



EDEN INC. BERHAD

(Co. No. 36216-V)
(Incorporated in Malaysia)

**CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE QUARTER AND YEAR-TO-DATE ENDED 31 DECEMBER 2014**

EDEN INC. BERHAD (36216-V)
(Incorporated in Malaysia)

**UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENTS
FOR THE QUARTER AND YEAR-TO-DATE ENDED 31 DECEMBER 2014**

	Note	Individual Quarter		Cumulative Quarter	
		2014 Current quarter ended 31-Dec (RM'000)	2013 Corresponding quarter ended 31-Dec (RM'000)	2014 Current year to date ended 31-Dec (RM'000)	2013 Corresponding year to date ended 31-Dec (RM'000)
Revenue	4	15,379	23,934	69,739	91,631
Cost of sales		(12,008)	(12,768)	(49,604)	(49,121)
Gross profit		3,371	11,166	20,135	42,510
Other income		5,104	7,583	20,754	19,031
Administrative expenses		(10,187)	(10,298)	(37,536)	(38,956)
Selling and marketing expenses		(621)	(162)	(2,187)	(2,291)
Other expenses		(1,079)	(1,860)	(4,176)	(5,187)
Operating profit/(loss)		(3,412)	6,429	(3,010)	15,107
Finance costs		(2,687)	(2,695)	(10,363)	(11,084)
Share of profit of associates		28	31	28	31
Profit/(loss) before taxation	4, 5	(6,071)	3,765	(13,345)	4,054
Income tax expense	20	5,030	(3,703)	4,249	(10,705)
Profit/(loss) net of tax		(1,041)	62	(9,096)	(6,651)
Profit/(loss) attributable to:					
attributable to:					
Owners of the parent		(1,081)	(120)	(9,191)	(6,810)
Non-controlling interests		40	182	95	159
		(1,041)	62	(9,096)	(6,651)
Earnings/(loss) per share attributable to equity holders of the					
Company (sen per share)					
- Basic	28	(0.35)	(0.04)	(2.95)	(2.19)
- Diluted		N/A	N/A	N/A	N/A

These Unaudited Condensed Consolidated Statements of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 December 2013 and the accompanying explanatory notes

EDEN INC. BERHAD (36216-V)
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**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE QUARTER AND YEAR-TO-DATE ENDED 31 DECEMBER 2014**

	Individual Quarter		Cumulative Quarter	
	2014 Current quarter ended 31-Dec (RM'000)	2013 Corresponding quarter ended 31-Dec (RM'000)	2014 Current year to date ended 31-Dec (RM'000)	2013 Corresponding year to date ended 31-Dec (RM'000)
Profit/(loss) net of tax	(1,041)	62	(9,096)	(6,651)
Other comprehensive income/(expense):				
Foreign currency translation reserve	-	(40)	-	(77)
Total comprehensive income/(expense) for the year	<u>(1,041)</u>	<u>22</u>	<u>(9,096)</u>	<u>(6,728)</u>
Total comprehensive income/(expense) attributable to:				
Owners of the parent	(1,081)	(156)	(9,191)	(6,879)
Non-controlling interests	40	178	95	151
	<u>(1,041)</u>	<u>22</u>	<u>(9,096)</u>	<u>(6,728)</u>

These Unaudited Condensed Consolidated Statements of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 December 2013 and the accompanying explanatory notes attached to the interim financial statements.

EDEN INC. BERHAD (36216-V)
(Incorporated in Malaysia)

