UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENT

	INDIVIDUAL (QUARTER	CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER ENDED	PRECEDING YEAR CORRESPONDING QUARTER ENDED	CURRENT FINANCIAL YEAR TO DATE	PRECEDING FINANCIAL YEAR TO DATE
	30 SEPTEMBER 2012	30 SEPTEMBER 2011	30 SEPTEMBER 2012	30 SEPTEMBER 2011
	RM'000	RM'000	RM'000	RM'000
Operating revenue	19,343	20,746	57,293	57,454
Other operating income	887	944	2,774	2,585
Depreciation	(3,136)	(3,062)	(9,349)	(9,192)
Other operating expenses	(14,705)	(13,559)	(43,847)	(41,041)
Profit from operations	2,389	5,069	6,871	9,806
Finance costs	(1,117)	(1,228)	(3,403)	(3,619)
Share in results of associated company	(439)	110	(267)	(174)
Profit before taxation	833	3,951	3,201	6,013
Taxation	(402)	(423)	(1,024)	(1,198)
Profit for the period	431	3,528	2,177	4,815
Basic earnings per share (sen)	0.19	1.58	0.98	2.16

The Unaudited Condensed Consolidated Income Statement should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2011.

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	CURRENT YEAR QUARTER ENDED	PRECEDING YEAR CORRESPONDING QUARTER ENDED	CURRENT FINANCIAL YEAR TO DATE	PRECEDING FINANCIAL YEAR TO DATE
	30 SEPTEMBER 2012	30 SEPTEMBER 2011	30 SEPTEMBER 2012	30 SEPTEMBER 2011
	RM'000	RM'000	RM'000	RM'000
Profit for the period	431	3,528	2,177	4,815
Foreign currency translation differences for foreign operations Fair value of available-for-sale financial assets Share of other comprehensive (loss)/income of associated company	(1,790) (182) (63)	1,048 (9,840) (1,168)	(2,502) (3,340) (1,017)	2,798 (10,203) 3,276
Total comprehensive (loss)/income	(03)	(1,108)	(1,017)	3,270
for the period	(1,604)	(6,432)	(4,682)	686

INDIVIDUAL QUARTER

CUMULATIVE QUARTER

The Unaudited Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2011.

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION FOR THE PERIOD ENDED 30 SEPTEMBER 2012

As at	Audited As at
	2 10 0.0
30 SEPTEMBER 2012	31 DECEMBER 2011
	RM'000
290,417	294,486
24,153	25,436
91	91
5,382	3,536
11,984	11,877
332,027	335,426
153	189
2,947	2,795
18,765	2,111
1,563	2,410
37,347	40,687
	34,595
36,154	36,266
110,809	119,053
442,836	454,479
223,068	223,068
120,618	128,646
343,686	351,714
63 750	69,450
11,679	11,776
75,429	81,226
1 855	1,692
	14,447
6,300	5,400
23,721	21,539
442,836	454,479
	24,153 91 5,382 11,984 332,027 153 2,947 18,765 1,563 37,347 13,880 36,154 110,809 442,836 223,068 120,618 343,686 63,750 11,679 75,429

Net assets per share attributable to ordinary equity holders of the parent (RM) 1.54 1.58

The Unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2011.

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 30 SEPTEMBER 2012

	<>			<distributable></distributable>		
	Share	Share	Foreign	Fair	Unappropriated	Total
	capital	premium	currency	value	profits	
			translation	reserve		
			reserve			
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
PERIOD ENDED 30 SEPTEMBER 2011						
At 1 January 2011	223,068	79,437	(1,847)	41,018	8,782	350,458
Total comprehensive income for the period	-	-	2,798	(6,927)	4,815	686
Dividend paid (Note A7)	-	-	-	-	(3,346)	(3,346)
At 30 September 2011	223,068	79,437	951	34,091	10,251	347,798
PERIOD ENDED 30 SEPTEMBER 2012						
At 1 January 2012	223,068	79,437	(732)	38,370	11,571	351,714
Total comprehensive income for the period	-	-	(2,502)	(4,357)	2,177	(4,682)
Dividend paid (Note A7)	-	-	-	-	(3,346)	(3,346)
At 30 September 2012	223,068	79,437	(3,234)	34,013	10,402	343,686

The Unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2011.

