(formerly known as Focal Aims Holdings Berhad) (Company No: 17777-V) (Incorporated in Malaysia)

> Interim Financial Report 31 March 2014

(formerly known as Focal Aims Holdings Berhad) (Company No: 17777-V) (Incorporated in Malaysia)

Interim Financial Report - 31 March 2014

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(formerly known as Focal Aims Holdings Berhad) (Company No: 17777-V) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE PERIOD ENDED 31 MARCH 2014

(The figures have not been audited)

	3 MONTHS ENDED		6 MONTHS ENDED	
	31/03/2014	31/03/2013	31/03/2014	31/03/2013
	RM'000	RM'000	RM'000	RM'000
Revenue	26,853	33,541	49,473	68,378
Cost of sales	(20,243)	(22,788)	(37,903)	(47,547)
Gross profit	6,610	10,753	11,570	20,831
Other items of income	406	272	956	423
Administrative expenses	(3,578)	(4,073)	(6,718)	(7,223)
Finance costs	(494)	(333)	(894)	(927)
Profit before tax	2,944	6,619	4,914	13,104
Taxation	(372)	55	(1,555)	202
Profit net of tax, representing total				
comprehensive income for the period	2,572	6,674	3,359	13,306
Attributable to:				
Equity holders of the Company	2,572	6,674	3,359	13,306
Non-controlling interest	-	-	-	-
	2,572	6,674	3,359	13,306
Earnings per share attributable to equity holders of the Company:				
Basic earnings per share (sen)	1.02	2.63	1.33	5.25
Diluted earnings per share (sen)	1.02	2.63	1.33	5.25

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 30 September 2013 and the accompanying explanatory notes attached to the interim financial statements)

(formerly known as Focal Aims Holdings Berhad) (Company No: 17777-V) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2014

	(UNAUDITED) As At 31/03/2014 RM'000	(AUDITED) As At 30/09/2013 RM'000
ASSETS		
Non-current assets		
Property, plant & equipment	1,318	1,161
Land held for property development	299,810	301,535
Deferred tax assets	519	-
	301,647	302,696
Current assets		
Property development costs	47,275	82,212
Inventories	66,060	39,570
Trade and other receivables	71,121	39,507
Current tax assets	231	-
Deposits	14,640	4,197
Cash and bank balances	24,008	21,047
TOTAL A COPTO	223,335	186,533
TOTAL ASSETS	524,982	489,229
EQUITY AND LIABILITIES Equity attributable to equity holders of the Company		
Share capital	253,317	253,317
Other reserves	22	22
Retained earnings	66,209	65,383
	319,548	318,722
Non-controlling interests	2,500	2,500
Total equity	322,048	321,222
Non-current liabilities		
Other payables	15,330	15,330
Long term borrowings	1,563	4,688
Deferred tax liabilities	56,370	56,885
	73,263	76,903
Current liabilities		
Trade and other payables	31,331	39,945
Amount owing to shareholder	47,071	-
Short term borrowings	33,492	33,152
Bank overdrafts	12,751	14,308
Current tax liabilities	2,493	3,699
Dividend payable	2,533	
T 111 1 1114	129,671	91,104
Total liabilities	202,934	168,007
TOTAL EQUITY AND LIABILITIES	524,982	489,229
Net assets per share (RM)	1.27	1.27

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 30 September 2013 and the accompanying explanatory notes attached to the interim financial statements)

(formerly known as Focal Aims Holdings Berhad) (Company No: 17777-V) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 31 MARCH 2014

(The figures have not been audited)

	← Att	ributable to Equity Hold	lers of the Company			
	← Non-Dist	ributable	Distributable		Non-	
			Retained		controlling	Total
	Share capital	Share premium	profits	Total	interest	Equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
6 months period ended 31 March 2014						
At 1 October 2013	253,317	22	65,383	318,722	2,500	321,222
Total comprehensive income	-	-	3,359	3,359	-	3,359
Dividend	-	-	(2,533)	(2,533)	-	(2,533)
At 31 March 2014	253,317	22	66,209	319,548	2,500	322,048
6 months period ended 31 March 2013						
At 1 October 2012	253,317	22	43,015	296,354	2,500	298,854
Total comprehensive income	-	-	13,306	13,306	-	13,306
Dividend paid	-	-	(1,900)	(1,900)	-	(1,900)
At 31 March 2013	253,317	22	54,421	307,760	2,500	310,260

