(Company No: 8812-M)

Condensed Consolidated Statements of Comprehensive Income For The Financial Year Ended 31 December 2015 - Unaudited

		Individua	al Period	Cumulative Period			
	Note	3 month 31.12.2015 RM'000	s ended 31.12.2014 RM'000	12 month 31.12.2015 RM'000	ns ended 31.12.2014 RM'000		
Revenue Cost of sales	9	28,190 (20,592)	42,492 (30,721)	120,113 (88,929)	136,399 (101,606)		
Gross profit		7,598	11,771	31,184	34,793		
Other items of income: Interest income Other income Operating expenses Operating profit Finance costs Profit before taxation Taxation Profit for the period	9 & 19 20	1,059 201 (4,161) 4,697 (19) 4,678 (1,783) 2,895	788 684 (3,033) 10,210 (14) 10,196 (2,574) 7,622	4,027 2,572 (12,883) 24,900 (64) 24,836 (7,615) 17,221	2,955 909 (11,986) 26,671 (45) 26,626 (6,892) 19,734		
Other comprehensive profit, net of tax Items that may be reclassified subsequently to profit or loss: Foreign currency translation differences for foreign operations		(1,678)	1,514	4,165	1,044		
Total comprehensive income for the period		1,217	9,136	21,386	20,778		

(Company No: 8812-M)

Condensed Consolidated Statements of Comprehensive Income For The Financial Year Ended 31 December 2015 - Unaudited (Continued)

		Individu	al Period	Cumulative Period			
	Note	3 month 31.12.2015 RM'000	as ended 31.12.2014 RM'000	12 mont 31.12.2015 RM'000	hs ended 31.12.2014 RM'000		
Profit attributable to:							
Owners of the Company Non-controlling interests		2,937 (42)	7,742 (120)	17,232 (11)	19,718 16		
Profit for the period		2,895	7,622	17,221	19,734		
Total comprehensive profit attributable to:							
Owners of the Company Non-controlling interests		1,259 (42)	9,256 (120)	21,397 (11)	20,762 16		
Total comprehensive income for the period		1,217	9,136	21,386	20,778		
Earnings per share attributable to owners of the Company:							
- Basic - Diluted	25 25	1.06 N/A	2.80 N/A	6.23 N/A	7.13 N/A		

Notes:

"N/A" – Not applicable

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2014 and the accompanying explanatory notes attached to the interim financial statements.

(Company No: 8812-M)

Condensed Consolidated Statement of Financial Position As at 31 December 2015 - Unaudited