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS AT 31 DECEMBER 2014**

Note	As At 31 Dec 2014 RM'000 (Unaudited)	As At 31 Dec 2013 RM'000 (Audited)
Assets		
Non-current assets		
Property, plant and equipment	10 152,962	167,999
Investment properties	198,343	194,730
Land use rights	417	458
Finance lease receivables	13,280	13,842
Intangible assets	4,206	4,211
Investment in associates	669	641
Other investments	8	8
Deferred tax assets	53,701	48,877
	<u>423,586</u>	<u>430,766</u>
Current assets		
Inventories	21,241	16,944
Trade and other receivables	58,583	70,405
Other receivables	49,632	57,087
Finance lease receivables	562	532
Other current assets	327	1,511
Cash and bank balances	11,901	24,910
	<u>92,614</u>	<u>114,302</u>
Total assets	<u>516,200</u>	<u>545,068</u>
Equity and liabilities		
Current liabilities		
Loans and borrowings	24 35,540	32,724
Deferred income	5,992	4,844
Trade and other payables	42,088	29,912
	<u>83,620</u>	<u>67,480</u>
Net current assets	<u>8,994</u>	<u>46,822</u>
Non-current liabilities		
Loans and borrowings	24 117,250	140,571
Deferred income	30,077	41,207
Deferred tax liabilities	5,680	7,141
	<u>153,007</u>	<u>188,919</u>
Total liabilities	<u>236,627</u>	<u>256,399</u>
Net assets	<u>279,573</u>	<u>288,669</u>
Equity attributable to equity holders of the Company		
Share capital	311,362	311,362
Other reserves	(63)	(64)
Accumulated losses	(36,114)	(26,922)
	<u>275,185</u>	<u>284,376</u>
Non-controlling interests	4,388	4,293
Total equity	<u>279,573</u>	<u>288,669</u>
Total equity and liabilities	<u>516,200</u>	<u>545,068</u>
Net assets per share (RM)	0.90	0.93

The Unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 31 December 2013 and the accompanying explanatory notes attached to the interim financial statements.

EDEN INC. BERHAD (36216-V)
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**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THE QUARTER AND YEAR-TO-DATE ENDED 31 DECEMBER 2014**

Note	Equity, total RM'000	----- Attributable to owners of the parent -----		Share capital RM'000	Other Reserves RM'000	Accumulated losses RM'000	Non- controlling Interest RM'000
		Equity, attributable to the parent total RM'000	----- Non-distributable -----				
At 1 January 2014	288,669	284,376		311,362	(63)	(26,923)	4,293
Total comprehensive income/(expense)	(9,096)	(9,191)	-	-	-	(9,191)	95
At 31 December 2014	279,573	275,185		311,362	(63)	(36,114)	4,388
At 1 January 2013	295,617	291,255		311,362	6	(20,113)	4,362
Dividend paid to non-controlling interest of a subsidiary company	(220)	-	-	-	-	-	(220)
Total comprehensive income/(expense)	(6,728)	(6,879)	-	(69)	(69)	(6,810)	151
At 31 December 2013	288,669	284,376		311,362	(63)	(26,923)	4,293

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 31 December 2013 and the accompanying explanatory notes attached to the interim financial statements.

EDEN INC. BERHAD (36216-V)
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**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE QUARTER AND YEAR-TO-DATE ENDED 31 DECEMBER 2014**

	12 months ended	
	31 Dec 2014 RM'000	31 Dec 2013 RM'000
Cash flow from operating activities		
Profit/(loss) before taxation	(13,345)	4,054
Adjustment for:		
Interest income	(3,104)	(3,590)
Interest expense	10,882	11,084
Net impairment loss/(reversal of allowance) on financial assets	-	(392)
Net fair value adjustment on investment properties	(3,613)	(3,600)
Depreciation and amortisation	18,294	18,945
Amortisation of deferred income	(9,983)	(7,559)
Property, plant and equipment and inventories written off	-	41
Net gain on disposal of property, plant and equipment	-	(338)
Unrealised foreign exchange loss	-	4
Share of profit of associates	(28)	(30)
Operating cash flows before changes in working capital	(897)	18,619
Changes in working capital		
Decrease/(increase) in inventories	(4,297)	726
Decrease/(increase) in trade and other receivables	6,127	6,655
Increase/(decrease) in trade and other payables	8,672	(7,763)
Net movement in related companies	2,243	(3,838)
Total changes in working capital	12,745	(4,220)
Cash generated from operating activities	11,848	14,399
Taxation paid	4,249	(1,633)
Interest paid	(10,882)	(11,738)
Net cash generated from/(used in) operating activities	5,215	1,028
Cash flows from investing activities		
Purchase of property, plant and equipments	(824)	(754)
Proceeds from disposal of property, plant and equipments	-	777
Net dividend received	-	250
Interest received	3,104	1,898
Net cash generated from investing activities	2,280	2,171
Cash flows from financing activities		
Decrease/(increase) of deposit with licensed banks and financial institution	11,151	(4,462)
Drawdown of bank loan	-	15,000
Net repayment of loans and borrowings	(21,158)	(22,855)
Net changes in bankers acceptances, trust receipts and bill purchase	652	1,171
Net cash (used in)/generated from financing activities	(9,355)	(11,146)
Net decrease in cash and cash equivalents	(1,860)	(7,947)
Cash and cash equivalent at start of period	7,590	15,537
Cash and cash equivalents at end of period	5,730	7,590
Cash and cash equivalents comprise the following:		
Cash and bank balances	11,901	24,910
Deposits with licensed banks and financial institution	(1,146)	(12,297)
Bank overdraft	(5,025)	(5,023)
	5,730	7,590

