

**ECO WORLD DEVELOPMENT GROUP BERHAD**  
*(formerly known as Focal Aims Holdings Berhad)*  
**(Company No: 17777-V)**  
**(Incorporated in Malaysia)**

**Interim Financial Report**  
**30 June 2014**

**ECO WORLD DEVELOPMENT GROUP BERHAD**  
*(formerly known as Focal Aims Holdings Berhad)*  
**(Company No: 17777-V)**  
**(Incorporated in Malaysia)**

**Interim Financial Report - 30 June 2014**

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**ECO WORLD DEVELOPMENT GROUP BERHAD**  
*(formerly known as Focal Aims Holdings Berhad)*  
 (Company No: 17777-V)  
 (Incorporated in Malaysia)

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**  
**FOR THE PERIOD ENDED 30 JUNE 2014**  
*(The figures have not been audited)*

	<b>3 MONTHS ENDED</b>		<b>9 MONTHS ENDED</b>	
	<b>30/06/2014</b>	<b>30/06/2013</b>	<b>30/06/2014</b>	<b>30/06/2013</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
Revenue	27,254	43,965	76,727	112,343
Cost of sales	(19,447)	(28,200)	(57,350)	(75,747)
<b>Gross profit</b>	<u>7,807</u>	<u>15,765</u>	<u>19,377</u>	<u>36,596</u>
Other items of income	399	254	1,355	677
Administrative expenses	(4,789)	(3,133)	(11,507)	(10,356)
Finance costs	(651)	(377)	(1,545)	(1,304)
<b>Profit before tax</b>	<u>2,766</u>	<u>12,509</u>	<u>7,680</u>	<u>25,613</u>
Taxation	(1,082)	(1,574)	(2,637)	(1,372)
<b>Profit net of tax, representing total comprehensive income for the period</b>	<u>1,684</u>	<u>10,935</u>	<u>5,043</u>	<u>24,241</u>
Attributable to:				
Equity holders of the Company	1,684	10,935	5,043	24,241
Non-controlling interest	-	-	-	-
	<u>1,684</u>	<u>10,935</u>	<u>5,043</u>	<u>24,241</u>
<b>Earnings per share attributable to equity holders of the Company:</b>				
Basic earnings per share (sen)	<u>0.66</u>	<u>4.32</u>	<u>1.99</u>	<u>9.57</u>
Diluted earnings per share (sen)	<u>0.66</u>	<u>4.32</u>	<u>1.99</u>	<u>9.57</u>

(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)

**ECO WORLD DEVELOPMENT GROUP BERHAD**  
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**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**AS AT 30 JUNE 2014**

	(UNAUDITED) As At 30/06/2014 RM'000	(AUDITED) As At 30/09/2013 RM'000
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant & equipment	2,658	1,161
Land held for property development	300,532	301,535
	303,190	302,696
<b>Current assets</b>		
Property development costs	44,724	82,212
Inventories	59,897	39,570
Trade and other receivables	176,042	39,507
Current tax assets	982	-
Deposits	18,676	4,197
Cash and bank balances	53,866	21,047
	354,187	186,533
<b>TOTAL ASSETS</b>	657,377	489,229
<b>EQUITY AND LIABILITIES</b>		
<b>Equity attributable to equity holders of the Company</b>		
Share capital	253,317	253,317
Other reserves	22	22
Retained earnings	67,893	65,383
	321,232	318,722
Non-controlling interests	2,500	2,500
<b>Total equity</b>	323,732	321,222
<b>Non-current liabilities</b>		
Other payables	15,330	15,330
Long term borrowings	82,591	4,688
Deferred tax liabilities	56,192	56,885
	154,113	76,903
<b>Current liabilities</b>		
Trade and other payables	34,201	39,945
Amount owing to shareholder	5,544	-
Short term borrowings	128,964	33,152
Bank overdrafts	10,823	14,308
Current tax liabilities	-	3,699
	179,532	91,104
<b>Total liabilities</b>	333,645	168,007
<b>TOTAL EQUITY AND LIABILITIES</b>	657,377	489,229
<b>Net assets per share (RM)</b>	1.28	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)

