(Company No. 106173-M)

## UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE PERIOD ENDED 30 SEPTEMBER 2015

	Individual Quarter		Cumulative Quarter		
	Current	Current Preceding Year		Preceding Year	
	Year	Corresponding	Year	Corresponding	
	Quarter	Quarter	To Date	Period	
	30.09.2015	30.09.2014	30.09.2015	30.09.2014	
	RM'000	RM'000	RM'000	RM'000	
Revenue	15,241	28,007	43,601	57,216	
Cost of sales	(5,858)	(11,303)	(20,401)	(22,619)	
Gross Profit	9,383	16,704	23,200	34,597	
Operating expenses	(3,247)	(4,840)	(9,079)	(10,861)	
Other operating income	1,088	1,265	3,082	3,250	
Profit before tax	7,224	13,129	17,203	26,986	
Income tax expense	(2,473)	(5,652)	(4,643)	(8,911)	
Profit for the period	4,751	7,477	12,560	18,075	
Other comprehensive (loss)/income:					
Currency translation differences in	-	(737)	-	(737)	
respect of foreign operations					
Total comprehensive income for the period	4,751	6,740	12,560	17,338	
Attributable to:					
Equity holders of the parent	4,751	7,477	12,560	18,075	
Minority interest	-	(1)	-	(1)	
	4,751	7,476	12,560	18,074	
Earnings per share (sen):					
(i) Basic earnings per ordinary share	2.65	4.16	7.00	10.07	
(ii) Diluted earnings per ordinary share	N/A	N/A	N/A	N/A	
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(The Unaudited Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2014)

(Company No. 106173-M)

#### UNAUDITED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2015

	(Unaudited)	(Audited)
	As at	As at
	30.09.2015	30.12.2014
	RM'000	RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	12,464	12,462
Land held for development	103,876	98,623
Investment properties	87,069	67,543
Other investments	26	26
Goodwill	480	-
Deferred tax assets	13,378	9,782
	217,293	188,436
Current assets		
Inventories	55,295	57,756
Property development costs	22,058	17,996
Receivables, deposits and prepayments	15,223	6,799
Cash and cash equivalents	22,830	11,794
•	115,406	94,345
		<del></del>
<b>Total Assets</b>	332,699	282,781
EQUITY AND LIABILITIES		
EQUITY		
Share capital	95,860	95,860
Treasury shares at cost	(5,359)	(5,358)
Reserves	6,212	6,212
Non-controlling interest	42	55
Retained earnings	122,670	115,491
Total equity	219,425	212,260
LIABILITIES		
Non-current liabilities		
Deferred tax liabilities	17,112	17,209
Deferred that intermites	17,112	17,209
Current liabilities	17,112	17,209
Payables and accruals	91,418	46,966
Borrowings	2,000	2,000
Taxation	2,744	4,346
Taxation	96,162	53,312
Total Liabilities	113,274	70,521
Total equity and liabilities	332,699	282,781
Net assets per share (RM)	1.14	1.11

(The Unaudited Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2014)

(Company No. 106173-M)

#### UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 30 SEPTEMBER 2015

<>								
	Share Capital	Retained Earnings	Treasury Shares	Revaluation Reserve	Translation Reserve	Total	Non-Controlling Interest	Total Equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
At 1 January 2014	95,860	87,574	(5,354)	6,212	(729)	183,563	55	183,618
Net profit for the period	-	18,075		-	(10)	18,065	-	18,065
Other comprehensive income	-	-	-	-	737	737		737
Total comprehensive income for the period	-	18,075	-	-	727	18,802		18,802
								_
Final dividend 2014	-	(4,035)	-	-	-	(4,035)	-	(4,035)
Treasury shares	-	-	(2)	-		(2)	-	(2)
At 30 September 2014	95,860	101,614	(5,356)	6,212	(2)	198,328	55	198,383
At 1 January 2015	95,860	115,491	(5,358)	6,212	-	212,205	55	212,260
Net profit for the period	-	12,560		-	-	12,560	-	12,560
Other comprehensive income	-	-	-	-	-	-	-	-
Total comprehensive income for the period	-	12,560	-	-	-	12,560	-	12,560
Changes in ownership interests in a subsidiary	-	(1)	-	-	-	(1)	(13)	(14)
Final dividend 2015	-	(5,380)	-	-	-	(5,380)	-	(5,380)
Treasury shares	<u>-</u>	-	(1)	-	-	(1)	-	(1)
At 30 September 2015	95,860	122,670	(5,359)	6,212	-	219,383	42	219,425