ASSETS Non-current assets Property, plant and equipment Investment properties 10 68,969 74,941 Other investments 195 189 Goodwill 4,932 4,932 Goodwill 4,932 4,932 Vertext assets 19 10 Inventories 11,906 15,528 Property development costs 77,200 57,200 Trade and other receivables 46,672 57,200 Preposits with licensed banks 867 1,567 Tax recoverable 867 1,567 Property davelopment costs 70,005 65,041 Trade and other receivables 96,05 65,041 Property development costs 15,057 90,646 Cash and bank balances 85,776 90,646 Cash and bank balances 91,7525 259,966 247,566 DUTY AND LLABILITIES 9 357,703 351,332 EQUITY AND LLABILITIES 139,357 139,357 139,357 Share premium 12,281 12,281 12,281 Diare premium 12,2		Note	<u>Unaudited</u> As at 31.12.2015 RM'000	<u>Audited</u> As at 31.12.2014 RM'000
Property, plant and equipment Investment properties Other investments 10 68,969 74,941 Other investments 23,641 23,704 95 189 Goodwill 4,932 4,932 97,737 103,766 Current assets Inventories 99,7737 103,766 Property development costs 69,005 65,041 Trade and other receivables 46,672 57,200 Property development costs 1,567 867 1,567 Tax recoverable 34 59 9 259,966 247,566 Cortal ASSETS 9 357,703 351,332 259,966 247,566 TOTAL ASSETS 9 357,703 351,332 259,966 247,566 Equity attributable to owners of the Company 1,281 1,281 1,281 1,281 Treasury shares (947) (947) (947) (947) (947) (947) Currency translation reserve 5.993 1.828 808 308 308 308 308 308 308 308 309,016	ASSETS			
Investment 23,641 23,704 Other investments 195 189 Goodwill 4,932 4,932 97,737 103,766 Current assets 9,005 65,041 Inventories 11,906 15,528 Property development costs 69,005 65,041 Trade and other receivables 46,672 57,200 Prepaid expenses 867 1,567 Tax recoverable 34 59 Deposits with licensed banks 85,776 90,646 Cash and bank balances 45,706 17,525 259,966 247,566 247,566 TOTAL ASSETS 9 357,703 351,332 EQUITY AND LIABILITIES 259,966 247,566 Share capital 139,357 139,357 Share premium 1,281 1,281 Treasury shares (947) (947) Currency translation reserve 5,993 1,828 Retained profits 163,024 149,941 Non-controlling interests 309,016 291,768	Non-current assets			
Current assets 11,906 15,528 Inventories 11,906 15,528 Property development costs 69,005 65,041 Trade and other receivables 46,672 57,200 Prepaid expenses 867 1,567 Tax recoverable 34 59 Deposits with licensed banks 85,776 90,646 Cash and bank balances 45,706 17,525 Z59,966 247,566 259,966 247,566 TOTAL ASSETS 9 357,703 351,332 EQUITY AND LLABILITIES 2 2 139,357 139,357 Share capital 139,357 139,357 139,357 139,357 Share premium 1,281 1,281 1,281 Treasury shares (947) (947) (947) Capital reserve 308 308 308 Currency translation reserve 5,993 1,828 163,024 149,941 Mon-controlling interests 1,634 1,645 1,645 1,645	Investment properties Other investments	10	23,641 195	23,704 189
Inventories 11,906 15,528 Property development costs 69,005 65,041 Trade and other receivables 46,672 57,200 Prepaid expenses 867 1,567 Tax recoverable 34 59 Deposits with licensed banks 85,776 90,646 Cash and bank balances 45,706 17,525 Zospesits with licensed banks 259,966 247,566 TOTAL ASSETS 9 357,703 351,332 EQUITY AND LIABILITIES 2 2 139,357 139,357 Share capital 139,357 139,357 139,357 139,357 Share premium 1,281 1,281 1,281 Treasury shares (947) (947) (947) Capital reserve 308 308 308 Currency translation reserve 5,993 1,828 163,024 149,941 Non-controlling interests 1,634 1,634 1,645			97,737	103,766
Property development costs $69,005$ $65,041$ Trade and other receivables $46,672$ $57,200$ Prepaid expenses 867 $1,567$ Tax recoverable 34 59 Deposits with licensed banks $85,776$ $90,646$ Cash and bank balances $45,706$ $17,525$ Z59,966 $247,566$ $247,566$ TOTAL ASSETS 9 $357,703$ $351,332$ EQUITY AND LIABILITIES $139,357$ $139,357$ $139,357$ Share capital $139,357$ $139,357$ $139,357$ Share capital $139,357$ $139,357$ $139,357$ Share premium $1,281$ $1,281$ $1,281$ Treasury shares (947) (947) (947) Currency translation reserve $5,993$ $1,828$ $163,024$ $149,941$ Non-controlling interests $1,634$ $1,634$ $1,645$ $1,634$ $1,645$	Current assets			
TOTAL ASSETS9357,703351,332EQUITY AND LIABILITIESEquity attributable to owners of the CompanyShare capital139,357139,357Share premium1,2811,281Treasury shares047)(947)Capital reserve308308Currency translation reserve5,9931,828Retained profits163,024149,941Non-controlling interests309,016291,768	Property development costs Trade and other receivables Prepaid expenses Tax recoverable Deposits with licensed banks		69,005 46,672 867 34 85,776 45,706	65,041 57,200 1,567 59 90,646 17,525
EQUITY AND LIABILITIESEquity attributable to owners of the CompanyShare capital139,357Share premium1,281Treasury shares(947)Capital reserve308Currency translation reserve5,993Retained profits163,024Non-controlling interests309,016291,7681,6341,645			259,966	247,566
Equity attributable to owners of the Company Share capital 139,357 Share premium 1,281 Treasury shares (947) Capital reserve 308 Currency translation reserve 5,993 Retained profits 163,024 Mon-controlling interests 309,016 291,768 1,634	TOTAL ASSETS	9	357,703	351,332
Share capital 139,357 139,357 Share premium 1,281 1,281 Treasury shares (947) (947) Capital reserve 308 308 Currency translation reserve 5,993 1,828 Retained profits 163,024 149,941 309,016 291,768 1,634 1,645				
Share premium 1,281 1,281 Treasury shares (947) (947) Capital reserve 308 308 Currency translation reserve 5,993 1,828 Retained profits 163,024 149,941 309,016 291,768 1,634 1,645			130 357	130 357
Retained profits 163,024 149,941 Non-controlling interests 309,016 291,768 1,634 1,634 1,645	Share premium Treasury shares Capital reserve		1,281 (947) 308	1,281 (947) 308
Non-controlling interests 1,634 1,645				
	Non-controlling interests			
Total equity 310,650 293,413	Total equity		310,650	293,413