The Condensed Consolidated Statements of Cash Flow should be read in conjunction with the audited financial statements for the year ended 31 December 2013 and the accompanying explanatory notes attached to the interim financial statements.

**NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE QUARTER AND YEAR-TO-DATE ENDED 31 DECEMBER 2014**

Part A - Explanatory Notes Pursuant to MFRS 134

1. Basis of Preparation

The condensed consolidated interim financial statements have been prepared in accordance with Malaysian Financial Reporting Standards ("MFRS") 134 *Interim Financial Reporting* and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad. These condensed consolidated interim financial statements also comply with IAS 34 *Interim Financial Reporting* issued by the International Accounting Standards Board.

The condensed consolidated interim financial statements should be read in conjunction with the audited financial statements for the year ended 31 December 2013.

The explanatory notes attached to the condensed consolidated interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the year ended 31 December 2013.

2. Significant Accounting Policies

The significant accounting policies adopted in preparing these condensed consolidated interim financial statements are consistent with those of the audited financial statements for the year ended 31 December 2013.

The adoption of the Amendments to MFRSs and Issues Committee (IC) that came into effect on 1 January 2014 did not have any material impact on the condensed consolidated interim financial statements upon their initial application.

3. Auditors' Report on Preceding Annual Financial Statements

The auditors report on the financial statements for the year ended 31 December 2013 was not subject to any qualification.

4. Segment Information

3 months ended		12 months ended	
31.12.2014	31.12.2013	31.12.2014	31.12.2013
RM'000	RM'000	RM'000	RM'000

Segment Revenue

Revenue from continuing operations:

Energy Sector	977	7,077	16,903	38,199
F&B and Tourism Sector	7,643	10,073	27,786	30,964
Manufacturing Sector	6,759	6,798	25,050	22,497
Investment Sector	15,547	17,942	17,188	19,583
Total revenue including inter-segment sales	30,926	41,890	86,927	111,243
Elimination of inter-segment sales	(15,547)	(17,956)	(17,188)	(19,612)
Total	15,379	23,934	69,739	91,631

4. Segment Information (cont'd)

3 months ended		12 months ended	
31.12.2014	31.12.2013	31.12.2014	31.12.2013
RM'000	RM'000	RM'000	RM'000

Segment Results

Results from continuing operations:

Energy Sector	(5,690)	(917)	(12,368)	1,620
F&B and Tourism Sector	328	1,788	(198)	3,900
Manufacturing Sector	110	541	187	27
Investment Sector	14,340	21,011	14,194	16,557
Others	(116)	(1,696)	(116)	(1,704)
	8,972	20,727	1,699	20,400
Elimination	(15,043)	(16,962)	(15,044)	(16,346)
Total	(6,071)	3,765	(13,345)	4,054

5. Profit/(Loss) Before Tax

Included in the (loss)/profit before tax are the following items:

3 months ended		12 months ended	
31.12.2014	31.12.2013	31.12.2014	31.12.2013
RM'000	RM'000	RM'000	RM'000

Interest income	(508)	(851)	(3,104)	(2,079)
Interest expense	2,687	2,824	10,362	10,124
Depreciation and amortisation	8,113	4,450	18,253	18,945
Amortisation of deferred income	(2,468)	(1,930)	(9,200)	(7,559)
Net gain from fair value adjustment of investment properties	(217)	(3,600)	(3,613)	(3,600)

6. Unusual Items due to their Nature, Size or Incidence

There were no unusual items affecting assets, liabilities, equity, net income, or cash flows during the financial period ended 31 December 2014.