(The Unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2014)

(Company No. 106173-M)

# UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 30 SEPTEMBER 2015

Profit before tax Adjustments for:         17,203         26,986           Adjustments for:         932           Non-cash items         629         932           Non-operating items         (205)         (101)           Operating profit before changes in working capital         17,627         27,817           Changes in working capital         (15,460)         (5,997)           Net changes in current assets         (15,460)         (5,997)           Net changes in current liabilities         44,451         2,865           Cash generated from operations         46,618         24,685           Interest received         172         246           Tax paid         (9,803)         (6,010)           Net cash generated from operating activities         37,033         18,921           Investing Activities         10         5           Property, plant and equipment         (525)         (138)           Improvements in investment properties         (19,641)         (11,099)           Acquisition of subsidiary, net of cash and cash equivalents         (495)         -           Proceeds from disposal of property, plant and equipment         10         5           Interest received         11         1         1           N		Current Year To Date 30.09.2015 RM'000	Preceding Year Corresponding Period 30.09.2014 RM'000
Non-cash items         629 (205) (101)           Non-operating items         (205) (205)         (101)           Operating profit before changes in working capital         17,627         27,817           Changes in working capital         Secondary of the changes in current assets         (15,460) (5,997)         (5,997)           Net changes in current liabilities         44,451 (2,865)         2,865           Cash generated from operations         46,618         24,685           Interest received         172 (246)         246           Tax paid         (9,803) (6,010)         (6,010)           Net cash generated from operating activities         37,033         18,921           Investing Activities         Toperty, plant and equipment         (525) (138)         (138)           Improvements in investment properties         (19,641) (11,099)         (11,099)           Acquisition of subsidiary, net of cash and cash equivalents         (495) (495)         -           Proceeds from disposal of property, plant and equipment         (10         5           Interest received         114         19           Net cash used in investing activities         (20,537)         (11,213)           Financing Activities         Purchase of treasury shares         (1)         (2)           Drawdown	Profit before tax		
Non-operating profit before changes in working capital         (205)         (101)           Operating profit before changes in working capital         17,627         27,817           Changes in working capital         8         29,97           Net changes in current lassets         (15,460)         (5,997)           Net changes in current liabilities         44,451         2,865           Cash generated from operations         46,618         24,685           Interest received         172         246           Tax paid         46         -           Tax paid         (9,803)         (6,010)           Net cash generated from operating activities         37,033         18,921           Investing Activities         525         (138)           Property, plant and equipment         (525)         (138)           Improvements in investment properties         (19,641)         (11,099)           Acquisition of subsidiary, net of cash and cash equivalents         (495)         -           Proceeds from disposal of property, plant and equipment         10         5           Interest received         114         19           Net cash used in investing activities         (20,537)         (11,213)           Financing Activities         -         (8,85	Adjustments for:		
Operating profit before changes in working capital         17,627         27,817           Changes in working capital         (15,460)         (5,997)           Net changes in current assets         (15,460)         (5,997)           Net changes in current liabilities         44,451         2,865           Cash generated from operations         46,618         24,685           Interest received         172         246           Tax refund         46         1-7           Tax paid         (9,803)         (6,010)           Net cash generated from operating activities         37,033         18,921           Investing Activities         2         1           Property, plant and equipment         (525)         (138)           Improvements in investment properties         (19,641)         (11,099)           Acquisition of subsidiary, net of cash and cash equivalents         (495)         -           Proceeds from disposal of property, plant and equipment         10         5           Interest received         114         19           Net cash used in investing activities         (20,537)         (11,213)           Financing Activities         2         9,350           Repayment of borrowings         -         9,350			
