

**LBI CAPITAL BERHAD**  
(Company No. : 41412-X)  
**Condensed Consolidated Balance Sheet**

	<b>Unaudited As at end of Current Quarter 31 Mar 2015 RM'000</b>	<b>Audited As at preceding Financial Year End 31 Dec 2014 RM'000</b>
<b>ASSETS</b>		
<b>Non-Current Assets</b>		
Property, Plant and Equipment	2,188	2,136
Investment Properties	28,129	28,129
Investment in Associated Co.	48	48
Other Investment	1,329	1,377
Development Expenditure	28,825	31,003
	60,519	62,693
<b>Current Assets</b>		
Inventories	2,073	2,073
Property Development Expenditure	86,971	82,146
Trade Receivables	22,264	16,704
Other Receivables	5,542	5,329
Accrued Billings	0	1,511
Amount Owing by an Associate Company	6,060	4,860
Tax Recoverable	170	15
Fixed Deposits	153	153
Cash held under Housing Development Act	1,908	1,299
Cash and Bank balances	2,194	1,876
	127,335	115,966
<b>Total Assets</b>	<b>187,854</b>	<b>178,659</b>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity attributable to equity holders of the parent</b>		
Share Capital	73,182	72,484
Treasury Shares	(65)	(1)
Share Premium	107,702	107,660
Warrant Reserve	900	900
Accumulated Losses	(68,552)	(73,262)
	113,167	107,781
Non-controlling Interest	242	242
<b>Total Equity</b>	<b>113,409</b>	<b>108,023</b>

**LBI CAPITAL BERHAD**

(Company No. : 41412-X)

(Incorporated in Malaysia)

Condensed Consolidated Balance Sheet

	<b>Unaudited As at end of Current Quarter 31 Mar. 2015 RM'000</b>	<b>Audited As at preceding Financial Year End 31 Dec 2014 RM'000</b>
<b>Non-Current Liabilities</b>		
Bank Borrowing	20,723	20,769
Deferred tax	136	136
	20,859	20,905
<b>Current Liabilities</b>		
Trade Payables	13,286	13,271
Progress Billings	8,143	4,559
Other Payables	9,373	9,127
Amount Owing to Stakeholder Equity	0	1,000
Bank Borrowings	21,007	21,185
Tax Payable	1,777	589
	53,586	49,731
<b>Total Liabilities</b>	74,445	70,636
<b>Total Equity and Liabilities</b>	187,854	178,659
<b>Net assets per share (RM)</b>	1.55	1.49

The condensed consolidated balance sheet should be read in conjunction with the financial statement for the year ended 31 Dec 2014 and the accompanying explanatory.

**LBI CAPITAL BERHAD**

(Company No. : 41412-X)

**Condensed Consolidated Statement of Comprehensive Income**

	Individual Period		Cumulative Period	
	Current Year Quarter 31/03/2015 RM'000	Preceding Year Corresponding Quarter 31/03/2014 RM'000	Current Year To date 31/03/2015 RM'000	Preceding Year Corresponding Period 31/03/2014 RM'000
Revenue	22,605	10,016	22,605	10,016
Other Operating Incomes	220	105	220	105
Operating Expenses	(15,733)	(7,182)	(15,733)	(7,182)
Finance Costs	(573)	(59)	(573)	(59)
Share of Loss on Associated Company	0	0	0	0
Profit/(Loss) before Taxation	<u>6,519</u>	<u>2,880</u>	<u>6,519</u>	<u>2,880</u>
Income Tax	(1,809)	(973)	(1,809)	(973)
Profit/(Loss) after Taxation	<u>4,710</u>	<u>1,907</u>	<u>4,710</u>	<u>1,907</u>
Attributable to:				
Equity holders	4,710	1,907	4,710	1,907
Non-controlling Interest	0	0	0	0
Profit for the Period	<u>4,710</u>	<u>1,907</u>	<u>4,710</u>	<u>1,907</u>
<b>Profit for the Period</b>	4,710	1,907	4,710	1,907
Other comprehensive income, net of tax	0	0	0	0
Total comprehensive income for the period	<u>4,710</u>	<u>1,907</u>	<u>4,710</u>	<u>1,907</u>

