2017		
	Long term RM '000	Short term RM '000	Total borrowings RM '000
<b>Secured</b>			
Hire purchase	910	175	1,085
Term loan	19,587	5,722	25,309
Bridging loan	-	11,015	11,015
	<u>20,497</u>	<u>16,912</u>	<u>37,409</u>

(i) Hire purchase

The increase in hire purchase was mainly due to additional finance leases obtained during the year to finance newly purchased motor vehicle. Interest rates for hire purchase range from 2.28% to 5.63% per annum.

(ii) Term loan

The additional drawdown of term loan during the quarter was for the financing of Taman Sri Penawar projects by its subsidiary. Interest rate for term loan is at 7.01% per annum.

(iii) Bridging loan

The drawdowns of bridging loan was for the financing of Taman Sri Penawar projects by its subsidiary. Interest rate for the bridging loan is at 7.26% per annum.

**B8. Material Litigation**

There were no material litigation as at 13 Aug 2018 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 2018**  
**ADDITIONAL INFORMATION REQUIRED BY THE BURSA MALAYSIA'S**  
**LISTING REQUIREMENTS**

B10. Earnings Per Share

Basic earnings 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 ended</u>	
	30.06.2018	30.06.2017	30.06.2018	30.06.2017
<b>Continuing operations</b>				
Profit attributable to equity holders of the parent (RM'000)	22,078	6,239	32,837	10,052
Weighted average number of shares in issue ('000)	157,377	95,216	157,377	95,216
Basic earnings per ordinary share (sen)	14.03	6.55	20.87	10.56
<b>Discontinued operations</b>				
Profit attributable to equity holders of the parent (RM'000)	-	-	-	2,993
Weighted average number of shares in issue ('000)	157,377	95,216	157,377	95,216
Basic earnings per ordinary share (sen)	-	-	-	3.14

\* 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. Profit for the year

	3 month ended	Year to date
	30.06.2018	30.06.2018
	RM ' 000	RM ' 000
This is arrived at after (charging)/crediting:		
Interest Income	35	78
Other Income	40	114
Interest Expenses	(33)	(66)
Depreciation and amortisation	(248)	(494)
Writeback of allowance for impairment losses on receivables	960	-
Net (provision) /recovery for inventories	(376)	3
Gain on disposal of property, plant and equipments	-	34

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

B 12. Industry Specific Information

Cocoa Valley Development Sdn Bhd, a wholly-owned subsidiary, is currently having five 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 30.06.2018</u>
265 units Single Storey Terrace House	87,525	Residential	100.00%
161 units Double Storey Shop Office	132,528	Commercial	92.26%
272 units Double Storey Terrace House	174,629	Residential	90.11%
320 units Single Storey Terrace House	107,237	Residential	80.54%
256 units Double Storey Terrace House	173,815	Residential	42.73%
332 units Double Storey Terrace House	203,907	Residential	10.18%