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 30 September 2013 and the accompanying explanatory notes attached to the interim financial statements)

(formerly known as Focal Aims Holdings Berhad) (Company No: 17777-V) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 31 MARCH 2014

(The figures have not been audited)

	6 MONTHS ENDED		
	31/03/2014 RM'000	31/03/2013 RM'000	
Operating activities			
Profit before tax	4,914	13,104	
Adjustments for:	242	126	
Non-cash items Non-operating items	243 78	136 640	
Operating cash flows before changes in working capital	5,235	13,880	
Property development expenditure	8,474	(975)	
Inventories	2,418	1,132	
Receivables	14,048	1,854	
Payables	(7,172)	(8,847)	
Cash flows generated from operations	23,003	7,044	
Interest received	725	287	
Interest paid	(1,774)	(2,616)	
Income taxes paid	(4,025)	(73)	
Net cash flows generated from operating activities	17,929	4,642	
Investing activities			
Purchase of property, plant and equipment	(648)	(37)	
Proceeds from disposal of property, plant and equipment	370	-	
Deposit paid for acquisition of land	(47,067)	-	
Other investments	91	-	
Net cash flows used in investing activities	(47,254)	(37)	
Financing activities			
Drawdown of term loans	-	9,200	
Drawdown of revolving credit	-	11,700	
Repayment of term loans	(2,785)	(21,750)	
Advances from shareholder	47,071		
Net cash flows from/ (used in) financing activities	44,286	(850)	
Net increase in cash and cash equivalents	14,961	3,755	
Cash and cash equivalents at 1 October 2013/2012	10,936	(8,112)	
Cash and cash equivalents at 31 March 2014/2013	25,897	(4,357)	
Cash and cash equivalents comprise the following:		• 00-	
Deposits	14,640	2,000	
Cash and bank balances Bank overdrafts	24,008 (12,751)	8,454 (14,811)	
Dank Orocaluto	25,897	(4,357)	
	20,000	(.,557)	

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the year ended 30 September 2013 and the accompanying explanatory notes attached to the interim financial statements)

NOTES TO THE INTERIM FINANCIAL REPORT

1. Basis of Preparation

The interim financial report has been prepared in accordance with Financial Reporting Standard 134, Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Malaysia").

The interim financial report should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 September 2013.

The accounting policies adopted by the Group in this interim financial report are consistent with those adopted in the financial statements for the financial year ended 30 September 2013 except for the adoption of the following new/revised FRSs and Amendments to FRSs:-

FRS 10	Consolidated Financial Statements
FRS 11	Joint Arrangements
FRS 12	Disclosure of Interests in Other Entities
FRS 13	Fair Value Measurement
FRS 119	Employee Benefits
FRS 127	Separate Financial Statements
FRS 128	Investment in Associates and Joint Ventures
Amendments to FRSs	Improvements to FRSs (2012)
Amendments to FRS 7	Disclosures - Offsetting Financial Assets and Financial Liabilities
Amendments to FRS 10, FRS 11	Consolidated Financial Statements, Joint Arrangements and
and FRS 12	Disclosure of Interests in Other Entities: Transition Guidance

The adoption of the above new FRSs and Amendment to FRSs do not have any material impact on the Interim Financial Statements of the Group.

The following are the Amendments to FRSs which are effective but are not applicable to the Group:-

Amendments to FRS 1 Government Loans

IC Interpretation 20 Stripping Costs in the Production Phase of a Surface Mine

Malaysia Financial Reporting Standards ("MFRS")

The MFRS Framework is to be applied by all Entities Other Than Private Entities for annual periods beginning on or after 1 January 2012, with the exception of entities that are within the scope of MFRS 141 Agriculture (MFRS 141) and IC Interpretation 15 Agreements for Construction of Real Estate (IC 15), including its parent, significant investor and venturer (herein referred as "Transitioning Entities"). Transitioning Entities are allowed to defer adoption of MFRS, and continue to use the existing FRS framework until the MFRS framework is mandated by the MASB.

The Group falls within the definition of Transitioning Entities and has opted to defer adoption of MFRS. The Group will adopt MFRS and will prepare its first set of MFRS financial statements when the MFRS framework is mandated by the MASB. The Group is currently in the process of determining the impact arising from the initial application of MFRS Framework. Before the effective date, the Group will continue to prepare its financial statements in accordance with the FRS framework.