7. Changes in Estimates

There were no changes in estimates that have had a material effect in the current quarter results.

8. Comments about Seasonal or Cyclical Factors

There were no seasonal or cyclical effects for the Energy and Manufacturing Sector. However, the performance of Food & Beverages and Tourism Sector is affected positively by the major festivals and school holidays.

9. Dividends Paid

There was no dividend paid to the shareholders for the current financial period to date.

10. Carrying Amount of Revalued Assets

The carrying amount of property, plant and equipment is recorded at cost and has been brought forward without amendment from the financial statements for the year ended 31 December 2013.

11. Debt and Equity Securities

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

12. Changes in Composition of the Group

There were no changes in the composition of the Group during the current quarter under review.

13. Capital Commitments

The amount of commitments for the purchase of property, plant and equipment not provided for in the interim financial statements as at 31 December 2014 and 31 December 2013 are as follows:

As at 31.12.2014 RM'000	As at 31.12.2013 RM'000
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Capital expenditure

Approved but not contracted for:
Property, plant and equipment

<u>6,196</u>	<u>6,680</u>
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14. Related Party Transactions

The following table provides information on the transactions which have been entered into with related parties during the period ended 31 December 2014 and 31 December 2013:

	3 months ended		12 months ended	
	31.12.2014 RM'000	31.12.2013 RM'000	31.12.2014 RM'000	31.12.2013 RM'000
Affiliated company:				
Operating fees	-	1,770	-	7,428
Associates:				
Sale of products	-	868	-	2,712
Purchase of products	-	74	-	285

15. Material Events Subsequent to the Reporting Period

There were no material events subsequent to the end of the interim period reported which have not been reflected in the financial statements.

Part B - Explanatory Notes Pursuant to Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad

16. Performance review

For the current quarter ended 31 December 2014 ("4Q 2014"), the Group recorded revenue of RM15.38 million against the corresponding quarter ended 31 December 2013 ("4Q 2013") of RM23.93 million, a decrease of RM8.55 million. The Group recorded Loss Before Tax ("LBT") of RM6.07 million, as compared to the Profit Before Tax ("PBT") of RM3.76 million in 4Q 2013. The decrease in performance was mainly due to the decrease in revenue from Energy Sector and F&B and Tourism Sector and lower other income on the gain from fair value adjustment on the investment properties in 4Q 2013.

Energy Sector: In the current quarter, the sector recorded revenue of RM0.98 million and LBT of RM5.69 million as compared to the corresponding quarter of RM7.08 million and LBT of RM0.92 million respectively. The higher LBT was due to the lengthy time taken for the repair and maintenance works coupled with the unexpected major floods due to the extreme monsoon season in Malaysia which affected the operations of the power plants.

Food & Beverage and Tourism Sector: The sector recorded revenue of RM7.64 million and PBT of RM0.33 million as compared to the corresponding quarter of RM10.07 million and PBT of RM1.79 million respectively. The lower PBT was primarily due to the sector's full provision on entertainment duty imposed by the State Government with effect from January 2014.

Manufacturing Sector: The sector recorded revenue of RM6.76 million and PBT of RM0.1 million as compared to the corresponding quarter of RM6.8 million and PBT of RM0.54 million respectively. The decrease in PBT was mainly due to lower sales generated from the export market.

17. Comment on Material Change in Loss Before Taxation

The Group recorded an LBT of RM6.07 million for the current quarter under review, compared to the LBT of RM4.14 million for the preceding quarter ended 30 September 2014 (3Q 2014). The variance was mainly due to lower realisation of deferred income (IC Interpretation 4) in 4Q 2014.

18. Commentary on Prospects

The Manufacturing Sector is expected to continue its positive performance in view of the prospects offered by the new product lines.

