

CREST BUILDER HOLDINGS BERHAD (573382-P)

***UNAUDITED INTERIM FINANCIAL REPORT FOR
THE SECOND QUARTER ENDED 30 JUNE 2014***

CONTENTS

INTERIM REPORT

UNAUDITED INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2014

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME	1
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION	2
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY	3
CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS	4
PART A : EXPLANATORY NOTES PURSUANT TO PARA 16, FRS 134 INTERIM FINANCIAL REPORTING	5
PART B : EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD	10

CREST BUILDER HOLDINGS BERHAD (573382-P)
CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE SECOND QUARTER ENDED 30 JUNE 2014

	<u>INDIVIDUAL PERIOD</u>		<u>CUMULATIVE PERIOD</u>	
	Current Year Quarter 30-06-2014 RM'000	Preceding Year Quarter 30-06-2013 RM'000 (Restated)	Current Year To Date 30-06-2014 RM'000	Preceding Year To Date 30-06-2013 RM'000 (Restated)
Revenue	55,716	46,342	104,286	126,883
Cost of Sales	<u>(26,077)</u>	<u>(39,011)</u>	<u>(56,459)</u>	<u>(115,449)</u>
Gross Profit	29,639	7,331	47,827	11,434
Other Operating Income	<u>861</u>	<u>54,557</u>	<u>1,893</u>	<u>55,433</u>
	30,500	61,888	49,720	66,867
Administration Costs	<u>(6,117)</u>	<u>(4,345)</u>	<u>(11,280)</u>	<u>(8,166)</u>
	24,383	57,543	38,440	58,701
Finance Costs	<u>(7,772)</u>	<u>(7,847)</u>	<u>(15,238)</u>	<u>(14,636)</u>
Profit Before Tax	16,611	49,696	23,202	44,065
Taxation	<u>(7,934)</u>	<u>213</u>	<u>(10,271)</u>	<u>(2,559)</u>
Profit of the period	8,677	49,909	12,931	41,506
Other Comprehensive Income, net of tax	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Comprehensive Income for the period, net of tax	<u>8,677</u>	<u>49,909</u>	<u>12,931</u>	<u>41,506</u>
Total Comprehensive Income attributable to:				
Equity holders of the Company	4,363	50,025	5,243	41,874
Non-controlling Interests	<u>4,314</u>	<u>(116)</u>	<u>7,688</u>	<u>(368)</u>
	<u>8,677</u>	<u>49,909</u>	<u>12,931</u>	<u>41,506</u>
Earnings Per Share (sen)				
- Basic	<u>2.7</u>	<u>35.0</u>	<u>3.3</u>	<u>30.0</u>
- Diluted	<u>2.5</u>	<u>33.1</u>	<u>3.0</u>	<u>30.0</u>

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2013 and the accompanying explanatory notes attached to the quarterly report.

CREST BUILDER HOLDINGS BERHAD (573382-P)
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2014

	As at 30-06-2014 RM'000	As at 31-12-2013 RM'000 (Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	10,173	11,482
Investment properties	265,557	249,200
Other investments	54	54
Intangible assets	33,604	33,604
Operating financial asset	350,920	349,578
Deferred tax asset	4,751	9,903
Trade receivables	9,258	14,343
	674,317	668,164
Current assets		
Property development costs	50,179	90,468
Inventories	26,474	5,680
Trade and other receivables	190,477	192,478
Amounts due from contract customers	79,943	86,834
Tax recoverable	3,904	2,437
Cash and bank balances	13,444	12,621
	364,421	390,518
TOTAL ASSETS	1,038,738	1,058,682
EQUITY AND LIABILITIES		
Share capital	164,826	160,867
Share premium	3,355	3,355
Treasury shares	(938)	(938)
Reserves	207,726	202,484
Equity Attributable to Equity Holders of the Company	374,969	365,768
Non-controlling interests	13,045	5,357
Total equity	388,014	371,125
Non-current liabilities		
Hire purchase payables	311	471
Deferred tax liabilities	2,596	4,057
Loans	330,580	351,103
Trade payables	22,424	19,530
	355,911	375,161
Current liabilities		
Trade and other payables	115,650	184,212
Amounts due to contract customers	1,107	873
Hire purchase payables	321	378
Other bank borrowings	171,834	124,313
Provision for taxation	5,901	2,620
	294,813	312,396
Total liabilities	650,724	687,557
TOTAL EQUITY AND LIABILITIES	1,038,738	1,058,682
Net assets per share attributable to equity holders of the Company (RM)	2.32	2.27

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 December 2013 and the accompanying explanatory notes attached to the quarterly report.