**ECO WORLD DEVELOPMENT GROUP BERHAD**  
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**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
**FOR THE PERIOD ENDED 30 JUNE 2014**  
*(The figures have not been audited)*

	← Attributable to Equity Holders of the Company →			Total RM'000	Non- controlling interests RM'000	Total Equity RM'000
	Share capital RM'000	Share premium RM'000	Distributable Retained earnings RM'000			
<b><u>9 months period ended 30 June 2014</u></b>						
<b>At 1 October 2013</b>	253,317	22	65,383	318,722	2,500	321,222
Total comprehensive income	-	-	5,043	5,043	-	5,043
Dividend paid	-	-	(2,533)	(2,533)	-	(2,533)
<b>At 30 June 2014</b>	<b>253,317</b>	<b>22</b>	<b>67,893</b>	<b>321,232</b>	<b>2,500</b>	<b>323,732</b>
<b><u>9 months period ended 30 June 2013</u></b>						
<b>At 1 October 2012</b>	253,317	22	43,015	296,354	2,500	298,854
Total comprehensive income	-	-	24,241	24,241	-	24,241
Dividend paid	-	-	(1,900)	(1,900)	-	(1,900)
<b>At 30 June 2013</b>	<b>253,317</b>	<b>22</b>	<b>65,356</b>	<b>318,695</b>	<b>2,500</b>	<b>321,195</b>

(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)

**ECO WORLD DEVELOPMENT GROUP BERHAD**  
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**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE PERIOD ENDED 30 JUNE 2014**  
*(The figures have not been audited)*

	<b>9 MONTHS ENDED</b>	
	<b>30/06/2014</b>	<b>30/06/2013</b>
	<b>RM'000</b>	<b>RM'000</b>
		<b>(Restated)</b>
<b>Operating activities</b>		
Profit before tax	7,680	25,613
Adjustments for :		
Non-cash items	390	283
Non-operating items	359	814
Operating cash flows before changes in working capital	<u>8,429</u>	<u>26,710</u>
Property development expenditure	10,600	15,133
Inventories	8,581	(11,214)
Receivables	8,747	1,088
Payables	(10,801)	(12,096)
Cash flows generated from operations	<u>25,556</u>	<u>19,621</u>
Interest received	979	490
Interest paid	(2,573)	(3,672)
Net Income taxes paid	(8,011)	(1,055)
<b>Net cash flows generated from operating activities</b>	<u>15,951</u>	<u>15,384</u>
<b>Investing activities</b>		
Purchase of property, plant and equipment	(2,109)	(63)
Proceeds from disposal of property, plant and equipment	390	2
Deposit paid for acquisition of land	(51,574)	-
Deposit paid for acquisition of development rights	(88,809)	-
Other investments	207	-
<b>Net cash flows used in investing activities</b>	<u>(141,895)</u>	<u>(61)</u>
<b>Financing activities</b>		
Drawdown of term loans	182,591	9,200
Drawdown of revolving credit	-	13,300
Repayment of term loans	(8,875)	(30,460)
Advances from shareholder	5,544	-
Dividend paid	(2,533)	(1,900)
<b>Net cash flows from/ (used in) financing activities</b>	<u>176,727</u>	<u>(9,860)</u>
<b>Net increase in cash and cash equivalents</b>	50,783	5,463
<b>Cash and cash equivalents at 1 October 2013/2012</b>	<u>10,936</u>	<u>(8,112)</u>
<b>Cash and cash equivalents at 30 June 2014/2013</b>	<u>61,719</u>	<u>(2,649)</u>
<b>Cash and cash equivalents comprise the following:</b>		
Deposits	18,676	368
Cash and bank balances	53,866	11,721
Bank overdrafts	(10,823)	(14,738)
	<u>61,719</u>	<u>(2,649)</u>

(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 and FRS 12	Consolidated Financial Statements, Joint Arrangements and 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 9 months ended 30 June 2014 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 9 months ended 30 June 2014.

### 4. Changes in Estimates

There were no changes in estimates for the 9 months ended 30 June 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 9 months ended 30 June 2014.

### 6. Dividends Paid

A first and final 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 is primarily engaged in the business of property development and these are currently carried out entirely in Malaysia.

