



**CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE NINE MONTHS PERIOD ENDED 30 SEPTEMBER 2016**

(The figures have not been audited)

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 30-Sep-16 RM'000	Preceding Year Corresponding Quarter 30-Sep-15 RM'000	Current Year To-date 30-Sep-16 RM'000	Preceding Year Corresponding Period 30-Sep-15 RM'000
Continuing operations:				
Revenue	4,906	884	8,830	1,899
Cost of Sales	(409)	(51)	(2,557)	(340)
Gross Profit/(loss)	4,497	833	6,273	1,559
Other items of income:				
Interest income	413	21	491	25
Other income	28	45	303	109
Other items of expense:				
Administration expenses	(3,122)	(3,208)	(7,816)	(7,039)
Finance costs	(30)	(66)	(73)	(94)
Profit/(loss) before tax from continuing operations	1,786	(2,375)	(822)	(5,440)
Income tax expense	(80)	(8)	(87)	(12)
Profit/(loss) from continuing operations, net of tax	-	(2,383)	(909)	(5,452)
Discontinued operation:				
Gain/(Loss) from discontinued operation, net of tax	-	-	-	1
Profit/(loss) net of tax	1,706	(2,383)	(909)	(5,451)
Other comprehensive income for the year, net of tax	-	-	-	-
Total comprehensive income for the year	1,706	(2,383)	(909)	(5,451)
Profit attributable to:				
Equity holders of the parent	1,706	(2,378)	(903)	(5,438)
Minority interests	-	(5)	(6)	(13)
	1,706	(2,383)	(909)	(5,451)
Profit/(loss) per share attributable from continuing operations to equity holders of the parent (sen per share)				
Basic	(1.02)	(2.35)	(0.62)	(2.91)
Fully diluted	(0.66)	(1.68)	(0.35)	(2.12)
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 30 SEPTEMBER 2016

(The figures have not been audited)

	30-Sep-16	(Audited) 31-Dec-15
	RM'000	RM'000
ASSETS		
Property, Plant and Equipment	5,569	5,685
Investment Securities	9,467	9,467
Investment Properties	5,482	5,716
Investment in associated companies	3,050	-
Land held for Property Development	166,503	167,938
Development Expenditure	22,858	21,542
Deferred Taxation	169	-
Goodwill on Consolidation	9,636	9,636
TOTAL NON-CURRENT ASSETS	222,734	219,984
Inventories	2,093	2,104
Trade Receivables	15,969	15,727
Other Receivables, Deposits and Prepayments	10,615	12,267
Property Development Cost	15,210	9,752
Contract Work In Progress	387	387
Amount Due From Ultimate Holding Corporation	2,919	6,976
Amount Due from Related Companies	23,502	9,079
Tax Recoverable	1,266	-
Cash and Cash Equivalents	5,773	25,318
TOTAL CURRENT ASSETS	77,734	81,610
	300,468	301,594
LIABILITIES		
Trade Payables	9,733	9,301
Other Payables and Accruals	21,866	25,239
Progress Billing	-	-
Amount Due to Related Companies	11,406	12,494
Amount Due to Ultimate Holding Corporation	8,914	-
Bank Borrowings	179	557
Hire Purchase Payables	-	21
Income Tax Payables	-	943
TOTAL CURRENT LIABILITIES	52,098	48,555
NET CURRENT ASSETS	25,636	33,055
Hire Purchase Payables	44	44
Bank borrowings	2,200	2,350
Deferred Taxation	27,534	27,534
Amount Due to Ultimate Holding Corporation	1,899	-
	31,677	29,928
TOTAL LIABILITIES	83,775	78,483
NET ASSETS	216,693	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	35,493	41,905
	215,890	222,302
Minority Interests	803	809
TOTAL EQUITY	216,693	223,111
TOTAL EQUITY & LIABILITIES	300,468	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)	1.09	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 NINE MONTHS PERIOD ENDED 30 SEPTEMBER 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	-	-	-	-	(909)	(909)	(6)	(915)
Transactions with owners in their capacity as owners:								
Dividend of 1% per ICPS paid on 25 July 2016	-	-	-	-	(5,503)	(5,503)	-	(5,503)
Conversion of ICPS to ordinary shares @RM0.70	-	-	-	-	-	-	-	-
Reversal of deferred tax liability	-	-	-	-	-	-	-	-
As at 30 September 2016	<u>99,214</u>	<u>41,874</u>	<u>804</u>	<u>38,504</u>	<u>35,493</u>	<u>215,889</u>	<u>803</u>	<u>216,692</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 9 MONTHS ENDED 30 SEPTEMBER 2016
CONDENSED CONDOLIDATED STATEMENT OF CASHFLOWS**

	9 MONTHS ENDED	
	30-Sep 2016 RM'000	30-Sep 2015 RM'000
CASH FLOW FROM OPERATING ACTIVITIES		
Cash collection from trade/other receivables	3,621	23,548
Cash advances received from PKNP	3,071	2,553
Cash advances received from related company (company in PKNP)	3,979	3,332
Cash received from subsidiary	-	-
Cash received from other income	1,683	337
Cash paid to employees	(2,961)	(3,410)
Cash paid for other expenses	(1,220)	(1,554)
Cash paid to suppliers	(1,240)	-
Cash paid to trade/other payables	(3,080)	(6,137)
Cash paid to repay PKNP	(6,238)	(9,929)
Cash paid to holding	-	-
Cash paid to related company	(9,937)	(8,381)
Cash paid for tax	(769)	(3,149)
	-	-
Net cash generated from operating activities	<u>(13,091)</u>	<u>(2,790)</u>
CASH FLOW FROM INVESTING ACTIVITIES		
Interest received	35	48
Dividend received (net of tax)	25	-
Purchase of PPE	-	(149)
Proceed from disposal of investment shares	-	(253)
Proceeds from disposal of PPE	-	-
Development costs	(1,449)	(2,398)
	-	-
Net cash used in investing activities	<u>(1,389)</u>	<u>(2,752)</u>
CASH FLOW FROM FINANCING ACTIVITIES		
Cash repayment from amounts borrowed to bank	(113)	-
Cash receipt from issuance of shares	-	-
Dividends paid on ICPS	(5,503)	(516)
Dividends paid on ordinary shares to minority shareholders (net of tax)	-	-
Repayment of hire purchase principal	(41)	(31)
Cash paid for interest costs for loans	(170)	(129)
Cash paid for loan principal	-	(112)
Uplift/(Placement) of deposits pledged	1,169	1,604
Net cash used in financing activities	<u>(4,658)</u>	<u>816</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	(19,138)	(4,726)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	24,911	13,598
CASH AND CASH EQUIVALENTS AT END OF PERIOD	<u>5,773</u>	<u>8,872</u>
Cash and cash equivalents comprise :		
Cash and bank balances	5,773	8,349
Bank overdraft	-	(66)
Bank balances and deposits pledged for guarantees and other banking facilities granted to certain subsidiaries	-	589
	<u>5,773</u>	<u>8,872</u>