**Total comprehensive income**

Equity holders	4,710	1,907	4,710	1,907
Non controlling interest	0	0	(3)	0
	<u>4,710</u>	<u>1,907</u>	<u>4,707</u>	<u>1,907</u>

**Earnings per share attributable to equity holders**

Basic earnings/(loss) per share (sen)	6.4	2.9	6.4	2.9
Diluted earning/(loss) per share (sen)	5.9	2.5	5.9	2.5

The condensed consolidated Income Statement should be read in conjunction with the Financial Statements for the year ended 31 December 2014

**LBI CAPITAL BERHAD**

(Company No. : 41412-X)

**Condensed Consolidated Statement of Changes in Equity**

	<-----Non-Distributable----->			Accumulated Losses	Treasury Shares	TOTAL	Non- Controlling Interest	Total Equity
	Share Capital	Share Premium	Warrant Reserve					
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
<b>At 1 Jan. 2014</b>	64,246	105,729	1,015	(79,795)	(1)	91,194	0	91,194
Net profit for the year				1,907		1,907	-	1,907
Issue of shares	2,212					2,212	-	2,212
Transfer to share premium for warrant conversion		111	(111)			0		
<b>As at 31 Mar. 2014</b>	<b>66,458</b>	<b>105,840</b>	<b>904</b>	<b>(77,888)</b>	<b>(1)</b>	<b>95,313</b>	<b>0</b>	<b>95,313</b>
<b>As at 1st Jan. 2015</b>	<b>72,484</b>	<b>107,660</b>	<b>900</b>	<b>(73,262)</b>	<b>(1)</b>	<b>107,781</b>	<b>242</b>	<b>108,023</b>
Net profit for the year				4,710		4,710	0	4,710
Issue of Shares	698	42				740	0	740
Shares buy-back					(64)	(64)	0	(64)
<b>As at 31 Mar 2015</b>	<b>73,182</b>	<b>107,702</b>	<b>900</b>	<b>(68,552)</b>	<b>(65)</b>	<b>113,167</b>	<b>242</b>	<b>113,409</b>

The Condensed Consolidated Statement of changes in equity should be read in conjunction with the Financial Statements for the year ended 31 December 2014

**LBI CAPITAL BERHAD**

(Company No. : 41412-X)

**Condensed Consolidated Cash Flow Statement**

	<b>3 months ended</b>	
	<b>31.03.2015</b>	<b>31.03.2014</b>
	<b>RM'000</b>	<b>RM'000</b>
Net cash generated from/(used in) operation activities	876	(5,563)
Net cash generated from/(used in) investing activities	(401)	(16)
Net cash generated from/(used in) financing activities	(791)	5,187
Net increase/(decrease) in cash and cash equivalent	<u>(316)</u>	<u>(392)</u>
Cash and cash equivalent at beginning of the year	2,404	1,652
Cash and cash equivalent at end of the period	<u><u>2,088</u></u>	<u><u>1,260</u></u>
Cash and cash equivalents comprises		
Cash and Bank Balances	2,194	2,004
Cash held under Housing Development Accounts	1,908	417
Deposits with Licensed Banks	153	156
	<u>4,255</u>	<u>2,577</u>
Less: Fixed Deposit pledged to licensed banks	(153)	(156)
Overdraft	<u>(2,014)</u>	<u>(1,161)</u>
	<u><u>2,088</u></u>	<u><u>1,260</u></u>

The Condensed Consolidated cashflow statement should be read in conjunction with the Financial Statement for the Year ended 31 December 2014

## **A NOTES TO THE INTERIM FINANCIAL REPORT**

### **A1. Basis of Preparation**

The interim financial report of the Group are unaudited and has been prepared in accordance with the requirement of FRS 134: Interim Financial Reporting and Paragraph 9.22 of the Bursa Malaysia Securities Berhad's Listing Requirements and should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2014.