### 8. Events after the End of the Interim Financial Period

There were no significant events after 30 June 2014 till 14 August 2014 (the latest practicable date which is not earlier than 7 days from the date of issue of this interim financial report) except as disclosed in page 12, Note 6 (iii) below.

### 9. Changes in the Composition of the Group

There were no changes in the composition of the Group during the current quarter and 9 months ended 30 June 2014 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*) (“EW Berhad”);
- (ii) Acquisition of 2 ordinary shares of RM1.00 each in Eco Sanctuary Sdn Bhd (*formerly known as Prominent Stream Sdn Bhd*) (“ESSB”) on 17 March 2014, resulting in ESSB becoming a wholly-owned subsidiary of EW Berhad;
- (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 EW Berhad;



## 9. Changes in the Composition of the Group (continued)

- (iv) Acquisition of 2 ordinary shares of RM1.00 each in Majestic Blossom Sdn Bhd, Eco Sky Sdn Bhd (formerly known as Crystal Cypress Sdn Bhd), Trinity Lake Sdn Bhd, Eco Terraces Sdn Bhd (formerly known as Maha Meridian Sdn Bhd) and Eco Business Park 2 Sdn Bhd (formerly known as Velvet Rhythm Sdn Bhd) respectively on 14 April 2014, resulting in these five companies becoming wholly-owned subsidiaries of EW Berhad;
- (v) Acquisition of 2 ordinary shares of RM1.00 each in Eco Meadows Sdn Bhd (formerly known as Cangkat Juara Sdn Bhd), Evergreen Upstream Sdn Bhd, Eco Business Park 1 Sdn Bhd (formerly known as Gaya Setara Sdn Bhd) and Natural Esplanade Sdn Bhd respectively on 17 April 2014, resulting in these four companies becoming wholly-owned subsidiaries of EW Berhad;
- (vi) Acquisition of 2 ordinary shares of RM1.00 each in Pingat Stabil Sdn Bhd (“PSSB”) on 11 June 2014, resulting in PSSB becoming a wholly-owned subsidiary of EW Berhad;
- (vii) Incorporation of a subsidiary, Eco World Development (S) Pte Ltd (“EWDS”) on 13 June 2014, with an issued and paid up capital of SGD1.00, comprising of 1 ordinary share of SGD1.00 each, resulting in EWDS becoming a wholly-owned subsidiary of EW Berhad; and
- (viii) Acquisition of 2 ordinary shares of RM1.00 each in Arah Selasih Sdn Bhd, Rentas Prestasi Sdn Bhd and Sendi Prestasi Sdn Bhd respectively on 24 June 2014, resulting in these three companies becoming wholly-owned subsidiaries of EW Berhad.

## 10. Contingent Liabilities

There were no contingent liabilities that has arisen since the date of the latest audited balance sheet.

## 11. Capital Commitments

	<b>As at 30/06/2014 RM'000</b>
Contractual commitment to purchase development land	423,607
Net contractual commitment for acquisition of development rights *	1,687,367
Contractual commitment for acquisition of companies	<u>#</u>

\* The net contractual commitment is stated after deducting the Group's obligation to repay existing land loans and unpaid land costs totalling RM2,009.6 million, as stated in the Note 6(a)(ii)(cc) below.

The Group is also required to reimburse certain expenses and shareholders' advances in the manner set out in the various agreements relating to the acquisitions of development rights, the amounts of which can only be determined nearer to the date of completion of the acquisitions.

# Represents RM4.00

## 12. Changes in Comparative Figures

The following comparative figures for the 9 months ended 30 June 2013 have been reclassified to conform with the presentation for the 9 months ended 30 June 2014:

### Statement of Cash Flows

	As previously reported RM'000	Reclassification RM'000	As restated RM'000
<b>Operating activities</b>			
Dividend paid	(1,900)	1,900	-
<b>Financing activities</b>			
Dividend paid	-	(1,900)	(1,900)

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

### 1. Review of Group Performance

The Group's revenue of RM27.3 million and profit before tax of RM2.8 million for the current quarter are lower than the respective amounts of RM44.0 million and RM12.5 million recorded in the same quarter in the previous financial year.

For the 9 months ended 30 June 2014, the Group also recorded lower revenue and profit before tax of RM76.7 million and RM7.7 million, respectively, as compared to RM112.3 million and RM25.6 million, respectively, in the previous financial year.

