



**CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE THREE MONTHS PERIOD ENDED 31 MARCH 2016**

(The figures have not been audited)

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 31-Mar-16 RM'000	Preceding Year Corresponding Quarter 31-Mar-15 RM'000	Current Year To-date 31-Mar-16 RM'000	Preceding Year Corresponding Period 31-Mar-15 RM'000
Continuing operations:				
Revenue	931	498	931	498
Cost of Sales	(217)	(124)	(217)	(124)
Gross Profit/(loss)	714	374	714	374
Other items of income:				
Interest income	15	4	15	4
Other income	93	85	93	85
Other items of expense:				
Administration expenses	(1,732)	(1,552)	(1,732)	(1,552)
Finance costs	(25)	(27)	(25)	(27)
Profit/(loss) before tax from continuing operations	(935)	(1,116)	(935)	(1,116)
Income tax expense	(2)	(1)	(2)	(1)
Profit/(loss) from continuing operations, net of tax	-	(1,117)	(937)	(1,117)
Discontinued operation:				
Gain/(Loss) from discontinued operation, net of tax	-	1	-	1
Profit/(loss) net of tax	(937)	(1,116)	(937)	(1,116)
Other comprehensive income for the year, net of tax	-	-	-	-
Total comprehensive income for the year	(937)	(1,116)	(937)	(1,116)
Profit attributable to:				
Equity holders of the parent	(931)	(1,110)	(931)	(1,110)
Minority interests	(6)	(6)	(6)	(6)
	(937)	(1,116)	(937)	(1,116)
Profit/(loss) per share attributable from continuing operations to equity holders of the parent (sen per share)				
Basic	(0.63)	(0.81)	(0.63)	(0.81)
Fully diluted	(0.36)	(0.43)	(0.36)	(0.43)
Profit/(loss) per share attributable from discontinued operation to equity holders of the parent (sen per share)				
Basic	-	-	-	-
Fully diluted	-	-	-	-

The 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 notes attached to the interim financial statements.



CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 31 MARCH 2016

(The figures have not been audited)

	31-Mar-16	(Audited) 31-Dec-15
	RM'000	RM'000
ASSETS		
Property, Plant and Equipment	5,754	5,685
Investment Securities	11,267	9,467
Investment Properties	5,688	5,716
Land held for Property Development	167,899	167,938
Development Expenditure	21,594	21,542
Goodwill on Consolidation	9,636	9,636
TOTAL NON-CURRENT ASSETS	221,838	219,984
Inventories	2,104	2,104
Trade Receivables	17,736	15,727
Other Receivables, Deposits and Prepayments	11,629	12,267
Property Development Cost	10,761	9,752
Contract Work In Progress	387	387
Amount Due From Ultimate Holding Corporation	6,978	6,976
Amount Due from Related Companies	19,785	9,079
Tax Recoverable	-	-
Cash and Cash Equivalents	13,754	25,318
TOTAL CURRENT ASSETS	83,134	81,610
	304,972	301,594
LIABILITIES		
Trade Payables	7,921	9,301
Other Payables and Accruals	26,650	25,239
Progress Billing	1,449	-
Amount Due to Related Companies	11,741	12,494
Amount Due to Ultimate Holding Corporation	2,105	-
Bank Borrowings	156	557
Hire Purchase Payables	32	21
Income Tax Payables	788	943
TOTAL CURRENT LIABILITIES	50,842	48,555
NET CURRENT ASSETS	32,292	33,055
Hire Purchase Payables	4	44
Bank borrowings	2,350	2,350
Deferred Taxation	27,534	27,534
Amount Due to Ultimate Holding Corporation	2,068	-
	31,956	29,928
TOTAL LIABILITIES	82,798	78,483
NET ASSETS	222,174	223,111
EQUITY		
Share Capital	99,215	99,215
Irredeemable Convertible Preference Shares	41,874	41,874
Share Premium	38,504	38,504
Investment Revaluation Reserve	804	804
Retained Earnings	40,974	41,905
	221,371	222,302
Minority Interests	803	809
TOTAL EQUITY	222,174	223,111
TOTAL EQUITY & LIABILITIES	304,972	301,594
Net Assets Per Share attributable to ordinary share holders of the company (RM)		
Based on 198,429,666 ordinary shares		
(2015: 198,429,666 ordinary shares)	1.12	1.12

The Condensed Consolidated Statements of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2015 and the accompanying notes attached to the interim financial statements.



**CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THE THREE MONTHS PERIOD ENDED 31 MARCH 2016**

(The figures have not been audited)

	<---- Attributable to the Equity Holders of the Company ---->							
	Share Capital	Irredeemable Convertible Preference Shares ("ICPS")	Investment Revaluation Reserve	Share Premium	Retained Earnings	TOTAL	Non- controlling Interests	TOTAL EQUITY
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
As at 1 January 2015	92,156	51,957	1,059	35,479	30,572	211,223	689	211,912
Total comprehensive income for the year	-	-	(255)	-	11,574	11,319	(125)	11,194
Transactions with owners in their capacity as owners:								
Dividend of 1% per ICPS paid on 25 July 2015	-	-	-	-	(516)	(516)	-	(516)
Conversion of ICPS to ordinary shares @RM0.70	7,058	(10,083)	-	3,025	-	-	-	-
Acquisition of subsidiary company	-	-	-	-	-	-	245	245
Reversal of deferred tax liability	-	-	-	-	275	275	-	275
As at 31 December 2015	<u>99,214</u>	<u>41,874</u>	<u>804</u>	<u>38,504</u>	<u>41,905</u>	<u>222,301</u>	<u>809</u>	<u>223,110</u>
As at 1 January 2016	99,214	41,874	804	38,504	41,905	222,301	809	223,110
Total comprehensive income for the year	-	-	-	-	(931)	(931)	(6)	(937)
Transactions with owners in their capacity as owners:								
Conversion of ICPS to ordinary shares @RM0.70	-	-	-	-	-	-	-	-
Reversal of deferred tax liability	-	-	-	-	-	-	-	-
As at 31 March 2016	<u>99,214</u>	<u>41,874</u>	<u>804</u>	<u>38,504</u>	<u>40,974</u>	<u>221,370</u>	<u>803</u>	<u>222,173</u>

The Condensed Consolidated Statements Of Changes in Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2015 and the accompanying notes attached to the interim financial statements.

INTERIM FINANCIAL REPORT FOR THE 3 MONTHS ENDED 31 MARCH 2016
CONDENSED CONDOLIDATED STATEMENT OF CASHFLOWS

	3 MONTHS ENDED	
	31-Mar 2016 RM'000	31-Mar 2015 RM'000
CASH FLOW FROM OPERATING ACTIVITIES		
Cash collection from trade/other receivables	940	1,928
Cash advances received from PKNP	2,255	26
Cash advances received from related company (company in PKNP)	2,045	890
Cash received from other income	155	301
Cash paid to employees	(896)	(792)
Cash paid for other expenses	(317)	(604)
Cash paid to trade/other payables	(102)	(1,219)
Cash paid to repay PKNP	(4,353)	(2,513)
Cash paid to related company	(4,833)	(2,794)
Cash paid for tax	(274)	(358)
Net cash generated from operating activities	<u>(5,380)</u>	<u>(5,135)</u>
CASH FLOW FROM INVESTING ACTIVITIES		
Interest received	19	13
Purchase of PPE	-	(149)
Development costs	(576)	(1,958)
Net cash used in investing activities	<u>(557)</u>	<u>(2,094)</u>
CASH FLOW FROM FINANCING ACTIVITIES		
Repayment of hire purchase principal	(14)	(21)
Cash paid for interest costs for loans	(211)	(26)
Cash paid for loan principal	-	(37)
Uplift/(Placement) of deposits pledged	(4,995)	-
Net cash used in financing activities	<u>(5,220)</u>	<u>(84)</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	(11,157)	(7,313)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	24,911	13,598
CASH AND CASH EQUIVALENTS AT END OF PERIOD	<u>13,754</u>	<u>6,285</u>
Cash and cash equivalents comprise :		
Cash and bank balances	6,231	5,650
Bank overdraft	-	-
Bank balances and deposits pledged for guarantees and other banking facilities granted to certain subsidiaries	7,523	635
	<u>13,754</u>	<u>6,285</u>



**NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE THIRD MONTHS
PERIOD ENDED 31 MARCH 2016**

A. EXPLANATORY NOTES PURSUANT TO FINANCIAL REPORTING STANDARDS 134

A1. Basis of Preparation

The interim financial statements are unaudited and have been prepared in accordance with Malaysian Financial Reporting Standard ("MFRS"), International Financial Reporting Standards and the requirements of the Companies Act, 1965 in Malaysia.

These financial statements have been prepared on the historical cost convention, except as disclosed in the significant accounting policies below.

The interim financial statements should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2015. These explanatory notes attached to the 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 financial year ended 31 December 2015.

A2. Changes in Accounting Policies

The Group adopted the following Standards, Amendments and IC Interpretations :-

Effective for financial periods beginning on or after 01 January 2015

At the beginning of the financial year, the Group and the Company adopted the following Amended to MFRSs and Annual Improvements which mandatory for financial periods beginning on or after 01 January 2015:

Annual Improvements to MFRSs 2010 – 2012 Cycle
Annual Improvements to MFRSs 2011 – 2013 Cycle

The adoption of the above pronouncements did not have any impact on the financial statements of the Group and of the Company.

The standards that are issued but not yet Effective up to the date of issuance of the Group's and the Company's financial statements are disclosed below. The Group and the company intends to adopt applicable standards when they become effective :-

Effective for financial periods beginning on or after 01 January 2016

Amendments to MFRS 11	Joint Arrangements - Accounting for Acquisitions of Interests in Joint Operations
Amendments to MFRS 101	Presentation of Financial Statement - Disclosure Initiative
Amendments to MFRS 127	Separate Financial Statements: Equity Method in Separate Financial Statements
Amendments to MFRS 116	Property, Plant and Equipment and MFRS 138 Intangible Assets – Clarification of Acceptable Methods of Depreciation and Amortisation
Amendments to MFRS 10	Consolidated Financial Statements, MFRS 12 Disclosure of Interests in Other Entities and MFRS 128 Investments in Associates and Joint Ventures – Investment Entities : Applying the Consolidation Exception



NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE THIRD MONTHS PERIOD ENDED 31 MARCH 2016

Effective for financial periods beginning on or after 01 January 2016.. (cont'd)

Annual Improvements to MFRSs 2012 – 2014 Cycle
Amendments to MFRS 10 Consolidated Financial Statements and MFRS 128
Investments in Associates and Joint Ventures – Sale or
Contribution of Assets between an Investor and its
Associate or Joint Venture

Effective for financial periods beginning on or after 01 January 2018

MFRS 9 Financial Instruments
MFRS 15 Revenue from Contracts with Customers

The effective date of this Standards have been deferred, and yet to be announced by MASB.

These pronouncements are not expected to have any effect to the financial statements of the Group and the Company upon their initial application, except as described below:

MFRS 9 Financial Instruments

In November 2014, the MASB issued the final version of MFRS 9 Financial Instruments which reflects all phases of the financial Instruments project and replaces MFRS 139 Financial Instruments: Recognition and Measurement and all previous versions of MFRS 9. The standard introduces new requirements for classification and measurement, and hedge accounting. MFRS 9 is effective for annual periods beginning on or after 1 January 2018, with early application permitted. Retrospective application is required, but comparative information is not compulsory. The adoption of MFRS 9 will have effect on the classification and measurement of the Group's financial assets, but no impact on the classification and measurements of the Group's financial liabilities.

MFRS 15 Revenue from Contracts with Customers

The core principle of MFRS 15 is that an entity should recognise revenue which depicts the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. Under MFRS 15, an entity recognises revenue when (or as) a performance obligation is satisfied. Either a full or modified retrospective application is required for annual periods beginning on or after 01 January 2018 with early adoption permitted. The Group is currently assessing the impact of MFRS 15 and plans to adopt the new standard on the stipulated effective date. MFRS 15 establishes a new five-step model that will apply to revenue arising from contracts with customers. MFRS 15 will supersede current revenue recognition guidance including MFRS 118 Revenue, MFRS 111 Construction Contracts and the related interpretations when it becomes effective.