The accounting policies and methods of computation adopted by the Group in the preparation of the interim financial statements are consistent with those adopted in the annual audited financial statements for the financial year ended 31 December 2014.

### **A2. Changes in Accounting Policies**

The new and revised FRSs, Amendments to FRS and IC Interpretations which are mandatory for companies with financial periods beginning on or after 1 January 2015 do not have any significant effects on the financial statements of the Group.

The directors expect that the adoption of the new FRS, Amendments to FRS and IC Interpretations FRS which are issued but not yet effective for the financial year ending 31 December 2015 will not have any material impact on the financial statements of the Group and the Company in the period of initial application, other than as disclosed below:

The Malaysian Accounting Standards Board (MASB) issued a new MASB approved accounting framework (MFRS Framework) to be applied by all entities other than private entities for annual periods beginning on or after 1 Jan 2013, with the exception of entities that are within the scope of MFRS 141 Agriculture and IC Interpretation 15 Agreement for Construction of Real Estate, including its parent, significant investor and venture.

The exemption of the above entities are allowed to defer adoption of the new MFRS Framework for four years. Consequently, the adoption of the MFRS Framework by the Group will be mandatory for annual periods beginning on or after 1 Jan 2017.

Accordingly, the Group will be required to prepare financial statements using the using MFRS Framework in its first MFRS financial statement for year ending 31 Dec 2017. As such the comparative financial statement will be restated to reflect the application of MFRS Framework retrospectively by adjusting the opening retained earning.

### **A3. Auditors' Report**

There were no qualifications on auditors' report of the audited financial statements for the financial year ended 31 December 2014.

### **A4. Seasonal or Cyclical Factors**

The Group's operations are not subject to seasonal or cyclical factors.

**A5. Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flows**

Other than those disclosed in the financial statements, there were no unusual items affecting assets, liabilities, equity, net income or cash flows during the financial period under review.

**A6. Material Changes in Estimates**

There were no material changes in estimate used for the preparation of the interim financial report.

**A7. Debt and Equity Securities**

There were no issuance, cancellation, repurchase, resale and repayments of debt and equity securities for the current financial period except for the final issuance of 697,554 ordinary shares of RM1.00 each at RM1.06, pursuant to the private placement.

**A8. Dividend Paid**

There were no dividends declared by the Company during the quarter ended 31 March 2015.

**A9. Segmental Report**

The Group's principal business is property development and property investment within Malaysia. Hence no segmental report is presented.

**A10. Valuation of Property, Plant and Equipment**

Property, Plant and Equipment are stated at fair value less accumulated depreciation.

**A11. Material Events Subsequent to the Balance Sheet Date**

There were no material events subsequent to the end of current quarter under review up to the date of this report which will likely to have substantial effect on the results of the operations of the Group.

**A12. Changes in the Composition of the Group**

During the period, there is no change in the composition of the Group.



**A13. Contingent Liabilities**

	RM
Corporate guarantee for subsidiary companies banking facilities	40,812,924

**A14. Capital Commitments**

	RM
Approved and contracted for: Development land acquired under Sale and Purchase Agreements.	Nil.

**B NOTES TO BURSA MALAYSIA'S LISTING REQUIREMENT**

**B1. Review of Performance**

For the quarter under review, the Group registered a higher revenue of RM22.6 million compared with RM10.0 million for previous corresponding quarter in 2014 attributed to the contribution from its townhouse development, Desa Saujana 2 @ Bandar Saujana Putra. Consequently the Group recorded a much better profit before tax of RM6.5 million as compared to a profit before tax of RM2.9 million for corresponding period last year.