The decrease in revenue is attributable to the completion of the *Saujana Glenmarie* project in first quarter of current financial year, as well as the absence of any sizeable launches of new parcels at the *Kota Masai* project in Iskandar Malaysia. This is because the revised master plan to create 2 separate and complementary developments adjacent to each other is still awaiting approval from the authorities. Pending such approval, sales derived from the ongoing *Kota Masai* project and from the sale of completed units at *Saujana Glenmarie* amounted to RM121 million as at 31 July 2014.

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

There were no material changes in the Group's current quarter profit before tax as compared to the immediate preceding quarter ended 31 March 2014.

### 3. Prospects for the Current Financial Year

As highlighted in the interim financial report for the second quarter, whilst the Group's financial performance this financial year will be muted, its expansion plans to set the stage for strong growth in the future is progressing well.

Since the announcement of the corporate exercise on 25 April 2014 referred to in Note 6 (ii) below, the Group has entered into an agreement to acquire 492 acres of development land located in Mukim Beranang in the Southern Klang Valley growth corridor. Upon the completion of this and other previously announced acquisitions, the Group's total land bank will increase to approximately 4,926 acres with a total gross development value of RM47 billion, thereby transforming the Group into one of the nation's largest developers.

Eco World Development Sdn Bhd ("**EW Sdn Bhd**") has been actively developing and launching several projects, the development rights which are all in the process of being acquired by the Group pursuant to the corporate exercise mentioned above. The Board has been informed by EW Sdn Bhd that take-up rates on the projects launched have been highly encouraging and they are in the process of converting these into sales. EW Sdn Bhd has also shared with the Board that as at 31 July 2014, the cumulative sales achieved by its launched projects, namely *EcoSky*, *EcoMajestic*, *EcoBotanic*, *EcoSpring* and *Eco Business Park 1* totalled RM2.015 billion. The benefits of these sales will flow to the Group upon completion of the development rights agreements, which is targeted to take place by the end of this calendar year.

### 3. Prospects for the Current Financial Year (continued)

Upon approval of the revised master plan for the Group's *Kota Masai* project, management intends to launch the 743-acre *Eco Tropics* residential township and 248-acre *Eco Business Park III* concurrently. This will enable the Group to capture the increasingly strong spillover commercial and industrial demand in south-east Johor.

With another five projects being actively planned for launch within the next one to two years in the Klang Valley, Iskandar Malaysia and Penang, the Board is confident that the Group is in a very good position to achieve rapid and sustainable growth. This augurs well for the Group's financial performance in the years ahead.

### 4. Variance of Actual Profit from Forecast Profit

There were no profit forecast published as at 30 June 2014.

### 5. Income Tax

Income Tax comprises:-

	3 MONTHS ENDED		9 MONTHS ENDED	
	30/06/2014	30/06/2013	30/06/2014	30/06/2013
	RM'000	RM'000	RM'000	RM'000
- current taxation	751	598	3,339	749
- in respect of prior years	(10)	29	(9)	29
- deferred taxation	341	947	(693)	594
	<u>1,082</u>	<u>1,574</u>	<u>2,637</u>	<u>1,372</u>

The Group's effective tax rate for the current quarter and financial year-to-date is higher than the statutory tax 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 and which were not yet completed as at 14 August 2014, the latest practicable date which is not earlier than 7 days from the date of issue of this interim financial report:-

(i) On 19 March 2014, Eco Sanctuary Sdn Bhd (*formerly known as Prominent Stream Sdn Bhd*), a wholly-owned subsidiary of the Company, 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 ("the Proposed Eco Sanctuary Land Acquisition").

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

## 6. Status of Corporate Proposals (continued)

(ii) On 25 April 2014, the Company 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 (“the 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 (“the Proposed EW Project Management Acquisition”);
- (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 Group’s obligation to repay existing land loans and unpaid land costs totalling RM2,009.6 million (“the Proposed Development Rights Acquisition”);

*The Proposed Eco Macalister Acquisition, the Proposed EW Project Management Acquisition and the Proposed Development Rights Acquisition are collectively referred to as “the Proposed Acquisitions”.*

- (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 (“the 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 (“the Proposed Share Split”);
- (ff) proposed renounceable rights issue of new Company Shares together with free detachable warrants (“Warrants”) (“the Proposed Rights Issue with Warrants”);
- (gg) proposed 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 (“the Proposed 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 (“the Proposed Amendments”).