For the F&B and Tourism Sector, tourism segment is expected to continue contributing towards the positive results for the sector due to the Malaysia Year of Festivals 2015 (MyFest 2015) and the increase in promotional activities that will be taking place in 2015.

The Energy Sector will be completing the rectification works at the Musteq Hydro plant where the operations had been affected by incidences of landslides during the recent major flood in Kelantan. In view of this scenario the Energy Sector is expected to be operating in a challenging environment in the coming quarter.

19. Profit Forecast of Profit Guarantee

The Group did not issue any profit forecast or profit guarantee in the current quarter under review.

20. Income Tax Expense

	3 months ended		12 months ended	
	31.12.2014 RM'000	31.12.2013 RM'000	31.12.2014 RM'000	31.12.2013 RM'000
Current tax:				
Malaysian income tax	(1,680)	(2,235)	(2,035)	(6,124)
Deferred tax	6,710	(1,468)	6,284	(4,581)
Total income tax expense	<u>5,030</u>	<u>(3,703)</u>	<u>4,249</u>	<u>(10,705)</u>

The effective tax rate for the year was higher than the statutory tax rate of 25% 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.

21. Sale of Unquoted Investments and Properties

There were no sales of unquoted investments and properties in the current quarter under review.

22. Quoted Securities

There were no purchase or disposal of quoted securities in the current quarter under review.

23. Corporate Proposals

There were no corporate proposals in the current quarter under review.

24. Loans and Borrowings

Group loans and borrowings as at 31 December 2014 and 31 December 2013 denominated in Ringgit Malaysia were:

	As at 31.12.2014 RM'000	As at 31.12.2013 RM'000
	Current	
Secured	35,540	32,724
Non-current		
Secured	<u>117,250</u>	<u>140,571</u>
Total loans and borrowings	<u>152,790</u>	<u>173,295</u>

Included in the short term borrowings are bank overdrafts amounting to RM5.03 million (31 December 2013: RM5.02 million).

25. Off Balance Sheet Financial Instruments

There were no financial instruments with off balance sheet risks in the current quarter under review.

26. Changes in Material Litigation

There are no material litigation as at the reporting date.

27. Dividend Payable

No dividend has been declared for the quarter under review.

28. Earnings/(Loss) Per Share

(a) Basic

The basic earnings/(loss) per share of the Group was calculated by dividing the net profit for the period attributable to the owners of the parent by the weighted average number of ordinary shares in issue to the public as follows:

	3 months ended		12 months ended	
	31.12.2014 RM'000	31.12.2013 RM'000	31.12.2014 RM'000	31.12.2013 RM'000
Profit/(loss) attributable to to owners of the parent	(1,081)	(120)	(9,191)	(6,810)
Weighted average number of ordinary shares in issues	311,362	311,362	311,362	311,362
Basic earnings/(loss) per share (sen)	(0.35)	(0.04)	(2.95)	(2.19)

(b) Diluted

There is no dilution in loss per share.

29. Realised and Unrealised Profits/(Losses)

The breakdown of the retained earnings of the Group as at the reporting date, into realised and unrealised profits/(losses) is tabulated below:

	As at 31.12.2014 RM'000	As at 31.12.2013 RM'000
Total accumulated losses of the Company and subsidiaries		
Realised	(143,470)	(124,211)
Unrealised	<u>166,335</u>	<u>156,367</u>
	22,865	32,156
Total shares of retained earnings of associates		
Realised	117	122
Unrealised	<u>(4)</u>	<u>(4)</u>
	113	118
Consolidation adjustments	<u>(59,092)</u>	<u>(59,196)</u>
Total Group accumulated losses	<u>(36,114)</u>	<u>(26,922)</u>

The determination of realised and unrealised profits is based on the Guidance of Special Matter No. 1, Determination of Realised and Unrealised Profits or Losses in the Context of Disclosure Pursuant to Bursa Securities Listing Requirements, issued by the Malaysian Institute of Accountants on 20 December 2010.

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

30. Authorisation for Issue

The condensed consolidated interim financial statements were authorised for issue by the Board of Directors in accordance with resolution of the Directors on 26 February 2015.

By order of the Board.

Date: 26 February 2015