CREST BUILDER HOLDINGS BERHAD (573382-P)
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE SECOND QUARTER ENDED 30 JUNE 2014

← ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY →

	Share Capital RM'000	Share Premium RM'000	Treasury Shares RM'000	NON-DISTRIBUTABLE			DISTRIBUTABLE		Non-controlling Interest RM'000	Total Equity RM'000
				Capital Reserve RM'000	Other Reserve RM'000	Retained Earnings RM'000	Total RM'000			
At 1 January 2013 (Restated)	138,010	-	(594)	4,420	24	158,207	300,067	(813)	299,254	
Total comprehensive profit for the period	-	-	-	-	-	41,874	41,874	(368)	41,506	
Issuance of shares	138,010	-	(594)	4,420	24	200,081	341,941	(1,181)	340,760	
- Exercise of Warrants A	20,002	-	-	(670)	-	670	20,002	-	20,002	
- Exercise of ESOS	959	-	-	-	-	-	959	-	959	
Purchase of treasury shares	-	-	(344)	-	-	-	(344)	-	(344)	
At 30 June 2013	158,971	-	(938)	3,750	24	200,751	362,558	(1,181)	361,377	
At 1 January 2014	160,868	3,355	(938)	774	1	201,708	365,768	5,357	371,125	
Total comprehensive income for the period	-	-	-	-	-	5,243	5,243	7,688	12,931	
Issuance of shares	160,868	3,355	(938)	774	1	206,951	371,011	13,045	384,056	
- Exercise of Warrants B	3,000	-	-	-	-	-	3,000	-	3,000	
- Exercise of ESOS	958	-	-	-	-	-	958	-	958	
At 30 June 2014	164,826	3,355	(938)	774	1	206,951	374,969	13,045	388,014	

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the financial year ended 31 December 2013 and the accompanying explanatory notes attached to the quarterly report.

CREST BUILDER HOLDINGS BERHAD ^(573382-P)
CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE SECOND QUARTER ENDED 30 JUNE 2014

	6 Months Ended 30-06-2014 RM'000	6 Months Ended 30-06-2013 RM'000 (Restated)
Profit before taxation	23,202	44,065
Adjustments for :-		
Depreciation	1,323	1,726
Gain on disposal of property, plant and equipment	(249)	(501)
Interest expense	15,238	14,636
Interest income	(74)	(336)
Change in fair value of investment property	-	(52,307)
Operating profit before working capital changes	<u>39,440</u>	<u>7,283</u>
Net change in current assets	<u>85,304</u>	<u>25,769</u>
Net change in current liabilities	<u>(119,089)</u>	<u>(56,418)</u>
	<u>(33,785)</u>	<u>(30,649)</u>
	5,655	(23,366)
Income tax paid	<u>(4,765)</u>	<u>(2,085)</u>
Net cash use in operating activities	890	(25,451)
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received	74	336
Proceeds from disposal of property, plant and equipment	300	711
Increase in investment properties	(15,878)	(50,729)
Purchase of treasury shares	-	(344)
Purchase of property, plant and equipment	(65)	(602)
Net cash used in investing activities	(15,569)	(50,628)
CASH FLOWS FROM FINANCING ACTIVITIES		
Interest paid	(15,238)	(14,636)
Loan raised	44,812	87,786
Proceeds from:		
- exercise of Warrants A	-	20,002
- exercise of Warrants B	3,000	-
- exercise of ESOS	958	959
Repayment of loans	(18,008)	(21,490)
Repayment of hire purchase creditors	(216)	(1,100)
Net cash from financing activities	15,308	71,521
Net decrease in cash and cash equivalents	629	(4,558)
Cash and cash equivalents brought forward	(20,248)	15,181
Cash and cash equivalents carried forward	<u>(19,619)</u>	<u>10,623</u>
Note:		
Cash and bank balances	10,110	2,037
Fixed deposit with licensed banks	3,334	20,560
	<u>13,444</u>	<u>22,330</u>
Less: Bank overdraft	(33,040)	(23,394)
Fixed deposit pledged	(23)	(23)
Cash and cash equivalents	<u>(19,619)</u>	<u>10,623</u>

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the financial year ended 31 December 2013 and the accompanying explanatory notes attached to the quarterly report.