(Company No: 8812-M)

Condensed Consolidated Statement of Financial Position As at 31 December 2015 - Unaudited (Continued)

	Note	<u>Unaudited</u> As at 31.12.2015 RM'000	<u>Audited</u> As at 31.12.2014 RM'000
Non-current liabilities			
Finance lease liabilities Deferred tax liabilities	22	1,120 22,455	905 22,938
		23,575	23,843
Current liabilities			
Trade and other payables Finance lease liabilities Provision for taxation Dividends payable	22	21,745 461 1,272	32,071 308 1,697
		23,478	34,076
Total liabilities		47,053	57,919
TOTAL EQUITY AND LIABILITIES		357,703	351,332
Net assets per share attributable to owners of the Company (RM)		1.12	1.05

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2014 and the accompanying explanatory notes attached to the interim financial statements.

(Company No: 8812-M)

Condensed Consolidated Statement Of Changes In Equity For The Financial Year Ended 31 December 2015 - Unaudited

		Attributable to shareholders of the Company-								
	Note	Share capital RM'000	Share premium RM'000	Treasury shares RM'000	Capital reserve RM'000	Currency translation reserve RM'000	Retained profits RM'000	Total RM'000	Non- controlling interests RM'000	Total equity RM'000
<u>Unaudited</u>										
At 1 January 2015		139,357	1,281	(947)	308	1,828	149,941	291,768	1,645	293,413
Total comprehensive income for the year		-	-	-	-	4,165	17,232	21,397	(11)	21,386
<u>Transactions with owners:</u> Dividends on ordinary shares		-	-	-	-	-	(4,149)	(4,149)	-	(4,149)
At 31 December 2015		139,357	1,281	(947)	308	5,993	163,024	309,016	1,634	310,650

(Company No: 8812-M)

Condensed Consolidated Statement Of Changes In Equity For The Financial Year Ended 31 December 2015 - Unaudited (Continued)

		Attributable to shareholders of the Company								
	Note	Share capital RM'000	Share premium RM'000	Treasury shares RM'000	Capital reserve RM'000	Currency translation reserve RM'000	Retained profits RM'000	Total RM'000	Non- controlling interests RM'000	Total equity RM'000
<u>Unaudited</u>										
At 1 January 2014		139,357	1,281	(947)	308	784	134,372	275,155	1,630	276,785
Total comprehensive (loss)/income for the year		-	-	-	-	1,044	19,718	20,762	16	20,778
<u>Transactions with owners:</u> Dividends on ordinary shares		-	-	-	-	-	(4,149)	(4,149)	-	(4,149)
At 31 December 2014		139,357	1,281	(947)	308	1,828	149,941	291,768	1,646	293,414

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2014 and the accompanying explanatory notes attached to the interim financial statements.

