



**EDEN INC. BERHAD**

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

**CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS  
FOR THE QUARTER AND YEAR-TO-DATE ENDED 31 MARCH 2015**



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

**UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENTS  
FOR THE QUARTER AND YEAR-TO-DATE ENDED 31 MARCH 2015**

	Note	Individual Quarter		Cumulative Quarter	
		2015 Current quarter ended 31.03.2015 (RM'000)	2014 Corresponding quarter ended 31.03.2014 (RM'000)	2015 Current year to date ended 31.03.2015 (RM'000)	2014 Corresponding year to date ended 31.03.2014 (RM'000)
<b>Revenue</b>	4	12,626	18,276	12,626	18,276
Cost of sales		(11,802)	(10,852)	(11,802)	(10,852)
<b>Gross profit</b>		<b>824</b>	<b>7,424</b>	<b>824</b>	<b>7,424</b>
Other income		2,385	6,081	2,385	6,081
Administrative expenses		(8,231)	(9,012)	(8,231)	(9,012)
Selling and marketing expenses		(396)	(456)	(396)	(456)
Other expenses		(855)	(1,001)	(855)	(1,001)
<b>Operating profit/(loss)</b>		<b>(6,273)</b>	<b>3,036</b>	<b>(6,273)</b>	<b>3,036</b>
Finance costs		(2,357)	(2,539)	(2,357)	(2,539)
Share of profit of associates		-	-	-	-
<b>Profit/(loss) before taxation</b>	4, 5	<b>(8,630)</b>	<b>497</b>	<b>(8,630)</b>	<b>497</b>
Income tax expense	20	(149)	(430)	(149)	(430)
<b>Profit/(loss) net of tax</b>		<b>(8,779)</b>	<b>67</b>	<b>(8,779)</b>	<b>67</b>
<b>Profit/(loss) attributable to: attributable to:</b>					
Owners of the parent		(8,696)	177	(8,696)	177
Non-controlling interests		(83)	(110)	(83)	(110)
		<b>(8,779)</b>	<b>67</b>	<b>(8,779)</b>	<b>67</b>
<b>Earnings/(loss) per share attributable to equity holders of the Company (sen per share)</b>					
- Basic	28	(2.79)	0.06	(2.79)	0.06
- 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 2014 and the accompanying explanatory notes attached to the interim financial statements.



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

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME  
 FOR THE QUARTER AND YEAR-TO-DATE ENDED 31 MARCH 2015**

	<b>Individual Quarter</b>		<b>Cumulative Quarter</b>	
	2015 Current quarter ended 31.03.2015 (RM'000)	2014 Corresponding quarter ended 31.03.2014 (RM'000)	2015 Current year to date ended 31.03.2015 (RM'000)	2014 Corresponding year to date ended 31.03.2014 (RM'000)
<b>Profit/(loss) net of tax</b>	(8,779)	67	(8,779)	67
<b>Other comprehensive income/(expense):</b>				
Foreign currency translation reserve	-	-	-	-
<b>Total comprehensive income/(expense) for the year</b>	<b>(8,779)</b>	<b>67</b>	<b>(8,779)</b>	<b>67</b>
<b>Total comprehensive income/(expense) attributable to:</b>				
Owners of the parent	(8,696)	177	(8,696)	177
Non-controlling interests	(83)	(110)	(83)	(110)
	<b>(8,779)</b>	<b>67</b>	<b>(8,779)</b>	<b>67</b>

These Unaudited Condensed Consolidated Statements of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 December 2014 and the accompanying explanatory notes attached to the interim financial statements.