A3. Audit Qualification of Preceding Annual Financial Statements

The Audited Financial Statements for the year ended 31 December 2015 were not subject to any qualification by the auditor.

A4. Seasonal and Cyclical Factors

The Group is principally engaged in property development in the State of Perak and also has interest in businesses into renewable energy and agriculture related businesses. The business operations are cyclical in nature which dependent on the economic conditions in the State of Perak.



NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE THIRD MONTHS PERIOD ENDED 31 MARCH 2016

A5. Material and Unusual Items

There were no unusual material and unusual items affecting the Group's assets, liabilities, equity, net income or cash flows in the current financial quarter under review.

A6. Changes in Estimates

There were no changes in the estimates of amounts previously reported that have a material effect in the current financial quarter under review.

A7. Debt and Equity Securities

There were no issuance, cancellation, repurchase, resale and repayments of debt and equity securities during the current financial quarter except for the conversion of Irredeemable Convertible Preference Shares ("ICPS") to ordinary shares.

There were no conversion for the current financial year and financial period to date

A8. Dividend

No dividend was paid during the quarter under review.

A9. Segmental Reporting

No segmental information analysis is prepared as the Group's business activities are predominantly located in Malaysia and engaged in the property development and the provision of management contract services.

A10. Property, Plant and Equipment

There was no valuation of property, plant and equipment in the current financial quarter under review. The valuation of property, plant and equipment has been brought forward without amendment from the financial statements for the year ended 31 December 2015.

A11. Subsequent Events

Saved as disclosed in Notes A7 and B8, there were no material events subsequent to the end of the current financial year ended 31 December 2015 and up to the date of this report.

A12. Changes in Composition of the Group

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

A13. Changes in Contingent Liabilities and Contingent Assets

There were no changes in contingent liabilities or contingent assets since the last annual statements of financial position as at 31 December 2015.



**NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE THIRD MONTHS
PERIOD ENDED 31 MARCH 2016**

A14. Capital Commitments

There were no capital commitments in the financial statements as at 31 December 2015 and as at the date of this report.

**B. EXPLANATION NOTES PURSUANT TO PARAGRAPH 9.22 OF THE LISTING
REQUIREMENTS OF THE BURSA MALAYSIA SECURITIES BERHAD**

B1. Performance Review

The Group revenue for the 1st financial quarter ended 31 March 2016 amounting RM0.931 million reported a variance by 87% as compared with RM0.498 million recorded in the corresponding quarter last year. For the financial period ended 31 March 2016, the Group's revenue is mainly derived from the project management income in Langkap, Tg Tualang, Ipoh and Batu Gajah with an amount of RM0.639 million, 87% of total revenue received. The remaining revenue for the said quarter are derived from Land Rental RM0.117 million and Solar activities RM0.173 million

The profit before tax from continuing operations in the current year was RM0.937 million compared to profit before tax of RM1.117 million recorded in the preceding year's corresponding period.

B2. Comparison with Preceding Quarter's Results

	Quarter ended	
	31 March 16	31 Dec 15
	RM'000	RM'000
Revenue	931	4,417
Profit/(Loss) before taxation from continuing operations	937	29,663

For the current quarter under review, the Group's revenue decreased to RM0.93 million compared to the preceding quarter of RM4.42 million. The Group had recorded profit before tax from continuing operations of RM0.934 million compared to pre-loss of (RM29.66) million recorded in the preceding quarter under review.

B3. Current Year Prospects

The Group will continue to focus on its core business in property development and realty businesses by leveraging the continuous development of its existing land banks. Although the long-term prospects of these businesses are favourable, the Group expects the results to remain challenging due to gestation period of new projects and the current economic climate.

B4. Profit Forecast

Not applicable as the Group did not publish any profit forecast.



NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE THIRD MONTHS PERIOD ENDED 31 MARCH 2016

B5. Income Tax Expense

The taxation charge for the Group consists of the followings:

	Current Quarter 3 months ended 31 March 2016 RM'000	Cumulative Quarter 3 months ended 31 March 2016 RM'000
Current year provision	<u>(2)</u>	<u>(2)</u>
	<u>(2)</u>	<u>(2)</u>

B6. Sale of Unquoted Investments and Properties

There were no sales of unquoted investments or properties for the current financial year and financial period to date.

B7. Quoted Securities

There were no purchases or disposals of quoted securities for the current financial year.

B8. Corporate Proposals

There is no corporate proposal for the current financial year ended 31 March 2016.

B9. Borrowings

Total Group borrowings as at 31 March 2016 are as follows:

	31 March 2016 RM'000	31 Dec 2015 RM'000
Current: secured	<u>156</u>	<u>557</u>
Non Current: secured	<u>2,350</u>	<u>2,350</u>

The above borrowings are denominated in Ringgit Malaysia.

B10. Off Balance Sheet Financial Instruments

There were no financial instruments with off a balance sheet risk as at the date of this report.



NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE THIRD MONTHS PERIOD ENDED 31 MARCH 2016

B.11 Material Litigation

The Group is not involved in any material litigation, either as plaintiff or as defendant, and the Directors have no knowledge of any proceedings, pending or threatened, against the Group or of any fact likely to give rise to any proceedings which might materially and adversely affect the position or business of the Group.

B12. Earnings/(Loss) per share

a) Basic earnings/(loss) per share

The basic earnings/(loss) per share are calculated by dividing the Group's net profit/(loss) attributable to shareholders (net dividend of ICPS) by the weighted average number of shares in issue during the year.

	Individual quarter		Cumulative quarter	
	ended 31 March 2016 RM'000	ended 31 March 2015 RM'000	ended 31 March 2016 RM'000	ended 31 March 2015 RM'000
Continuing operations:				
Net profit/(loss) attributable to shareholders (RM'000)	(1,245)	(1,498)	(1,245)	(1,498)
Weighted average number of shares in issue ('000)	198,430	184,760	198,430	184,760
Basic earnings/(loss) per share (sen)	(0.63)	(0.81)	(0.63)	(0.81)
Discontinued operations:				
Profit/(Loss) from discontinued operation (RM'000)	-	-	-	-
Weighted average number of shares in issue ('000)	198,331	184,424	198,331	184,424
Basic earnings/(loss) per share (sen)	-	-	-	-

b) Diluted earnings per share

For the diluted earnings per share calculation, the weighted average number of ordinary shares in issue during the financial year has been adjusted for the dilutive effects of potential ordinary shares in respect of conversion of ICPS into ordinary shares.

	Individual quarter		Cumulative quarter	
	ended 31 March 2016 RM'000	ended 31 March 2015 RM'000	ended 31 March 2016 RM'000	ended 31 March 2015 RM'000
Continuing operations:				
Net profit/(loss) attributable to shareholders (RM'000)	(931)	(1,110)	(931)	(1,110)
Weighted average number of shares in issue ('000)	198,430	184,760	198,430	184,760



**NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE THIRD MONTHS
PERIOD ENDED 31 MARCH 2016**

Conversion of ICPS ('000)	58,624	72,293	58,624	72,293
Weighted average number of shares in issue ('000)	257,053	257,053	257,053	257,053
Diluted earnings/(loss) per share (sen)	(0.36)	(0.43)	(0.36)	(0.43)

Discontinued operations:

Profit/(Loss) from discontinued operations (RM'000)	-	-	-	-
Weighted average number of shares in issue ('000)	198,430	183,424	198,430	183,424
Conversion of ICPS ('000)	58,623	73,629	58,623	73,629
Weighted average number of shares in issue ('000)	257,053	257,053	257,053	257,053
Diluted earnings/(loss) per share (sen)	-	-	-	-

B13. AUTHORISATION FOR ISSUE

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the directors passed at the Board of Directors' meeting held on **26th May 2016**.