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 30 SEPTEMBER 2012

FOR THE PERIOD ENDED 30 SEPTEMBER 2012		
	9 months ended	9 months ended
	30 SEPTEMBER 2012	30 SEPTEMBER 2011
	RM'000	RM'000
CASH FLOWS GENERATED FROM OPERATING ACTIVITIES		
Profit before tax	3,201	6,013
Adjustments for:-		
Allowance for doubtful debts / (reversed)	3	(3)
Bad debts recovered	(1)	(17)
Depreciation of property, plant and equipment	9,349	9,192
Interest income	(632)	(636)
Dividend income	(1,609)	(1,427)
Interest expense	3,403	3,619
Share in results of associated company	267	174
Property, plant and equipment written off	566	11
Loss on disposal of property, plant and equipment	43	-
Operating profit before working capital changes	14,590	16,926
Changes in:-		
Inventories	35	12
Receivables	(19,230)	2,842
Payables	1,341	1,628
Cash generated from operations	(3,264)	21,408
Income taxes paid	(1,046)	(1,321)
Income taxes recovered	739	1,210
Interest received	605	621
Net cash generated from operating activities	(2,966)	21,918
CASH FLOWS FROM INVESTING ACTIVITIES		
Dividend received	1,609	1,427
Proceeds from disposal of available-for-sale investment	37,030	7,610
Proceeds from disposal of property, plant and equipment	14	3
Proceeds from redemption of bonus units in money market fund	590	530
Purchase of property, plant and equipment	(8,246)	(472)
Purchase of available-for-sale investment	(16,315)	(22,550)
Net cash generated from / (used in) investing activities	14,682	(13,452)
CASH FLOWS FROM FINANCING ACTIVITIES		
Repayment of bank borrowings	(4,800)	(4,350)
Interest paid	(3,403)	(3,619)
Dividend paid	(3,346)	(3,346)
Net cash used in financing activities	(11,549)	(11,315)
NET CHANGES IN CASH AND CASH EQUIVALENTS	167	(2,849)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	36,266	37,207
EEFECT OF EXCHANGE RATE CHANGES	(279)	920
CASH AND CASH EQUIVALENTS AT END OF PERIOD	36,154	35,278
Cash and cash equivalents comprise:		
Cash in hand and at bank	11,149	6,642
Short term deposits with licensed banks	25,005	28,636
•	36,154	35,278
	·	

The Unaudited Condensed Consolidated Statement of Cash Flow should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2011.

THE NOMAD GROUP BHD (426627-H)

QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2012

PART A - EXPLANATORY NOTES PURSUANT TO MFRS 134

A1. Basis of Preparation

The Unaudited Quarterly Report has been prepared in accordance with the Malaysian Financial Reporting Standards 134 ('MFRS' 134) issued by the Malaysian Accounting Standards Board ('MASB') on 'Interim Financial Reporting' and Chapter 9, part K of the Listing Requirements of Bursa Malaysia Securities Berhad ('BMSB').

The accounting policies and methods of computations adopted by the Group in these quarterly financial statements are consistent with those adopted in the audited financial statements for the year ended 31 December 2011, except for the adoption of the following amendments to MFRSs relevant to the Group:

Adoption of a new MASB accounting framework, the MFRS Framework

The Group has adopted the MFRS framework and MFRS 1, First-time adoption of Malaysian Financial Reporting Standards for the first time in these condensed consolidated interim financial statements. The transition to the MFRS framework does not have any significant impact on the financial position, financial performance and cashflow of the Group and the Company.

A2. Audit report of previous annual financial report

The audit report of the previous annual financial report was not qualified.

