



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 2016**



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

**UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENTS
FOR THE QUARTER AND YEAR-TO-DATE ENDED 31 MARCH 2016**

	Note	Individual Quarter		Cumulative Quarter	
		2016 Current quarter ended 31.03.2016 (RM'000)	2015 Corresponding quarter ended 31.03.2015 (RM'000)	2016 Current year to date ended 31.03.2016 (RM'000)	2015 Corresponding year to date ended 31.03.2015 (RM'000)
Revenue	4	11,222	12,626	11,222	12,626
Cost of sales		(10,566)	(12,979)	(10,566)	(12,979)
Gross profit		656	(353)	656	(353)
Other income		10,711	2,385	10,711	2,385
Administrative expenses		(7,285)	(7,053)	(7,285)	(7,053)
Selling and marketing expenses		(367)	(396)	(367)	(396)
Other expenses		(738)	(856)	(738)	(856)
Operating profit/(loss)		2,977	(6,273)	2,977	(6,273)
Finance costs		(1,976)	(2,357)	(1,976)	(2,357)
Share of profit of associates		-	-	-	-
Profit/(loss) before taxation	4, 5	1,001	(8,630)	1,001	(8,630)
Income tax expense	19	(198)	(149)	(198)	(149)
Profit/(loss) net of tax		803	(8,779)	803	(8,779)
Profit/(loss) attributable to:					
attributable to:					
Owners of the parent		1,038	(8,696)	1,038	(8,696)
Non-controlling interests		(235)	(83)	(235)	(83)
		803	(8,779)	803	(8,779)
Earnings/(loss) per share attributable to equity holders of the Company (sen per share)					
- Basic	27	0.33	(2.79)	0.33	(2.79)
- 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 2015 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 2016**

	Individual Quarter		Cumulative Quarter	
	2016 Current quarter ended 31.03.2016 (RM'000)	2015 Corresponding quarter ended 31.03.2015 (RM'000)	2016 Current year to date ended 31.03.2016 (RM'000)	2015 Corresponding year to date ended 31.03.2015 (RM'000)
Profit/(loss) net of tax	803	(8,779)	803	(8,779)
Other comprehensive income/(expense):				
Foreign currency translation reserve	-	-	-	-
Total comprehensive income/(expense) for the year	803	(8,779)	803	(8,779)
Total comprehensive income/(expense) attributable to:				
Owners of the parent	1,038	(8,696)	1,038	(8,696)
Non-controlling interests	(235)	(83)	(235)	(83)
	803	(8,779)	803	(8,779)

These Unaudited Condensed Consolidated Statements of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 December 2015 and the accompanying explanatory notes attached to the interim financial statements.

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS AT 31 MARCH 2016

	Note	As At 31.03.2016 RM'000 (Unaudited)	As At 31.12.2015 RM'000 (Audited)
Assets			
Non-current assets			
Property, plant and equipment	10	133,297	137,487
Investment properties		168,377	168,377
Land use rights		375	375
Finance lease receivables		13,854	14,010
Investment in associates		499	499
Other investments		8	8
Other receivables		36,446	36,446
Deferred tax assets		38,037	38,300
		<u>390,893</u>	<u>395,502</u>
Current assets			
Inventories		19,494	21,694
Trade and other receivables		26,690	15,725
Finance lease receivables		601	593
Other current assets		2,427	3,739
Cash and bank balances		9,278	15,653
		<u>58,490</u>	<u>57,404</u>
Total assets		<u>449,383</u>	<u>452,906</u>
Equity and liabilities			
Current liabilities			
Deferred income		4,397	5,536
Loans and borrowings	23	37,192	35,490
Trade and other payables		63,450	57,313
		<u>105,039</u>	<u>98,339</u>
Net current liabilities		<u>(46,549)</u>	<u>(40,935)</u>
Non-current liabilities			
Deferred income		19,664	19,712
Loans and borrowings	23	85,476	96,191
Deferred tax liabilities		2,295	2,557
		<u>107,435</u>	<u>118,460</u>
Total liabilities		<u>212,474</u>	<u>216,799</u>
Net assets		<u>236,909</u>	<u>236,107</u>
Equity attributable to equity holders of the Company			
Share capital		311,362	311,362
Other reserves		(188)	(188)
Accumulated losses		(77,708)	(78,745)
		<u>233,466</u>	<u>232,429</u>
Non-controlling interests		<u>3,443</u>	<u>3,678</u>
Total equity		<u>236,909</u>	<u>236,107</u>
Total equity and liabilities		<u>449,383</u>	<u>452,906</u>
Net assets per share (RM)		0.76	0.76

The Unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 31 December 2015 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 2016