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION  
AS AT 31 MARCH 2015**

	Note	As At 31.03.2015 RM'000 (Unaudited)	As At 31.12.2014 RM'000 (Audited)
<b>Assets</b>			
<b>Non-current assets</b>			
Property, plant and equipment	10	148,729	152,977
Investment properties		198,343	198,343
Land use rights		417	417
Finance lease receivables		13,132	13,280
Intangible assets		4,206	4,206
Investment in associates		669	632
Other investments		8	8
Deferred tax assets		52,406	52,668
		<u>417,910</u>	<u>422,531</u>
<b>Current assets</b>			
Inventories		20,248	21,278
Trade and other receivables		60,866	57,256
Finance lease receivables		569	562
Other current assets		1,982	1,400
Cash and bank balances		3,178	11,863
		<u>86,843</u>	<u>92,359</u>
<b>Total assets</b>		<b><u>504,753</u></b>	<b><u>514,890</u></b>
<b>Equity and liabilities</b>			
<b>Current liabilities</b>			
Deferred income		4,739	5,992
Loans and borrowings	24	35,092	33,025
Trade and other payables		49,656	43,605
		<u>89,487</u>	<u>82,622</u>
<b>Net current assets</b>		<u>(2,644)</u>	<u>9,737</u>
<b>Non-current liabilities</b>			
Deferred income		29,906	29,996
Loans and borrowings	24	110,220	118,086
Deferred tax liabilities		4,177	4,444
		<u>144,303</u>	<u>152,526</u>
<b>Total liabilities</b>		<u>233,790</u>	<u>235,148</u>
<b>Net assets</b>		<u>270,963</u>	<u>279,742</u>
<b>Equity attributable to equity holders of the Company</b>			
Share capital		311,362	311,362
Other reserves		(136)	(136)
Accumulated losses		(44,447)	(35,751)
		<u>266,779</u>	<u>275,475</u>
<b>Non-controlling interests</b>		<u>4,184</u>	<u>4,267</u>
<b>Total equity</b>		<u>270,963</u>	<u>279,742</u>
<b>Total equity and liabilities</b>		<b><u>504,753</u></b>	<b><u>514,890</u></b>
Net assets per share (RM)		0.87	0.90

The Unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 31 December 2014 and the accompanying explanatory notes attached to the interim financial statements.

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY  
FOR THE QUARTER AND YEAR-TO-DATE ENDED 31 MARCH 2015

Note	----- Attributable to owners of the parent -----					
	Equity, total RM'000	Equity, attributable to the parent total RM'000	Share capital RM'000	Other Reserves RM'000	Accumulated losses RM'000	Non- controlling Interest RM'000
<b>At 1 January 2015</b>	279,742	275,475	311,362	(136)	(35,751)	4,267
Total comprehensive income/(expense)	(8,779)	(8,696)	-	-	(8,696)	(83)
<b>At 31 March 2015</b>	<b>270,963</b>	<b>266,779</b>	<b>311,362</b>	<b>(136)</b>	<b>(44,447)</b>	<b>4,184</b>
<b>At 1 January 2014</b>	288,668	284,376	311,362	(64)	(26,922)	4,292
Total comprehensive income/(expense)	67	177	-	-	177	(110)
<b>At 31 March 2014</b>	<b>288,735</b>	<b>284,553</b>	<b>311,362</b>	<b>(64)</b>	<b>(26,745)</b>	<b>4,182</b>

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 31 December 2014 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 MARCH 2015**

	3 months ended	
	31.03.2015 RM'000	31.03.2014 RM'000
<b>Cash flow from operating activities</b>		
Profit/(loss) before taxation	(8,630)	497
Adjustment for:		
Interest income	(230)	(883)
Interest expense	2,357	2,539
Net fair value adjustment on investment properties	-	(3,396)
Depreciation and amortisation	4,570	4,578
Amortisation of deferred income	(1,343)	(1,212)
Share of profit of associates	(37)	-
Operating cash flows before changes in working capital	(3,313)	2,123
<u>Changes in working capital</u>		
Decrease in inventories	1,030	234
Increase in trade and other receivables	(1,844)	(1,103)
Increase in trade and other payables	5,621	880
Net movement in related companies	(1,782)	1,015
Total changes in working capital	3,025	1,026
Cash generated from operating activities	(288)	3,149
Taxation paid	(149)	(430)
Interest paid	(2,357)	(2,539)
<b>Net cash generated from/(used in) operating activities</b>	(2,794)	180
<b>Cash flows from investing activities</b>		
Purchase of property, plant and equipments	(322)	(114)
Interest received	230	883
<b>Net cash generated from/(used in) investing activities</b>	(92)	769
<b>Cash flows from financing activities</b>		
Decrease/(increase) of deposit with licensed banks and financial institution	7,382	1,097
Net repayment of loans and borrowings	(8,252)	(10,000)
Net changes in bankers acceptances, trust receipts and bill purchase	(367)	145
<b>Net cash used in generated from financing activities</b>	(1,237)	(8,758)
Net decrease in cash and cash equivalents	(4,123)	(7,809)
Cash and cash equivalent at beginning of year	(1,754)	16,940
<b>Cash and cash equivalents at end of period</b>	<b>(5,877)</b>	<b>9,131</b>
<b>Cash and cash equivalents comprise the following:</b>		
Cash and bank balances	3,178	15,480
Deposits with licensed banks and financial institution	(1,209)	(1,850)
Bank overdraft	(7,846)	(4,499)
	<b>(5,877)</b>	<b>9,131</b>