(Company No: 8812-M)

Condensed Consolidated Statement of Cash Flows For The Financial Year Ended 31 December 2015 - Unaudited

	Cumulati	ve Period
	12 month	
	31.12.2015 RM'000	31.12.2014 RM'000
Cash flows from operating activities		
Profit before taxation	24,836	26,626
Adjustments for non-cash items	5,539	5,869
Operating profit before working capital changes	30,375	32,495
Working capital changes		
Inventories	3,622	(3,257)
Property development costs	(3,964)	(2,374)
Receivables, deposits and prepayments	11,228	(16,478)
Payables and accruals	(10,326)	10,382
Cash generated from operations	30,935	20,768
Interest paid	(64)	(45)
Interest received	4,027	2,955
Income tax paid	(8,529)	(6,517)
Income tax recovered	31	2,722
Net cash from operating activities	26,400	19,883
Cash flows from investing activities		
Purchase of property, plant and equipment	(1,536)	(3,374)
Proceeds from disposal of property, plant and equipment	117	-
Purchase of other investments	(6)	(5)
Net cash used in investing activities	(1,425)	(3,379)

(Company No: 8812-M)

Condensed Consolidated Statement of Cash Flows For The Financial Year Ended 31 December 2015 - Unaudited (Continued)

	Cumulative Period		
	12 mont 31.12.2015 RM'000	hs ended 31.12.2014 RM'000	
Cash flows from financing activities			
Repayment of finance lease liabilities Dividends paid on ordinary shares	(368) (4,149)	(216) (4,149)	
Net cash used in financing activities	(4,517)	(4,365)	
Net increase in cash and cash equivalents	20,458	12,139	
Cash and cash equivalents at beginning of the financial year	108,171	94,492	
Effects of foreign exchange rate changes	2,853	1,540	
Cash and cash equivalents at end of the financial year	131,482	108,171	
Cash and cash equivalents comprise:			
Deposits with licensed banks Cash and bank balances	85,776 45,706	90,646 17,525	
	131,482	108,171	

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2014 and the accompanying explanatory notes attached to the interim financial statements.

(Company No: 8812-M)

Notes To The Unaudited Condensed Consolidated Interim Financial Statements

In compliance with Malaysian Financial Reporting Standard ("MFRS") 134, Interim Financial Reporting

Hil Industries Berhad is a public limited liability company, incorporated and domiciled in Malaysia and is listed on the Main Market of the Bursa Malaysia Securities Berhad.

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the directors on 26 February 2016.

1. Basis of Preparation

These unaudited condensed consolidated interim financial statements have been prepared in accordance with Paragraph 9.22 of the Listing Requirements of the Bursa Malaysia Securities Berhad and MFRS 134, *Interim Financial Reporting*, issued by the Malaysian Accounting Standards Board ("MASB"). These condensed consolidated interim financial statements also comply with IAS 34 Interim Financial Reporting issued by the International Accounting Standards Board.

The interim financial report should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2014. These explanatory notes attached to the interim financial report provide an explanation of events and transactions that are significant to the understanding of the changes in the financial position and performance of the Group since the year ended 31 December 2014.

(Company No: 8812-M)

Notes To The Unaudited Condensed Consolidated Interim Financial Statements (Continued)

In compliance with Malaysian Financial Reporting Standard ("MFRS") 134, Interim Financial Reporting

2. Significant Accounting Policies and Application of MFRS 1

The significant accounting policies adopted in the preparation of the condensed consolidated interim financial statements are consistent with those followed in the preparation of the Group's audited financial statements for the financial year ended 31 December 2014, except for the adoption of Amendments to Standards and Issue Committee (IC) interpretations effective as of 1 January 2015.

2.1 Adoption of Amendments to Standards and IC Interpretations

The Group has adopted the following Amendments to Standards and IC Interpretations, with a date of initial application of 1 January 2015.