A3. Seasonal or Cyclical Factors

The Group's operations were not affected by any seasonal or cyclical factors.

A4. Unusual items affecting financial statements

There were no unusual items affecting the financial statements for the quarter ended 30 September 2012.

A5. Changes in accounting estimates

There were no changes in the accounting estimates used in the preparation of the financial statements in the current financial quarter as compared to the previous financial year.

A6. Debts and Equity Securities

There was no transaction in Group debts and equity securities for the period ended 30 September 2012.

A7. Dividend Paid

The following dividend was paid during the current and previous corresponding financial year:-

	<u>30.09.2012</u>	<u>30.09.2011</u>
Final dividend for financial year	31 December 2011	31 December 2010
Approved and declared on	10 May 2012	25 May 2011
Date paid	21 May 2012	10 June 2011
Number of ordinary share on which		
dividends were paid ('000)	223,068	223,068
Amount per share	2.0 sen	2.0 sen
	less tax of 25%	less tax of 25%
Net dividend paid (RM'000)	3,346	3,346

A8. Segmental Information

Analysis of the Group's revenue and results for the period ended 30 September 2012 by operating segments are as follows:

	Investment holding	Serviced Residences	Serviced Offices	Eliminations	Total Domestic
					Operations
Domestic Operations:	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue	4.004				
External	1,801	32,471	9,038	(1.200)	43,310
Intersegment sales	1,801	1,300 33,771	- 9,038	(1,300) (1,300)	43,310
Results	1,801	33,771	9,036	(1,300)	43,310
Segment results	1,009	2,920	(653)	_	3,276
Share in results of an associate	1,003	2,320	(033)		(267
Profit before taxation				•	3,009
Assets				•	,
Segment assets	83,464	267,317	10,581	_	361,362
Investment in an associate	65,404	207,317	10,561		24,153
Total assets				•	385,515
Liabilities				•	
Segment Liabilities	385	87,873	2,987	_	91,245
Segment Liabilities	363	87,873	2,567	•	·
					Total Overseas
Overses Operations A					Operations RM'000
Overseas Operations ^: Revenue					KIVI UUU
External	-	-	13,983	-	13,983
Results			•		,
Segment results	_	_	192	_	192
Share in results of an associate			132		-
Profit before taxation				•	192
				•	
Assets Segment assets	_	_	57,321	_	57,321
Investment in an associate			37,321		-
Total assets				•	57,321
Liabilities				•	7-
Segment Liabilities	_	_	7,905	_	7,905
Segment Liabilities	_	_	7,505	•	•
					Group Total
Group : Revenue					RM'000
External	1,801	32,471	23,021	_	57,293
Intersegment sales	-	1,300	-	(1,300)	-
	1,801	33,771	23,021	(1,300)	57,293
Results				<u> </u>	
Segment results	1,009	2,920	(461)	-	3,468
Share in results of an associate				_	(267
Profit before taxation					3,201
Assets					
Segment assets	83,464	267,317	67,902	-	418,683
Investment in an associate					24,153
Total assets					442,836
Liabilities					
Segment Liabilities	385	87,873	10,892	-	99,150

[^] Operations outside Malaysia relates to that in Singapore, Thailand, Vietnam, Philippines and Indonesia.