The Condensed Consolidated Statements of Cash Flow should be read in conjunction with the audited financial statements for the year ended 31 December 2014 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 JANUARY 2015**

**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 2014.

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 2014.

**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 2014.

The adoption of the Amendments to MFRSs and Issues Committee (IC) that came into effect on 1 January 2015 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 2014 was not subject to any qualification.

**4. Segment Information**

3 months ended		3 months ended	
31.03.2015	31.03.2014	31.03.2015	31.03.2014
RM'000	RM'000	RM'000	RM'000

**Segment Revenue**

Revenue from continuing operations:

Energy Sector	(124)	6,918	(124)	6,918
F&B and Tourism Sector	6,457	6,858	6,457	6,858
Manufacturing Sector	6,292	4,500	6,292	4,500
Investment Sector	463	547	463	547
Total revenue including inter-segment sales	13,088	18,823	13,088	18,823
Elimination of inter-segment sales	(462)	(547)	(462)	(547)
Total	12,626	18,276	12,626	18,276

#### 4. Segment Information (cont'd)

3 months ended		3 months ended	
31.03.2015	31.03.2014	31.03.2015	31.03.2014
RM'000	RM'000	RM'000	RM'000

##### Segment Results

Results from continuing operations:

Energy Sector	(8,223)	(1,356)	(8,223)	(1,356)
F&B and Tourism Sector	2	143	2	143
Manufacturing Sector	(154)	(351)	(154)	(351)
Investment Sector	121	2,061	121	2,061
Others	-	-	-	-
	(8,254)	497	(8,254)	497
Elimination	(376)	-	(376)	-
Total	(8,630)	497	(8,630)	497

#### 5. Profit/(Loss) Before Tax

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

3 months ended		3 months ended	
31.03.2015	31.03.2014	31.03.2015	31.03.2014
RM'000	RM'000	RM'000	RM'000

Interest income	(230)	(883)	(230)	(883)
Interest expense	2,357	2,539	2,357	2,539
Depreciation and amortisation	4,570	4,578	4,570	4,578
Amortisation of deferred income	(2,235)	(1,211)	(2,235)	(1,211)

#### 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 March 2015.

#### 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 2014.

**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 March 2015 and 31 December 2014 are as follows:

	As at 31.03.2015 RM'000	As at 31.12.2014 RM'000
<b>Capital expenditure</b>		
Approved but not contracted for:		
Property, plant and equipment	4,886	5,014

#### 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 March 2015 and 31 March 2014:

	3 months ended		3 months ended	
	31.03.2015 RM'000	31.03.2014 RM'000	31.03.2015 RM'000	31.03.2014 RM'000
Affiliated company:				
Operating fees	1,626	1,719	1,626	1,719
Associates:				
Sale of products	792	339	792	339
Purchase of products	38	101	38	101

#### 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**

The consolidated revenue of the Group for the current quarter ended 31 March 2015 ("1Q 2015") decreased by RM5.65 million against the corresponding quarter ended 31 March 2014 ("1Q 2014"). The Group recorded Loss Before Tax ("LBT") of RM8.63 million, as compared to the Profit Before Tax ("PBT") of RM0.5 million in 1Q 2014. This was due to both power plants not being fully operational for the quarter. In addition there was an absence of gain on fair value adjustment on investment properties recognised in 1Q 2014.