Amendments to MFRS 119Defined Benefit Plans: Employee ContributionsAnnual Improvements to MFRSs 2010 - 2012 CycleAnnual Improvements to MFRSs 2011 - 2013 Cycle

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

2.2 Standard issued but not yet effective

At the date of authorisation of the condensed consolidated interim financial statements, the following Standards were issued but not yet effective and have not been adopted by the Group:

Effective for financial periods beginning on or after 1 January 2016

MFRS 14	Regulatory Deferral Accounts
Amendments for MFRS 10 and MFRS 128	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture
Amendments for MFRS 10 and MFRS 12	Investment Entities: Applying the Consolidation Exception
Amendments to MFRS 11	Accounting for Acquisitions of Interests in Joint Venture
Amendments to MFRS 101	Disclosure Initiative
Amendments to MFRS 116 and MFRS 138	Clarification of Acceptable Methods of Depreciation and Amortisation
Amendments to MFRS 116 and MFRS 141	Agriculture - Bearer Plants
Amendments to MFRS 127	Equity Method in Separate Financial Statements

Annual Improvements to MFRSs 2012 - 2014 Cycle

(Company No: 8812-M)

Notes To The Unaudited Condensed Consolidated Interim Financial Statements (Continued)

In compliance with Malaysian Financial Reporting Standard ("MFRS") 134, Interim Financial Reporting

2. Significant Accounting Policies and Application of MFRS 1 (Continued)

2.2 <u>Standard issued but not yet effective (Continued)</u>

Effective for financial periods beginning on or after 1 January 2018

MFRS 9

Financial Instruments (IFRS 9 as issued by International Accounting Standards Board ("IASB") in July 2014

The Group will adopt the above pronouncements when they become effective in the respective financial periods. These pronouncements are not expected to have any effect to the financial statements of the Group upon their initial application, other than for MFRS 9 Financial Instruments. The Group will assess the financial implications of MFRS 9 Financial Instruments when full standard is issued.

3. Auditors' Report on Preceding Annual Financial Statements

The auditors' report on the financial statements for the financial year ended 31 December 2014 was not qualified.

(Company No: 8812-M)

Notes To The Unaudited Condensed Consolidated Interim Financial Statements (Continued)

In compliance with Malaysian Financial Reporting Standard ("MFRS") 134, Interim Financial Reporting

4. Comments about Seasonal or Cyclical Factors

The business operations of the Group are not materially affected by any seasonal or cyclical factors during the quarter under review.

5. 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 current quarter and financial period-to-date.

6. Changes in Estimates

There were no changes in estimates that have had material effect in the current quarter and financial period-todate results.

7. Debt and Equity Securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities for the financial period-to-date.

8. Dividends Paid

During the Company's 45th Annual General Meeting held on 25 June 2015, the shareholders of the Company had approved the payment of a first and final single tier dividend in respect of the financial year ended 31 December 2014 of 3% or 1.5 sen per ordinary share of 0.50 sen each, amounting to RM4,149,257. The dividend was paid on 18 August 2015.

(Company No: 8812-M)

Notes To The Unaudited Condensed Consolidated Interim Financial Statements (Continued)

In compliance with Malaysian Financial Reporting Standard ("MFRS") 134, Interim Financial Reporting

9. **Operating Segments**

Segment information is presented in respect of the Group's business segments.

	Cumulati	ve Period
		hs ended 31.12.2014 RM'000
Segment Revenue		
Revenue from:		
Manufacturing	84,509	107,636
Property development and management	35,992	29,150
Total revenue including inter-segment revenue	120,501	136,786
Elimination of inter-segment revenue	(388)	(387)
Revenue from external customers	120,113	136,399
Segment Results (External)		
Results from:		
Manufacturing	8,227	13,081
Property development and management	16,614	13,546
Trading, services and others	(5)	(1)
Profit before tax	24,836	26,626

(Company No: 8812-M)

Notes To The Unaudited Condensed Consolidated Interim Financial Statements (Continued)

In compliance with Malaysian Financial Reporting Standard ("MFRS") 134, Interim Financial Reporting

9. Operating Segments (Continued)

	Cumulati	Cumulative Period		
	12 mont			
	31.12.2015 RM'000	31.12.2014 RM'000		
Segment Assets				
Segment assets of:				
Manufacturing	206,917	212,212		
Property development and management	145,805	134,116		
Trading, services and others	15	13		
	352,737	346,341		
Unallocated assets	4,966	4,981		
Total consolidated assets	357,703	351,322		

10. Property, Plant and Equipment

Acquisitions and disposals

During the financial year ended 31 December 2015, the Group acquired items of property, plant and equipment with a cost of RM2,272,000 (financial year ended 31 December 2014: RM3,844,000). Items of property, plant and equipment with a net book value of RM38,000 were disposed of during the financial year ended 31 December 2015 (financial year ended 31 December 2014: RM Nil), resulting in a gain on disposal of RM79,000 (financial year ended 31 December 2014: loss on disposal of RM Nil).