Note	Equity, total RM'000	----- Attributable to owners of the parent -----				Non- controlling Interest RM'000
		Equity, attributable to the parent total RM'000	Share capital RM'000	Other Reserves RM'000	Accumulated losses RM'000	
At 1 January 2016	236,107	232,429	311,362	(188)	(78,745)	3,678
Total comprehensive income/(expense)	803	1,038	-	-	1,038	(235)
At 31 March 2016	236,910	233,467	311,362	(188)	(77,707)	3,443
At 1 January 2015	279,742	275,475	311,362	(136)	(35,751)	4,267
Total comprehensive income/(expense)	(8,779)	(8,696)	-	-	(8,696)	(83)
At 31 March 2015	270,963	266,779	311,362	(136)	(44,447)	4,184

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 31 December 2015 and the accompanying explanatory notes attached to the interim financial statements.

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE QUARTER AND YEAR-TO-DATE ENDED 31 MARCH 2016**

	3 months ended	
	31.03.2016 RM'000	31.03.2015 RM'000
Cash flow from operating activities		
Profit/(loss) before taxation	1,001	(8,630)
Adjustment for:		
Interest income	(220)	(230)
Interest expense	1,976	2,357
Net fair value adjustment on investment properties	-	-
Depreciation and amortisation	4,333	4,570
Amortisation of deferred income	(1,187)	(1,343)
Share of profit of associates	-	(37)
Operating cash flows before changes in working capital	5,903	(3,313)
<u>Changes in working capital</u>		
Decrease in inventories	2,200	1,030
Increase in trade and other receivables	(8,973)	(1,844)
Increase in trade and other payables	6,057	5,621
Net movement in related companies	(452)	(1,782)
Total changes in working capital	(1,168)	3,025
Cash generated from operating activities	4,735	(288)
Taxation paid	(198)	(149)
Interest paid	(1,976)	(2,357)
Net cash generated from/(used in) operating activities	2,561	(2,794)
Cash flows from investing activities		
Purchase of property, plant and equipments	(143)	(322)
Interest received	220	230
Net cash generated from/(used in) investing activities	77	(92)
Cash flows from financing activities		
Decrease of deposit with licensed banks and financial institution	4,793	7,382
Net repayment of loans and borrowings	(8,947)	(8,252)
Net changes in bankers acceptances, trust receipts and bill purchase	190	(367)
Net cash used in from financing activities	(3,964)	(1,237)
Net decrease in cash and cash equivalents	(1,326)	(4,123)
Cash and cash equivalent at beginning of year	(5,826)	(1,754)
Cash and cash equivalents at end of period	(7,152)	(5,877)
Cash and cash equivalents comprise the following:		
Cash and bank balances	9,278	3,178
Deposits with licensed banks and financial institution	(8,756)	(1,209)
Bank overdraft	(7,674)	(7,846)
	(7,152)	(5,877)

The Condensed Consolidated Statements of Cash Flow should be read in conjunction with the audited financial statements for the year ended 31 December 2015 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 MARCH 2016**

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 2015.

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 2015.

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 2015.

The adoption of the Amendments to MFRSs and Issues Committee (IC) that came into effect on 1 January 2016 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 financial year ended 31 December 2015 were unqualified with emphasis of matter.

4. Segment Information

3 months ended		3 months ended	
31.03.2016	31.03.2015	31.03.2016	31.03.2015
RM'000	RM'000	RM'000	RM'000

Segment Revenue

Revenue from continuing operations:

Energy Sector	948	(123)	948	(123)
F&B and Tourism Sector	6,727	6,457	6,727	6,457
Manufacturing Sector	3,547	6,292	3,547	6,292
Investment Sector	463	463	463	463
Total revenue including inter-segment sales	11,685	13,089	11,685	13,089
Elimination of inter-segment sales	(463)	(463)	(463)	(463)
Total	11,222	12,626	11,222	12,626

4. Segment Information (cont'd)

3 months ended		3 months ended	
31.03.2016	31.03.2015	31.03.2016	31.03.2015
RM'000	RM'000	RM'000	RM'000

Segment Results

Results from continuing operations:

Energy Sector	(7,524)	(8,223)	(7,524)	(8,223)
F&B and Tourism Sector	1,635	2	1,635	2
Manufacturing Sector	(599)	(154)	(599)	(154)
Investment Sector	7,482	121	7,482	121
	994	(8,254)	994	(8,254)
Elimination	7	(376)	7	(376)
Total	1,001	(8,630)	1,001	(8,630)

5. Profit/(Loss) Before Tax

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

3 months ended		3 months ended	
31.03.2016	31.03.2015	31.03.2016	31.03.2015
RM'000	RM'000	RM'000	RM'000

Interest income	(220)	(230)	(220)	(230)
Interest expense	1,976	2,357	1,976	2,357
Depreciation and amortisation	4,333	4,570	4,333	4,570
Amortisation of deferred income	(2,121)	(2,235)	(2,121)	(2,235)

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 2016.