Changes in working capital           Net changes in current assets         (15,460)         (5,997)           Net changes in current liabilities         44,451         2,865           Cash generated from operations         46,618         24,685           Interest received         172         246           Tax refund         46         -           Tax paid         (9,803)         (6,010)           Net cash generated from operating activities         37,033         18,921           Investing Activities         **         **           Property, plant and equipment         (525)         (138)           Improvements in investment properties         (19,641)         (11,099)           Acquisition of subsidiary, net of cash and cash equivalents         (495)         -           Proceeds from disposal of property, plant and equipment         10         5           Interest received         114         19           Net cash used in investing activities         **         (20,537)         (11,213)           Financing Activities         **         9,350         **           Brepayment of borrowings         -         9,350         **           Repayment of borrowings         -         (8,850)         **		` ,	
Net changes in current liabilities         (15,460)         (5,997)           Net changes in current liabilities         44,451         2,865           Cash generated from operations         46,618         24,685           Interest received         172         246           Tax refund         46         -           Tax paid         (9,803)         (6,010)           Net cash generated from operating activities         37,033         18,921           Investing Activities         To perty, plant and equipment         (525)         (138)           Improvements in investment properties         (19,641)         (11,099)           Acquisition of subsidiary, net of cash and cash equivalents         (495)         -           Proceeds from disposal of property, plant and equipment         10         5           Interest received         114         19           Net cash used in investing activities         (20,537)         (11,213)           Financing Activities         (1)         (2)           Purchase of treasury shares         (1)         (2)           Drawdown of borrowings         -         9,350           Repayment of borrowings         -         (8,850)           Dividend paid         (5,380)         (4,035) <tr< th=""><th>Operating profit before changes in working capital</th><th>17,627</th><th>27,817</th></tr<>	Operating profit before changes in working capital	17,627	27,817
Net changes in current liabilities         44,451         2,865           Cash generated from operations         46,618         24,685           Interest received         172         246           Tax refund         46         -           Tax paid         (9,803)         (6,010)           Net cash generated from operating activities         37,033         18,921           Investing Activities           Property, plant and equipment         (525)         (138)           Improvements in investment properties         (19,641)         (11,099)           Acquisition of subsidiary, net of cash and cash equivalents         (495)         -           Proceeds from disposal of property, plant and equipment         10         5           Interest received         114         19           Net cash used in investing activities         (20,537)         (11,213)           Financing Activities           Purchase of treasury shares         (1)         (2)           Purchase of treasury shares         (1)         (2)           Drawdown of borrowings         -         9,350           Repayment of borrowings         -         (8,850)           Dividend paid         (5,380)         (4,035)           I	Changes in working capital		
Cash generated from operations         46,618         24,685           Interest received         172         246           Tax refund         46         -           Tax paid         (9,803)         (6,010)           Net cash generated from operating activities         37,033         18,921           Investing Activities	Net changes in current assets	(15,460)	(5,997)
Interest received         172         246           Tax refund         46         -           Tax paid         (9,803)         (6,010)           Net cash generated from operating activities         37,033         18,921           Investing Activities           Property, plant and equipment         (525)         (138)           Improvements in investment properties         (19,641)         (11,099)           Acquisition of subsidiary, net of cash and cash equivalents         (495)         -           Proceeds from disposal of property, plant and equipment         10         5           Interest received         114         19           Net cash used in investing activities         (20,537)         (11,213)           Financing Activities         (1)         (2)           Purchase of treasury shares         (1)         (2)           Drawdown of borrowings         -         9,350           Repayment of borrowings         -         (8,850)           Dividend paid         (5,380)         (4,035)           Interest paid         (79)         (164)           Net cash used in financing activities         (5,460)         (3,701)           Net changes in cash and cash equivalents         11,036         4,007 <td>Net changes in current liabilities</td> <td>44,451</td> <td>2,865</td>	Net changes in current liabilities	44,451	2,865