Valuation

The valuations of property, plant and equipment have been brought forward without amendment from the previous annual financial statements.

(Company No: 8812-M)

Notes To The Unaudited Condensed Consolidated Interim Financial Statements (Continued)

In compliance with Malaysian Financial Reporting Standard ("MFRS") 134, Interim Financial Reporting

11. Subsequent Events

There were no material events subsequent to the end of the financial period-to-date.

12. Changes in Composition of the Group

There were no changes in the composition of the Group in the current financial period-to-date.

13. Changes in Contingent Liabilities or Contingent Assets

There were no contingent liabilities or contingent assets since the last annual balance sheet as at 31 December 2014.

14. Capital Commitments

There were no capital commitments as at 31 December 2015.

(Company No: 8812-M)

Notes To The Unaudited Condensed Consolidated Interim Financial Statements (Continued) In compliance with Bursa Malaysia Listing Requirements: Chapter 9, Appendix 9B, Part A

15. Performance Review

Due to the weak global sentiment whereby Malaysia was also not spared, 2015 was indeed a challenging year.

The revenue and profit before tax recorded by the Group for the financial period-to-date was RM120.113 million and RM24.836 million respectively.

This represented a decrease of RM16.286 million in revenue or 11.94% of the revenue for the same period in the previous financial year ended 31 December 2014. For the cumulative twelve months ended 31 December 2015, the decrease in the results for the financial period-to-date was RM1.790 million or 6.72% of the results for the same period in the previous financial year ended 31 December 2014. The decrease in revenue was mainly attributed to reduced demand for our overseas subsidiary's products and to a lesser extent our domestic products also, caused by the weak economic condition. As for the decrease in revenue, better efficiency and other cost saving activities has helped softened the impact from the drop in revenue.

The performance of the respective operating segments for the financial period-to-date as compared to the corresponding financial period-to-date in the preceding financial year is analysed as follows:

a) Manufacturing segment

The manufacturing segment registered a decrease in revenue and results for the current financial period-todate of 21.49% and 37.11% respectively as compared to the revenue and results in the corresponding financial period-to-date in the preceding financial year. This was due to certain models for some of our customers in Malaysia and China which reached their end of life, whilst their replacement models had not started yet. The overall reduced consumer sentiment for the local automotive industry also affected our sales for this period.

b) Property development and management segment

The property development and management segment registered an increase in revenue and results for the current financial period-to-date of 23.47% and 22.65% respectively as compared to the revenue and results in the corresponding financial period-to-date in the preceding financial year. The increase was due to higher revenue recognition from the on-going projects.

c) Trading, services and others segment

This segment is not active.

(Company No: 8812-M)

Notes To The Unaudited Condensed Consolidated Interim Financial Statements (Continued)

In compliance with Bursa Malaysia Listing Requirements: Chapter 9, Appendix 9B, Part A

16. Variation of Results Against Preceding Quarter

The revenue and profit before tax for the current quarter were RM28.190 million and RM4.678 million respectively compared to revenue of RM31.717 million and profit before tax of RM8.038 million for the immediate preceding quarter ended 30 September 2015. For the manufacturing sector, the drop in revenue was mainly due to certain models for some of our customers in Malaysia and China which reached their end of life, whilst their replacement models had not started yet. The reduced consumer sentiment also affected our local automotive sales.

17. Current Year Prospects

The drop in the consumer sentiment index to a new low of 63.8 points in 4Q of 2015 (Source: Malaysian Institute of Economic Research) has adversely impacted all sectors of economy.

The manufacturing division performance would be dependent on orders from existing customers and the expected gradual recovery of the global economy. The group will continue its commitment to streamline its manufacturing process to achieve cost optimization for greater efficiency. As for our China operations, we are in the midst of securing several new contracts which are expected to contribute positively to our earnings in the very near future.