**Energy Sector:** The sector recorded an LBT of RM8.22 million in 1Q 2015 as compared to the corresponding quarter's LBT of RM1.36 million in 1Q 2014. The higher loss recorded was mainly due to both power plants not being fully operational.

**Food & Beverage and Tourism Sector:** The sector recorded a marginal PBT in 1Q 2015, a decreased of RM0.14 million as compared to the 1Q 2014. The decrease was mainly due to the lower revenue from the restaurant segment, particularly at KLIA resulting from lower passenger traffic arising from drop in tourist arrival especially from China, Taiwan and Japan during the current quarter

**Manufacturing Sector:** The sector recorded revenue of RM6.29 million and LBT of RM0.15 million as compared to the corresponding quarter of RM4.5 million and LBT of RM0.35 million respectively. The positive variance in revenue was mainly due to higher sales generated from its local market.

### **17. Comment on Material Change in Loss Before Taxation**

The Group recorded an LBT of RM8.63 million for the current quarter under review, compared to the LBT of RM6.07 million for the preceding quarter ended 31 December 2014 (4Q 2014). The variance was mainly due to the lower revenue generated by the Energy Sector, Tourism division as well as the lower realisation of deferred income during the quarter. However, the loss was mitigated by lower operating expenses incurred during 1Q 2015.

### **18. Commentary on Prospects**

To ensure profitability of the Group, the Energy Sector will ensure that its two plants are fully operational within the next two quarters despite the challenging environment that it has to operate in.

The F&B and Tourism Sector is expected to continue to contribute positively to the performance of the Group via Eden Catering with its new operations based at the Persatuan Alumni Universiti Malaya's Clubhouse which offers banquet, seminar and meeting facilities.

The Manufacturing Sector will continue to hold its market share in the existing product lines. In addition, the sector will pursue its strategy of establishing market share in the emerging LED market.

#### 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		3 months ended	
	31.03.2015 RM'000	31.03.2014 RM'000	31.03.2015 RM'000	31.03.2014 RM'000
Current tax:				
Malaysian income tax	(149)	(96)	(149)	(96)
Deferred tax	-	(334)	-	(334)
<b>Total income tax expense</b>	<b>(149)</b>	<b>(430)</b>	<b>(149)</b>	<b>(430)</b>

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 March 2015 and 31 December 2014 denominated in Ringgit Malaysia were:

	As at 31.03.2015 RM'000	As at 31.12.2014 RM'000
<b>Current</b>		
Secured	35,092	33,025
<b>Non-current</b>		
Secured	110,220	118,086
<b>Total loans and borrowings</b>	<b>145,312</b>	<b>151,111</b>

Included in the short term borrowings are bank overdrafts amounting to RM7.85 million (31 December 2014: RM5.03 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		3 months ended	
	31.03.2015 RM'000	31.03.2014 RM'000	31.03.2015 RM'000	31.03.2014 RM'000
Profit/(loss) attributable to to owners of the parent	(8,696)	177	(8,696)	177
Weighted average number of ordinary shares in issues	311,362	311,362	311,362	311,362
Basic earnings/(loss) per share (sen)	(2.79)	0.06	(2.79)	0.06

**(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 31.03.2015 RM'000	As at 31.12.2014 RM'000
Total accumulated losses of the Company and subsidiaries		
Realised	(153,147)	(144,628)
Unrealised	166,543	166,402
	<u>13,396</u>	<u>21,774</u>
Total shares of retained earnings of associates		
Realised	113	113
Unrealised	(4)	(4)
	<u>109</u>	<u>109</u>
Consolidation adjustments	(57,952)	(57,634)
Total Group accumulated losses	<u>(44,447)</u>	<u>(35,751)</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 29 May 2015.

By order of the Board.

Date: 29 May 2015