Tax refund         46         -           Tax paid         (9,803)         (6,010)           Net cash generated from operating activities         37,033         18,921           Investing Activities         Stroperty, plant and equipment         (525)         (138)           Improvements in investment properties         (19,641)         (11,099)           Acquisition of subsidiary, net of cash and cash equivalents         (495)         -           Proceeds from disposal of property, plant and equipment         10         5           Interest received         114         19           Net cash used in investing activities         (20,537)         (11,213)           Financing Activities         (1)         (2)           Purchase of treasury shares         (1)         (2)           Drawdown of borrowings         -         9,350           Repayment of borrowings         -         (8,850)           Dividend paid         (5,380)         (4,035)           Interest paid         (79)         (164)           Net cash used in financing activities         (5,460)         (3,701)           Net changes in cash and cash equivalents         11,036         4,007           Cash and cash equivalents at the beginning of the financial period         11,794 <td>Cash generated from operations</td> <td>46,618</td> <td>24,685</td>	Cash generated from operations	46,618	24,685
Tax paid         (9,803)         (6,010)           Net cash generated from operating activities         37,033         18,921           Investing Activities         Property, plant and equipment         (525)         (138)           Improvements in investment properties         (19,641)         (11,099)           Acquisition of subsidiary, net of cash and cash equivalents         (495)         -           Proceeds from disposal of property, plant and equipment         10         5           Interest received         114         19           Net cash used in investing activities         (20,537)         (11,213)           Financing Activities         -         9,350           Repayment of borrowings         -         9,350           Repayment of borrowings         -         (8,850)           Dividend paid         (5,380)         (4,035)           Interest paid         (79)         (164)           Net cash used in financing activities         (5,460)         (3,701)           Net changes in cash and cash equivalents         11,036         4,007           Cash and cash equivalents at the beginning of the financial period         11,794         8,956	Interest received	172	246
Investing Activities         37,033         18,921           Investing Activities         (525)         (138)           Property, plant and equipment         (525)         (138)           Improvements in investment properties         (19,641)         (11,099)           Acquisition of subsidiary, net of cash and cash equivalents         (495)         -           Proceeds from disposal of property, plant and equipment         10         5           Interest received         114         19           Net cash used in investing activities         (20,537)         (11,213)           Financing Activities         (1)         (2)           Purchase of treasury shares         (1)         (2)           Drawdown of borrowings         -         (8,850)           Repayment of borrowings         -         (8,850)           Dividend paid         (5,380)         (4,035)           Interest paid         (79)         (164)           Net cash used in financing activities         (5,460)         (3,701)           Net changes in cash and cash equivalents         11,036         4,007           Cash and cash equivalents at the beginning of the financial period         11,794         8,956			-
Investing Activities   Property, plant and equipment   (525)   (138)	-		
Property, plant and equipment         (525)         (138)           Improvements in investment properties         (19,641)         (11,099)           Acquisition of subsidiary, net of cash and cash equivalents         (495)         -           Proceeds from disposal of property, plant and equipment         10         5           Interest received         114         19           Net cash used in investing activities         (20,537)         (11,213)           Financing Activities         (1)         (2)           Purchase of treasury shares         (1)         (2)           Drawdown of borrowings         -         9,350           Repayment of borrowings         -         (8,850)           Dividend paid         (5,380)         (4,035)           Interest paid         (79)         (164)           Net cash used in financing activities         (5,460)         (3,701)           Net changes in cash and cash equivalents         11,036         4,007           Cash and cash equivalents at the beginning of the financial period         11,794         8,956	Net cash generated from operating activities	37,033	18,921
Improvements in investment properties       (19,641)       (11,099)         Acquisition of subsidiary, net of cash and cash equivalents       (495)       -         Proceeds from disposal of property, plant and equipment       10       5         Interest received       114       19         Net cash used in investing activities       (20,537)       (11,213)         Financing Activities       -       9,350         Purchase of treasury shares       (1)       (2)         Drawdown of borrowings       -       9,350         Repayment of borrowings       -       (8,850)         Dividend paid       (5,380)       (4,035)         Interest paid       (79)       (164)         Net cash used in financing activities       (5,460)       (3,701)         Net changes in cash and cash equivalents       11,036       4,007         Cash and cash equivalents at the beginning of the financial period       11,794       8,956	Investing Activities		