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 2015.

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 2016 and 31 December 2015 are as follows:

	As at 31.03.2016 RM'000	As at 31.12.2015 RM'000
Capital expenditure		
Approved but not contracted for:		
Property, plant and equipment	3,440	3,583

14. 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

15. Performance review

For the current quarter ended 31 March 2016 ("1Q 2016"), the Group recorded Profit Before tax ("PBT") of RM1.0 million, as compared to the Loss Before Tax ("LBT") of RM8.63 million in corresponding quarter ended 31 March 2015 ("1Q 2015"). The positive variance was primarily due to the recognition of additional compensation on the delayed payment of land acquisition and lower cost of sales.

Food & Beverage and Tourism Sector: The sector recorded PBT of RM1.73 million, an increased by RM1.74 million as compared to the 1Q 2015. The increase was mainly due to better performance by tourism segment arising from the lower cost of sales as well as lower operating expenses.

Energy Sector: In the current quarter, the Sector had successfully recommenced its two (2) diesel engine power plant to register RM1.07 million higher revenue. This subsequently reduced the LBT incurred in 1Q 2016 of RM7.52 million by 8% from RM8.22 million LBT recorded in 1Q 2015.

Manufacturing Sector: The sector recorded revenue of RM3.55 million and LBT of RM0.6 million as compared to the corresponding quarter of RM6.29 million and RM0.15 million respectively. The loss recorded was mainly due to lower sales generated from local and export market.

16. Comment on Material Change in Loss Before Taxation

The Group recorded PBT of RM1.0 million for the current quarter under review, compared to the LBT of RM19.16 million for the preceding quarter ended 31 December 2015 (4Q 2015). No impairment or provision was required to be made in this quarter as compared to 4Q 2015.

17. Commentary on Prospects

The F&B and Tourism Sector is expected to continue to contribute positively to the performance of the Group via the Tourism segment and Catering segment.

The management will continue to develop LED business segment where potential growth lies. Currently there are substantial numbers of LED projects which are being pursued by the management.

The Energy Sector is expected to substantially reduce its deficit with the re-commissioning of its two power plants.

Based on the above, the Group expects to perform operationally better for the current year.

18. Profit Forecast of Profit Guarantee

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

19. Income Tax Expense

	3 months ended		3 months ended	
	31.03.2016 RM'000	31.03.2015 RM'000	31.03.2016 RM'000	31.03.2015 RM'000
Current tax:				
Malaysian income tax	(48)	(149)	(48)	(149)
Deferred tax	(150)	-	(150)	-
Total income tax expense	(198)	(149)	(198)	(149)

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.

20. Sale of Unquoted Investments and Properties

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

21. Quoted Securities

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

22. Corporate Proposals

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

23. Loans and Borrowings

Group loans and borrowings as at 31 March 2016 and 31 December 2015 denominated in Ringgit Malaysia were:

	As at 31.03.2016 RM'000	As at 31.12.2015 RM'000
Current		
Secured	37,192	35,490
Non-current		
Secured	85,476	96,191
Total loans and borrowings	122,668	131,681

Included in the short term borrowings are bank overdrafts amounting to RM7.67 million (31 December 2015: RM7.93 million).

24. Off Balance Sheet Financial Instruments

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

25. Changes in Material Litigation

There are no material litigation as at the reporting date.

26. Dividend Payable

No dividend has been declared for the quarter under review.

27. 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	
	31.03.2016 RM'000	31.03.2015 RM'000	31.03.2016 RM'000	31.03.2015 RM'000
Profit/(loss) attributable to to owners of the parent	1,038	(8,696)	1,038	(8,696)
Weighted average number of ordinary shares in issues	311,362	311,362	311,362	311,362
Basic earnings/(loss) per share (sen)	0.33	(2.79)	0.33	(2.79)

(b) Diluted

There is no dilution in loss per share.

28. 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 31.03.2016 RM'000	As at 31.12.2015 RM'000
Total accumulated losses of the Company and subsidiaries		
Realised	(142,683)	(244,914)
Unrealised	124,091	123,905
	<u>(18,592)</u>	<u>(121,009)</u>
Total shares of retained earnings of associates		
Realised	(23)	(23)
Unrealised	(1)	(1)
	<u>(24)</u>	<u>(24)</u>
Consolidation adjustments	(59,092)	42,288
Total Group accumulated losses	<u>(77,708)</u>	<u>(78,745)</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.

39. 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 25 May 2016.

By order of the Board.

Date: 25 May 2016