	Investment	Serviced	Serviced	Eliminations	Total
	holding	Residences	Offices		Domestic
<u>Domestic Operations :</u>	RM'000	RM'000	RM'000	RM'000	Operations RM'000
Revenue	KIVI OOO	MIVI 000	KIVI 000	KIVI OOO	KIVI OOO
External	1,602	33,167	8,797		43,566
Intersegment sales	-	1,683	-	(1,683)	-
	1,602	34,850	8,797	(1,683)	43,566
Results	,,,,,,	- ,	-, -	(, ,	7
Segment results	456	4,104	1,505	-	6,065
Share in results of an associate		•	,		(174)
Profit before taxation				-	5,891
Assets				•	•
Segment assets	85,103	271,416	12,948	-	369,467
Investment in an associate	55,=55	,	,		25,331
Total assets				-	394,798
Liabilities					,
Segment Liabilities	483	93,783	2,936	_	97,202
Jeginent Liabinities	.03	33,703	2,330	•	
					Total Overseas
					Operations
Overseas Operations ^:					RM'000
Revenue External			13,888		13,888
External	_	-	13,000	-	13,000
Results					
Segment results	-	-	122	-	122
Share in results of an associate				-	-
Profit before taxation					122
Assets					
Segment assets	-	-	56,947	-	56,947
Investment in an associate				-	-
Total assets					56,947
Liabilities					
Segment Liabilities	-	-	6,745	-	6,745
					Group Total
Group:					RM'000
Revenue					Kivi 000
External	1,602	33,167	22,685	-	57,454
Intersegment sales	-	1,683	-	(1,683)	-
i -	1,602	34,850	22,685	(1,683)	57,454
Results		·	·		·
Segment results	456	4,104	1,627	-	6,187
Share in results of an associate		•	,		(174)
Profit before taxation				-	6,013
Assets				-	·
Segment assets	85,103	271,416	69,895	-	426,414
Investment in an associate	,	, -	,		25,331
Total assets				-	451,745
Liabilities				•	·
Segment Liabilities	483	93,783	9,681	-	103,947
<u> </u>		,. 00	-,		

[^] Operations outside Malaysia relates to that in Singapore, Thailand, Vietnam, Philippines and Indonesia.

A9. Revaluation of property, plant and equipment

There was no revaluation on any of the Group's property, plant and equipment during the current quarter under review.

A10. Subsequent Event

Nomad Properties Sdn Bhd ("NPSB"), a wholly-owned subsidiary of the Company, had on 4 September 2012 entered into a conditional Sale and Purchase Agreement for the acquisition of 3,000,000 ordinary shares of RM1.00 each, representing 100% equity interest in Bella Varia Sdn Bhd ("BVSB") for a cash consideration of RM25 million.

The acquisition was completed on 1 October 2012, resulting in BVSB becoming a wholly-owned subsidiary of NPSB.

Other than the above, there were no events subsequent to the end of the current quarter under review.

A11. Changes in the Composition of the Group

There were no material changes in the composition of the Group during the financial quarter under review.

A12. Changes in contingent liabilities or contingent assets

a) Guarantees

In the ordinary course of business, contingent liabilities of the Group comprised:-

As At 30 September 2012 RM'000

Bank guarantee facilities granted to suppliers for services provided 610

b) Claim

Value added tax (VAT) 5,400

On 7 June 2012, the tax authorities of Indonesia had claimed VAT payable of Rp 8.5 billion together with a penalty of Rp 8.5 billion (total Rp 17 billion, equivalent to approximately RM 5.4 million) from PT The Nomad Offices Indonesia ("PTTNOI"), a wholly owned subsidiary. The VAT payable is in relation to PT TNOI's acquisition of Menara ICB (formerly known as Menteng Office Park) in Jakarta in the year 2009. Based on a legal opinion obtained, the Directors are of the opinion that the total claim of Rp 17 billion is invalid and have appealed in accordance with the prevailing laws. The Group is in a position to meet this claim, if required.

Other than the above, there were no material contingent liabilities or contingent assets not provided for in the financial statement as at 30 September 2012.

A13. Commitment

There were no material commitments not provided for in the financial statement as at 30 September 2012.

A14. Operating lease arrangements

The future aggregate minimum lease payables under non-cancellable operating leases contracted for as at balance sheet date but not recognised as payables are as follows:

	As At 30 September 2012 RM'000
Within one year	15,383
In the second to fifth year inclusive Total future minimum lease payables	12,648 28,031

A15. Related party transactions

Related party transactions had been entered into in the ordinary course of business based on normal commercial terms and on arms' length basis.