2. Seasonal or Cyclical Factors

The business operations of the Group during the financial period under review have not been materially affected by any seasonal or cyclical factors.

3. Unusual items affecting Assets, Liabilities, Equity, Net Income or Cash Flows

There were no unusual items for the financial period ended 31 March 2014.

4. Changes in Estimates

There were no changes in estimates for the financial period ended 31 March 2014.

5. Debts and Equity Securities

There were no issuance and repayment of debt and equity securities, share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares during the current financial period to-date.

6. Dividends Paid

A first and final exempt single tier dividend of 1 sen per ordinary share amounting to RM2,533,170 was paid on 23 April 2014 in respect of the financial year ended 30 September 2013.

7. Segmental Reporting

No segmental reporting is presented as the Group' operations primarily relate to property development activities and these are carried out entirely in Malaysia.

8. Events after the End of the Interim Financial Period

There were no events after the current quarter ended 31 March 2014 till 15 May 2014 (the latest practicable date which is not earlier than 7 days from the date of issue of this quarterly report) except as disclosed in page 9, Note 6 (ii) of the Status of Corporate Proposals.

9. Changes in the Composition of the Group

There were no changes in the composition of the Group for the current quarter and financial period to-date except for the following:-

- (i) Acquisition of 2 ordinary shares of RM1.00 each in Eco World Ukay Sdn Bhd (formerly known as Maple Kingdom Sdn Bhd) ("EWUSB") on 10 March 2014, resulting in EWUSB becoming a wholly-owned subsidiary of Eco World Development Group Berhad (formerly known as Focal Aims Holdings Berhad);
- (ii) Acquisition of 2 ordinary shares of RM1.00 each in Prominent Stream Sdn Bhd ("PSSB") on 17 March 2014, resulting in PSSB becoming a wholly-owned subsidiary of Eco World Development Group Berhad (formerly known as Focal Aims Holdings Berhad); and
- (iii) Acquisition of 2 ordinary shares of RM1.00 each in Teraju Pasifik Sdn Bhd ("TPSB") on 31 March 2014, resulting in TPSB becoming a wholly-owned subsidiary of Eco World Development Group Berhad (formerly known as Focal Aims Holdings Berhad).

10. Contingent Liabilities

There were no contingent liabilities in respect of the Group since the last annual balance sheet date.

11. Capital Commitments

As at 31/03/2014 RM'000

Contractual commitment to purchase development land

423,607

ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

1. Review of Group Performance

The Group's revenue of RM26.9 million and profit before tax of RM2.9 million for 2Q 2014 is lower than RM33.5 million and RM6.6 million reported for Q2 2013. The Group's period to-date revenue and profit before tax is RM49.5 million and RM4.9 million as compared to the previous corresponding financial period to-date of RM68.4 million and RM13.1 million respectively.

The decrease in revenue and profit before tax is mainly attributed to lower sales and revenue recognition from the Group's existing developments due to the completion of *Saujana Glenmarie* (previously known as Saujana O-Lot) with only 24 remaining units to be sold. The Group also did not actively launch any sizeable new parcels at its *Kota Masai* project in Iskandar Malaysia which is undergoing an extensive review of its masterplan with the intention of creating two separate and complementary developments located adjacent to each other.

2. Material changes in the Quarterly Results compared to the results of the Preceding Quarter

The Group's profit before tax of RM2.9 million is higher as compared to RM2.0 million registered in the immediate preceding quarter mainly due to higher progressive profit recognition for its development in *Kota Masai*.

3. Prospects for the Current Financial Year

Whilst the Group's financial prospects for this year may be muted for the reasons mentioned above the Board of Directors is confident that the Group's prospects going forward is highly positive.

The Group's *Kota Masai* project has 991 acres of land remaining to be developed. Management intends to create two separate developments out of this large tract – a 743 acre mixed residential and commercial development to be known as *Eco Tropics* complemented by a 248 acre green business park to be called *Eco Business Park III*. This will enable the Group to cater to the increasing spillover commercial and industrial demand arising from the sizeable new oil & gas and other industrial projects which are being undertaken in south-east Johor. Initial feedback from customers has been highly positive and sales are expected to be strong upon official launch of both parcels towards the later part of this year.