As for the property division, the reduced consumer sentiment and stringent lending policies are expected to impact the performance of the property division. Despite these challenges, the management is confident that the property division will contribute satisfactory to the group's performance as we are developing landed houses that are within the affordable range in the Shah Alam area. New projects are expected to be launched in 2016, which we believe will do well.

18. Profit Forecast or Profit Guarantee

The Group did not issue any profit forecast or profit guarantee.

(Company No: 8812-M)

Notes To The Unaudited Condensed Consolidated Interim Financial Statements (Continued)

In compliance with Bursa Malaysia Listing Requirements: Chapter 9, Appendix 9B, Part A

19. Profit before taxation

	Current Quarter 3 months ended 31.12.2015 RM'000	Year-To- Date 12 months ended 31.12.2015 RM'000
Profit before taxation is arrived at after charging:		
Depreciation of property, plant and equipment and investment properties Interest expense	2,394 19	9,582 64
Net foreign exchange gain:		
– Realised – Unrealised	(111) 285	(822) (2,227)

20. Taxation

	Individual Period		Cumulative Period	
	3 month 31.12.2015 RM'000	s ended 31.12.2014 RM'000	12 montl 31.12.2015 RM'000	ns ended 31.12.2014 RM'000
In respect of current financial year:				
Malaysian income taxDeferred tax	1,936 (67)	2,644 (70)	8,187 (481)	7,188 (327)
	1,869	2,574	7,706	6,861
In respect of prior financial years:				
 Malaysian income tax Foreign tax Deferred tax 	(86) - -	- -	(89) - (2)	4 - 27
	(86)	-	(91)	31
	1,783	2,574	7,615	6,892

The effective tax rate for the current quarter and the financial period-to-date was higher than the statutory tax rate principally due to the losses of certain subsidiary companies which cannot be set off against the taxable profits made by other subsidiary companies, and certain expenses which are not deductible for tax purposes.

(Company No: 8812-M)

Notes To The Unaudited Condensed Consolidated Interim Financial Statements (Continued)

In compliance with Bursa Malaysia Listing Requirements: Chapter 9, Appendix 9B, Part A

21. Status of Corporate Proposals

There were no corporate proposals announced.

22. Borrowings

	As at 31.12.2015 RM'000	As at 31.12.2014 RM'000
Non-current		
- Secured	1,120	905
Current		
– Secured	461	308
	1,581	1,213

23. Material Litigation

As at the reporting date, there was no material litigation against the Group.

24. Dividend

The Board of Directors has proposed a first and final single tier dividend of 3% or 1.5 sen per ordinary share of RM0.50 each, in respect of the financial year ended 31 December 2015, which is subject to shareholders' approval at the forthcoming Annual General Meeting. The entitlement and payment date have yet to be fixed and will be announced later.

(Company No: 8812-M)

Notes To The Unaudited Condensed Consolidated Interim Financial Statements (Continued)

In compliance with Bursa Malaysia Listing Requirements: Chapter 9, Appendix 9B, Part A

25. Earnings Per Share

(a) Basic earnings per share

Basic earnings per share is calculated by dividing the profit for the period attributable to owners of the Company by the weighted average number of ordinary shares in issue during the period.

	Individual Period 3 months ended		Cumulative Period	
			12 months ended	
	31.12.2015	31.12.2014	31.12.2015	31.12.2014
Profit for the period attributable				
to owners of the Company (RM'000)	2,937	7,742	17,232	19,718
Weighted average number				
of ordinary shares in issue ('000)	276,617	276,617	276,617	276,617
Basic earnings per share (sen)	1.06	2.80	6.23	7.13

(b) Diluted earnings per share

Diluted earnings per share is not disclosed as it is not applicable.

26. Breakdown of retained profits into realised and unrealised profits or losses

The breakdown of the retained profits of the Group as at the reporting date, into realised and unrealised profits or losses, is as follows:

	As at 31.12.2015 RM'000	As at 31.12.2014 RM'000
Realised and unrealised profits of the Company and its subsidiaries:		
- Realised	199,964	188,875
- Unrealised	(5,065)	(7,098)
	194,899	181,777
Less: Consolidation adjustments	(31,875)	(31,836)
Total retained profits	163,024	149,941