PART B – EXPLANATORY NOTES PURSUANT TO MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SERCURITIES BERHAD

B1. Review of the performance of the Group

a) Current Year-to-date vs. Previous Year-to-date

The Group's pre-tax profit for the period ended 30 September 2012 was lower than the previous corresponding pre-tax profit by RM2.8 million (2012 : RM3.2 million, 2011 : RM6.0 million).

Performance of the respective operating business segments for the period ended 30 September 2012 compared to the previous corresponding period is analysed as follows:-

- 1) Investment holding For the current year-to-date, the pre-tax profit was RM0.7 million compared to a pre-tax profit of RM0.3 million in 2011. This was mainly due to higher dividend income and interest income arising from investment in shares and money market placements (2012: RM1.0 million, 2011: RM0.4 million) offset by the share of loss in the associated company of RM0.3 million compared to the share of loss of RM0.2 million for the previous corresponding period.
- 2) Serviced residences The pre-tax profit was lower by RM1.2 million for the current year-to-date compared to the previous corresponding period (2012: RM2.9 million, 2011: RM4.1 million). This was mainly due to lower occupancy rates for the hotels and serviced residences and increase in operating costs.
- 3) Serviced offices The serviced offices segment incurred a pre-tax loss of RM0.5 million for the current year-to-date compared to a pre-tax profit of RM1.6 million for the previous corresponding period. The decrease was mainly due to higher operating costs incurred in establishing three (3) new serviced office centers in Kuala Lumpur, Jakarta and Bangkok in the months of May 2012, June 2012 and August 2012 respectively.

b) Current Quarter vs. Previous Year Corresponding Quarter

For the current quarter ended 30 September 2012, the Group recorded a lower pre-tax profit of RM0.8 million compared with RM4.0 million in the previous corresponding period.

Performance of the respective operating business segments for the current quarter ended 30 September 2012 compared to the previous corresponding quarter is analysed as follows:-

- 1) Investment holding 2012 pre-tax profit was RM0.5 million lower compared to the previous corresponding period. (2012: RM0.2 million, 2011: RM0.7 million). The drop in pre-tax profit was mainly due to the share of loss in the associated company mitigated by an increase in dividend income received from investment in shares.
- 2) Serviced residences 2012 pre-tax profit was RM1.1 million compared to RM1.8 million in the previous corresponding period. The lower pre-tax profit of RM0.7 million was mainly due to lower occupancy rates and increase in operating costs.
- 3) Serviced offices The serviced offices segment incurred a pre-tax loss of RM0.5 million compared to a pre-tax profit of RM1.5 million for the previous corresponding period. The pre-tax loss was mainly due to higher operating costs incurred in establishing three (3) new serviced office centers in Kuala Lumpur, Jakarta and Bangkok.

The Board of Directors is of the opinion that there have been no transactions or events that have arisen which would significantly affect the results of the operations of the Group since the quarter ended 30 September 2012 to the date of this announcement.

B2. Material changes in Quarterly Results

	Current	Preceding
	Quarter	Quarter
	30 September 2012	30 June 2012
	RM'000	RM'000
Revenue	19,343	19,699
Profit Before Tax	833	1,422

For the current financial quarter ended 30 September 2012, the Group recorded lower revenue by RM0.4 million and pre-tax profit by RM0.6 million compared to the preceding quarter ended 30 June 2012. The performance of the respective business segments is analysed as follows:-

- 1) Investment holding The pre-tax profit decreased by RM396,000 compared to the preceding quarter. The decrease in pre-tax profit was mainly due to share of loss in the associated company.
- 2) Serviced residences Revenue and pre-tax profit reduced by RM70,000 and RM484,000 respectively compared to the preceding quarter. This was mainly due to lower occupancy and increase in operating costs, and expenses incurred for the acquisition of a new subsididary (as disclosed in note A10) compared to the preceding quarter.
- 3) Serviced offices Revenue decreased by RM237,000 but pre-tax loss was reduced by RM291,000 compared to the preceding quarter. This decrease in revenue was mainly due to the loss of revenue contribution arising from the cessation of operations of a serviced office center in Malaysia since April 2012. The higher pre-tax loss in the preceding quarter was attributed to the assets written off following the closure of this serviced office center.