Acquisition of subsidiary, net of cash and cash equivalents       (495)       -         Proceeds from disposal of property, plant and equipment       10       5         Interest received       114       19         Net cash used in investing activities       (20,537)       (11,213)         Financing Activities       Value of treasury shares       (1)       (2)         Drawdown of borrowings       -       9,350         Repayment of borrowings       -       (8,850)         Dividend paid       (5,380)       (4,035)         Interest paid       (79)       (164)         Net cash used in financing activities       (5,460)       (3,701)         Net changes in cash and cash equivalents       11,036       4,007         Cash and cash equivalents at the beginning of the financial period       11,794       8,956	Property, plant and equipment	(525)	(138)
Proceeds from disposal of property, plant and equipment         10         5           Interest received         114         19           Net cash used in investing activities         (20,537)         (11,213)           Financing Activities         Purchase of treasury shares         (1)         (2)           Drawdown of borrowings         -         9,350           Repayment of borrowings         -         (8,850)           Dividend paid         (5,380)         (4,035)           Interest paid         (79)         (164)           Net cash used in financing activities         (5,460)         (3,701)           Net changes in cash and cash equivalents         11,036         4,007           Cash and cash equivalents at the beginning of the financial period         11,794         8,956			(11,099)
Interest received         114         19           Net cash used in investing activities         (20,537)         (11,213)           Financing Activities         9urchase of treasury shares         (1)         (2)           Drawdown of borrowings         -         9,350           Repayment of borrowings         -         (8,850)           Dividend paid         (5,380)         (4,035)           Interest paid         (79)         (164)           Net cash used in financing activities         (5,460)         (3,701)           Net changes in cash and cash equivalents         11,036         4,007           Cash and cash equivalents at the beginning of the financial period         11,794         8,956			-
Net cash used in investing activities(20,537)(11,213)Financing ActivitiesPurchase of treasury shares(1)(2)Drawdown of borrowings-9,350Repayment of borrowings-(8,850)Dividend paid(5,380)(4,035)Interest paid(79)(164)Net cash used in financing activities(5,460)(3,701)Net changes in cash and cash equivalents11,0364,007Cash and cash equivalents at the beginning of the financial period11,7948,956			
Financing Activities Purchase of treasury shares Purchase of treasury shares  Company to f borrowings  Repayment of borrowings  Dividend paid  Company to f borrowings  Company to f f f f f f f f f f f f f f f f f f			
Purchase of treasury shares       (1)       (2)         Drawdown of borrowings       -       9,350         Repayment of borrowings       -       (8,850)         Dividend paid       (5,380)       (4,035)         Interest paid       (79)       (164)         Net cash used in financing activities       (5,460)       (3,701)         Net changes in cash and cash equivalents       11,036       4,007         Cash and cash equivalents at the beginning of the financial period       11,794       8,956	Net cash used in investing activities	(20,537)	(11,213)
Drawdown of borrowings         -         9,350           Repayment of borrowings         -         (8,850)           Dividend paid         (5,380)         (4,035)           Interest paid         (79)         (164)           Net cash used in financing activities         (5,460)         (3,701)           Net changes in cash and cash equivalents         11,036         4,007           Cash and cash equivalents at the beginning of the financial period         11,794         8,956	Financing Activities		
Repayment of borrowings - (8,850) Dividend paid (5,380) (4,035) Interest paid (79) (164) Net cash used in financing activities (5,460) (3,701)  Net changes in cash and cash equivalents 11,036 4,007 Cash and cash equivalents at the beginning of the financial period 11,794 8,956	Purchase of treasury shares	(1)	(2)
Dividend paid (5,380) (4,035) Interest paid (79) (164) Net cash used in financing activities (5,460) (3,701)  Net changes in cash and cash equivalents 11,036 4,007 Cash and cash equivalents at the beginning of the financial period 11,794 8,956	Drawdown of borrowings	-	
Interest paid(79)(164)Net cash used in financing activities(5,460)(3,701)Net changes in cash and cash equivalents11,0364,007Cash and cash equivalents at the beginning of the financial period11,7948,956	Repayment of borrowings	-	(8,850)
Net cash used in financing activities(5,460)(3,701)Net changes in cash and cash equivalents11,0364,007Cash and cash equivalents at the beginning of the financial period11,7948,956	Dividend paid	(5,380)	(4,035)
Net changes in cash and cash equivalents  Cash and cash equivalents at the beginning of the financial period 11,794 8,956	Interest paid	(79)	(164)
Cash and cash equivalents at the beginning of the financial period 11,794 8,956	Net cash used in financing activities	(5,460)	(3,701)
Cash and cash equivalents at the beginning of the financial period 11,794 8,956	Net changes in each and each equivalents	11 036	4 007
	-		

(The Unaudited Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2014)