Following the announcement of a series of corporate proposals on 25 April 2014 ("Corporate Exercise"), the Group's landbank is set to be enlarged significantly from 1,326 acres to 4,433 acres with a corresponding increase in Gross Development Values ("GDV") from RM13.49 billion to RM43.53 billion. The Group would also have acquired a project management team with the talent, expertise and proven capabilities to undertake all the projects contemplated. Upon completion of the Corporate Exercise the Group's project pipeline will increase from only three projects to eleven projects spread out over the Klang Valley, Iskandar Malaysia and Penang.

In addition, the Group is exploring opportunities to expand its operations overseas and is presently considering a proposal received from Eco World Development Sdn Bhd in relation to a proposed project in Sydney, Australia as announced on 9 May 2014.

With so many exciting new developments, the groundwork has been laid for a period of transformative growth for the Group, the resultant benefits of which are expected to be progressively reflected in the financial results in the years ahead.

4. Variance of Actual Profit from Forecast Profit

Not applicable as no profit forecast was published.

5. Income Tax

Income Tax comprises:-

3 MONTHS ENDED		6 MONTHS ENDEI	
31/03/2014	31/03/2013	31/03/2014	31/03/2013
RM'000	RM'000	RM'000	RM'000
1,185	145	2,588	151
1	-	1	_
(814)	(200)	(1,034)	(353)
372	(55)	1,555	(202)
	31/03/2014 RM'000 1,185 1 (814)	31/03/2014 31/03/2013 RM'000 RM'000 1,185 145 1 - (814) (200)	31/03/2014 31/03/2013 31/03/2014 RM'000 RM'000 RM'000 1,185 145 2,588 1 - 1 (814) (200) (1,034)

The Group's effective tax rate for the current period is lower compared to the statutory taxation rate mainly due to recognition of deferred tax assets arising from tax losses of a subsidiary which was not recognised in the previous quarter. However, the Group's effective tax rate for the financial period to-date is higher compared to the statutory taxation rate mainly due to certain non-tax deductible expenses.

6. Status of Corporate Proposals

- (a) The following are the corporate proposals that have been announced by the Company which were not completed as at 15 May 2014, the latest practicable date which is not earlier than 7 days from the date of issue of the quarterly report:-
 - (i) On 19 March 2014, Prominent Stream Sdn Bhd, a wholly-owned subsidiary of the Company, has entered into a conditional sale and purchase agreement ("SPA") with Sapphire Index Sdn Bhd, a wholly-owned subsidiary of Tropicana Corporation Berhad, for the proposed acquisition of parcels of leasehold land measuring approximately 308.72 acres in Mukim of Tanjong Duabelas, District of Kuala Langat, State of Selangor for a purchase consideration of RM470,674,512 ("Proposed Acquisition").

The Proposed Acquisition is pending fulfillment of the conditions precedent within three months from the date of SPA with an automatic extension of three months thereafter. The Proposed Acquisition is expected to be completed by the third quarter of 2014;

- (ii) On 25 April 2014, the Company has announced the followings:
 - (aa) proposed acquisition of Eco Macalister Development Sdn Bhd (*formerly known as Bintang Dedikasi Sdn Bhd*), a wholly-owned subsidiary of Eco World Development Sdn Bhd ("EW Sdn Bhd"), for a cash consideration of RM2.00 ("Proposed Eco Macalister Acquisition");
 - (bb) proposed acquisition of Eco World Project Management Sdn Bhd, a wholly-owned subsidiary of EW Sdn Bhd, for a cash consideration of RM2.00 ("Proposed EW Project Management Acquisition");

6. Status of Corporate Proposals (continued)

- (cc) proposed acquisition of development rights from certain subsidiaries of EW Sdn Bhd for an aggregate net consideration of RM1,776.2 million after taking into consideration the obligation to repay the land loans and unpaid land costs totalling RM2,009.6 million ("Proposed Development Rights Acquisition");
- (dd) proposed share subscription by Eco World Development Holdings Sdn Bhd (*formerly known as Maple Quay Sdn Bhd*) ("EW Holdings") and Sinarmas Harta Sdn Bhd of an aggregate of 806,846,852 new ordinary shares in the Company ("Company Shares"), for an aggregate cash consideration of RM1,371.6 million ("Proposed Share Subscription");
- (ee) proposed share split involving the subdivision of each of the existing ordinary shares of RM1.00 each into two (2) ordinary shares of RM0.50 each in the Company ("Proposed Share Split");
- (ff) proposed renounceable rights issue of new Company Shares together with free detachable warrants ("Warrants") ("Propose Rights Issue with Warrants");
- (gg) proposed private placement of new Company Shares, representing up to 20% of the then existing issued and paid-up share capital of the Company to investors to be identified ("Proposed Private Placement"); and
- (hh) proposed amendments to the Memorandum and Articles of Association of the Company to amend the par value of the existing ordinary shares in the Company and to increase the authorised share capital of the Company ("Proposed Amendment").