B3. Current Year Prospects

In view of the uncertainty surrounding the global economy, the Board anticipates that the business environment in which the Group operates will remain challenging for the rest of the financial year.

B4. Profit Forecast

No profit forecast was announced hence there is no comparison between actual results and forecast.

B5. Operating Profit

	Current Quarter 30 September		Cumulative Quarter 30 September	
	2012	2011	2012	2011
	RM'000	RM'000	RM'000	RM'000
Included in the operating profit are:				
Interest income	168	226	632	636
Other income including investment income	886	787	2,468	2,124
Interest expense	(1,117)	(1,228)	(3,403)	(3,619)
Depreciation	(3,136)	(3,063)	(9,349)	(9,193)
Bad debts recovered	0	0	(1)	(17)
Allowance / (Reversal) of doubtful debts	6	(2)	3	(3)
Foreign exchange gain / (loss)	(363)	401	(462)	(580)

B6. Taxation

Taxation comprised the following:-

	Current quarter	Year to date
	30 September 2012	30 September 2012
	RM'000	RM'000
Tay Fynance	402	1.024
Tax Expense	402_	1,024_

The year to date effective income tax rate is higher than the statutory tax rate of 25% mainly due to the absence of group relief for tax losses of certain subsidiaries.

B7. Status of Corporate Proposal

There were no corporate proposals announced but not completed as at the date of this announcement.

B8. Group Borrowings and Debt Securities

The Group's borrowings are secured, denominated in Ringgit Malaysia and classified as follows: -

	30.09.2012
	RM'000
Current	6,300
Non- current	63,750
	70,050

B9. Material litigations

There are no material litigation other than that disclosed in note A12(b).

B10. Dividend Proposed or Declared

Details of the final dividend approved by the shareholders at the Company's Annual General Meeting are as follows:-

Final dividend for financial year	31 December 2011	31 December 2010
Gross amount per share	2.0 sen	2.0 sen
Approved and declared on	10 May 2012	25 May 2011
Entitlement to dividends based on Record of Depositors as at	11 May 2012	31 May 2011
Date paid	21 May 2012	10 June 2011

No interim dividend has been declared for the financial period ended 30 September 2012 (30 September 2011 : Nil).

B11. Earnings Per Share ('EPS')

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current	Preceding	Current	Preceding
	Financial	Corresponding	Financial Year	Financial Year
	Year	Financial Year	To Date	To Date
	30 September	30 September	30 September	30 September
	2012	2011	2012	2011
	RM'000	RM'000	RM'000	RM'000
Basic Earnings per share				
Group's profit after tax used as numerator in the calculation of basic EPS	431	3,528	2,177	4,815
Weighted average no of ordinary shares in issue used as denominator in the calculation of basic EPS	223,068	223,068	223,068	223,068
Basic Earnings Per Share (sen)	0.19	1.58	0.98	2.16
Diluted Earnings Per Share (sen)	0.19	1.58	0.98	2.16

B12. Realised and unrealised unappropriated profits

The realised and unrealised unappropriated profits of the Group are as follows:

	30.09.2012	31.12.2011
	RM'000	RM'000
Total unappropriated profits of the Company		
and its subsidiaries:		
- Realised profits	15,751	14,937
- Unrealised losses	(12,141)	(12,415)
Total share of unappropriated profits from associated company:		
- Realised profits	7,766	9,113
- Unrealised losses	(974)	(64)
	10,402	11,571
	=======	=======

B13. Authorisation for Issue

The interim financial report was authorised for issue by the Board of Directors in accordance with a resolution dated 6 November 2012.

By order of the Board

THE NOMAD GROUP BHD

JENNY WONG CHEW BOEY (MAICSA 7006120)

Secretary

Kuala Lumpur

06 November 2012