**B2. Variation of Results Against Preceding Quarter**

For the quarter under review, the Group recorded a higher revenue of RM22.6 million and profit before tax of RM6.5 million as compared to the preceding quarter's revenue of RM18.8 million and profit before tax of RM3.1 million. The better performance was attributed to its townhouse project which was launched in December last year.

**B3. Prospects**

The board expects the performance for the current financial year to be better than last year mainly due to its encouraging sales recorded from the townhouse project.

**B4. Profit forecast and profit guarantee**

There were no profit forecast or profit guarantee for the financial year.

**B5. Taxation**

	<b>Current Quarter</b>	<b>Year-To-Date</b>
	<b>RM'000</b>	<b>RM'000</b>
Current Year Provision	1,809	1,809

The effective tax rate of the Group was higher than the prevailing statutory tax rate due to non-deductibility of certain expenses.

**B6. Unquoted Investment and Properties**

There were no sales of unquoted investments and/or properties during the current financial quarter.

**B7. Status of Corporate Proposals**

There is no corporate proposal outstanding as at the date of this report.

**B8. Borrowings and Debts Securities**

Total Group borrowings as at 31 March 2015 were as follows:

	<b>As at 31/12/2014</b>
	<b>RM'000</b>
Short term borrowings	
- Unsecured	-
- Secured	21,007
	<hr/>
	21,007
Long term borrowings	
- Unsecured	-
- Secured	20,723
	<hr/>
	20,723
Total	<hr/>
	41,730
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**B9. Off Balance Sheet Financial Instruments**

There were no off balance sheet financial instruments for the current financial period to date.

**B10. Material Litigation**

The Company is not involved in any material litigation as at the date of this financial report, which has a material effect on the financial position of the Group.

**B11. Dividends payable**

The board did not declare any dividend during the quarter under review. The Board has declared a single tier tax exempt interim dividend of 5% (5 sen per share) for last financial year.

**B12. Earnings Per Share**

**a) Basic Earnings per Share**

Basic earnings per share of the Group is calculated based on the net profit attributable to the shareholders for the current financial period and the weighted average number of ordinary shares in issue of 73,181,588 (2014: 66,155,807) during the said financial quarter.

**b) Diluted Earnings per Share**

The diluted earning per share of the Group is calculated based on the net profit attributable to the shareholders for the current financial period and the adjusted weighted average number of ordinary shares in issued and issuable of 79,416,244 (2014 : 74,702,187) during the said financial quarter.

**B13. Supplementary information disclosed pursuant to Bursa Malaysia Securities Berhad Listing Requirements.**

The following analysis of realized and unrealized retained profit/(accumulated losses) at the legal entity level is prepared in accordance with Guidance on Special matter No. 1, Determination of Realised and Unrealised Profit or Losses in the Context of Disclosure Pursuant to Bursa Malaysia Securities Listing Requirement, as issued by the Malaysian Institute of Accountants whilst the disclosure at the group level is based on the prescribed format by the Bursa Malaysia Securities Berhad.

	<b>31/03/2015</b>
	<b>RM'000</b>
Total Accumulated Profit/(Loss) - Realised	(90,062)
- Unrealised	5,368
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	(84,694)
Less: Consolidation adjustments	16,142
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Total Group Accumulated Losses	(68,552)
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**B14. Notes to the Condensed Consolidated Statement of Comprehensive Incomes**

The following amounts have been credited/(charged) in arriving at profit before tax:

	<b>Current Quarter RM'000</b>	<b>Cumulative Quarter RM'000</b>
a) Interest income	11	11
b) Dividend income and other income	0	0
c) Interest expenses	(573)	(573)
d) Depreciation and amortization	(201)	(201)
e) Provision for /write off of receivable	0	0
f) Gain/(loss) on disposal of investments/property	0	0
g) Inventories written off	0	0
h) Foreign exchange gain/(loss)	0	0