The Proposed Eco Macalister Acquisition, Proposed EW Project Management Acquisition, Proposed Development Rights Acquisition are collectively referred to as the "Proposed Acquisitions".

Upon completion of the Proposed Share Subscription, EW Holdings will be obliged to undertake a mandatory general offer for the remaining Company Shares not already held by EW Holdings and its persons acting in concert in accordance with Section 9, Part III of the Malaysian Code on Take-overs and Mergers, 2010 ("Code") ("Share Subscription MGO Obligation"). EW Holdings intends to seek an exemption from the Securities Commission Malaysia ("SC") from having to undertake the Share Subscription MGO Obligation in accordance with Paragraph 16.1(b) of Practice Note 9 of the Code ("Proposed Exemption").

(the above are collectively referred to as the "Proposals")

The Proposals are inter-conditional upon each other.

The Proposed Acquisitions and Proposed Subscription are pending fulfillment of the conditions precedent within six months from the date of agreements. Barring any unforeseen circumstances and subject to all requisite approvals being obtained, the Proposals (save for the Proposed Placement) are expected to be completed by third quarter of 2014. The Proposed Placement is expected to be completed by the first quarter of 2015.

(b) Not applicable as no proceeds have been raised from any corporate proposal.

7. Group Borrowings and Debt Securities

Total group borrowings and debt securities were as follows:-

Secured	As at 31/03/2014 RM'000
Bank Overdrafts	12,751
Short Term Borrowings	33,492
Long Term Borrowings	1,563
	47,806

There were no bank borrowings denominated in foreign currencies as at the reporting date.

8. Material Litigation

The Group is not engaged in any material litigation as at 15 May 2014 (the latest practicable date which is not earlier than 7 days from the date of issue of this quarterly report).

9. Dividends Declared

No interim dividend has been recommended in respect of the financial period ended 31 March 2014.

10. Earnings Per Share Attributable To Equity Holders of The Company

The earnings per share has been calculated by dividing the Group's profit for the period attributable to equity holders of the Company by the number of shares in issue as follows:-

	3 MONTHS ENDED		6 MONTHS ENDER	
	31/03/2014 '000	31/03/2013 '000	31/03/2014 '000	31/03/2013 '000
Profit for the period attributable to equity holders of the Company (RM)	2,572	6,674	3,359	13,306
Number of ordinary shares in issue	253,317	253,317	253,317	253,317
Basic Earnings Per Share (sen)	1.02	2.63	1.33	5.25
Diluted Earnings Per Share (sen)	1.02	2.63	1.33	5.25

11. Realised and Unrealised Profits

The breakdown of retained profits of the Group as at the financial period, into realised and unrealised profits, pursuant to the directive, is as follows:-

	31/03/2014 RM'000	30/09/2013 RM'000
Total retained profits of the Company and its subsidiaries:		
- Realised	56,082	54,335
- Unrealised	2,308	1,763
	58,390	56,098
Consolidation adjustments	7,819	9,285
Total Group retained profits as per consolidated accounts	66,209	65,383

The comparative amounts have been reclassified to conform with the presentation in the current financial period.

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 Malaysia Securities Berhad Listing Requirements, issued by the Malaysian Institute of Accountants.

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

12. Auditors' Report on Preceding Annual Financial Statements

The preceding audited financial statements for the year ended 30 September 2013 was unqualified.

13. Notes to the Statement of Comprehensive Income

Notes to the Statement of Comprehensive Income comprises:-

	3 MONTHS ENDED 31/03/2014 RM'000	6 MONTHS ENDED 31/03/2014 RM'000
Interest income	322	816
Other income including investment income	84	140
Interest expense	(494)	(894)
Depreciation and amortisation	(47)	(87)
Provision for write off of receivables	N/A	N/A
Provision for and write off of inventories	N/A	N/A
Gain or loss on disposal of quoted or unquoted investments		
or properties	N/A	N/A
Impairment of assets	N/A	N/A
Foreign exchange gain or loss	N/A	N/A
Gain or loss on derivatives	N/A	N/A
Exceptional items	N/A	N/A

By order of the Board

Chua Siew Chuan Company Secretary