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 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 from having to undertake the Share Subscription MGO Obligation in accordance with Paragraph 16.1(b) of Practice Note 9 of the Code (“the Proposed Exemption”).

## 6. Status of Corporate Proposals (continued)

*The Proposed Eco Macalister Acquisition, the Proposed EW Project Management Acquisition, the Proposed Development Rights Acquisition, the Proposed Share Subscription, the Proposed Share Split, the Proposed Rights Issue with Warrants, the Proposed Placement, the Proposed Amendments and the Proposed Exemption are collectively referred to as “the Proposals”.*

The Proposals are inter-conditional upon each other.

The Proposed Acquisitions and the Proposed Subscription are pending fulfillment of conditions precedent within six months from the date of the various 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 the fourth quarter of calendar year 2014. The Proposed Placement is expected to be completed by the first quarter of calendar year 2015; and

- (iii) On 2 July 2014, Majestic Blossom Sdn Bhd, a wholly-owned subsidiary of the Company, has entered into a conditional sale and purchase agreement (“SPA”) with Univas (Far East) Sdn Bhd, for the proposed acquisition of freehold land measuring approximately 492.6572 acres in Mukim Beranang, Daerah Ulu Langat, Negeri Selangor for a purchase consideration of RM225,331,550.12 (“the Proposed Majestic Blossom Land Acquisition”).

The Proposed Majestic Blossom Land Acquisition is pending fulfillment of conditions precedent within six months from the date of the SPA with an automatic extension of three months thereafter. The Proposed Majestic Blossom Land Acquisition is expected to be completed in the calendar year 2015.

- (b) There were no proceeds raised from any corporate proposals as at 30 June 2014.

## 7. Group Borrowings and Debt Securities

Total group borrowings and debt securities were as follows:-

	<b>As at 30/06/2014 RM’000</b>
<b>Secured</b>	
Bank Overdrafts	10,823
Short Term Borrowings	128,964
Long Term Borrowings	82,591
	<u>222,378</u>

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

## 8. Material Litigation

The Group was not engaged in any material litigation as at 14 August 2014 (the latest practicable date which is not earlier than 7 days from the date of issue of this interim financial report).

## 9. Dividends Declared

No interim dividend has been declared in respect of the 9 months ended 30 June 2014.

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

Earnings per share has been calculated by dividing the Group's profit for the current quarter and financial year-to-date attributable to equity holders of the Company by the number of shares in issue as follows:-

	3 MONTHS ENDED		9 MONTHS ENDED	
	30/06/2014 '000	30/06/2013 '000	30/06/2014 '000	30/06/2013 '000
Profit for the period attributable to equity holders of the Company (RM)	1,684	10,935	5,043	24,241
Number of ordinary shares in issue	253,317	253,317	253,317	253,317
Basic Earnings Per Share (sen)	0.66	4.32	1.99	9.57
Diluted Earnings Per Share (sen)	0.66	4.32	1.99	9.57

## 11. Realised and Unrealised Profits

The breakdown of the Group's retained profits as at 30 June 2014 into realised and unrealised profits pursuant to Bursa Malaysia's directive, is as follows:-

	30/06/2014 RM'000	30/09/2013 RM'000
Total retained profits of the Company and its subsidiaries:		
- Realised	58,924	54,335
- Unrealised	1,763	1,763
	60,687	56,098
Consolidation adjustments	7,206	9,285
Total Group retained profits as per consolidated accounts	67,893	65,383

*The comparative amounts have been reclassified to conform with the presentation in the current financial year-to-date.*

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 Bursa Malaysia's directive 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

Comprehensive Income has been arrived at after crediting/ (charging):-

	<b>3 MONTHS ENDED 30/06/2014 RM'000</b>	<b>9 MONTHS ENDED 30/06/2014 RM'000</b>
Interest income	370	1,186
Other income including investment income	29	169
Interest expense	(651)	(1,545)
Depreciation and amortisation	(106)	(193)
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	(1)	(1)
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