CREST BUILDER HOLDINGS BERHAD ^(573382-P)
INTERIM FINANCIAL REPORT
FOR THE SECOND QUARTER ENDED 30 JUNE 2014

**PART A: EXPLANATORY NOTES PURSUANT TO PARAGRAPH 16, FRS134
INTERIM FINANCIAL REPORTING**

A1. BASIS OF PREPARATION

The unaudited interim financial report has been prepared in accordance with the reporting requirements as set out in the Financial Reporting Standards (“FRS”) No. 134 – “Interim Financial Reporting” and paragraph 9.22 of the Bursa Malaysia Securities Berhad (“Bursa Securities”) Listing Requirements, and should be read in conjunction with the Group’s audited statutory financial statements presented in the Annual Report for the financial year ended 31 December 2013.

The accounting policies and method of computation adopted by the Group in this interim financial report are consistent with those adopted for the annual audited financial statements for the financial year ended 31 December 2013, except for the adoption of the FRSs, Amendments to FRSs and Interpretations with effect from 1 July 2013 and 1 January 2014.

The adoption of FRSs, Amendments to FRSs and Issues Committee (“IC”) Interpretations, which are commencing from 1 July 2013 and 1 January 2014 does not have significant impact to the Group.

The following new FRSs and Interpretations were issued but not yet effective and have not been applied by the Group:-

FRSs and IC Interpretations		Effective for financial periods beginning on or after
Amendments to FRS 10, 12 & 127	Investment Entities	1 January 2014
Amendments to FRS 132	Presentation – Offsetting Financial Assets and Financial Liabilities	1 January 2014
Amendments to FRS 136	Recoverable Amount Disclosures for Non-Financial Assets	1 January 2014
Amendments to FRS 139	Novation of Derivatives and Continuation of Hedge Accounting	1 January 2014
Amendments to FRS 119 _{(IFRS 9(2011))}	Defined Benefit Plans: Employee Contributions	1 July 2014
IC Int. 21	Levies	1 January 2014

The adoption of the abovementioned FRSs and Interpretations upon their effective dates are not expected to have any significant impact to the Group.

CREST BUILDER HOLDINGS BERHAD ^(573382-P)
INTERIM FINANCIAL REPORT
FOR THE SECOND QUARTER ENDED 30 JUNE 2014

A1. BASIS OF PREPARATION (CONT'D)

On 19 November 2011, the Malaysian Accounting Standards Board (MASB) issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards (“MFRSs Framework”) which are mandatory for annual financial periods beginning on or after 1 January 2012, with the exception of entities that are within the scope of MFRS 141 Agriculture and IC Int. 15 Agreements for Construction of Real Estate, including its parent, significant investor and venturer (“Transitioning Entities”).

The Group qualify as Transitioning Entities, which allowed the Group to defer the adoption of the new MFRSs. Consequently, the adoption of MFRSs by Transitioning Entities for the Group will be on or after 1 January 2015.

A2. AUDIT QUALIFICATION OF PRECEDING ANNUAL FINANCIAL STATEMENTS

The auditors’ report on the annual audited financial statements for the financial year ended 31 December 2013 was not qualified.

A3. SEASONALITY AND CYCLICALITY FACTORS

The operations of the Group were not materially affected by any seasonal or cyclical factors.

A4. UNUSUAL ITEMS DUE TO THEIR NATURE, SIZE OR INCIDENCE

There were no unusual items affecting the assets, liabilities, equity, net income or cash flows for the current quarter ended 30 June 2014.

A5. CHANGES IN ESTIMATES

There were no changes in estimates of amounts reported in prior financial years that have a material effect on the current quarter ended 30 June 2014.

CREST BUILDER HOLDINGS BERHAD ^(573382-P)
INTERIM FINANCIAL REPORT
FOR THE SECOND QUARTER ENDED 30 JUNE 2014

A6. ISSUANCE OR REPAYMENT OF DEBT AND EQUITY SECURITIES

There were no issuance and repayment of debt securities, share cancellations, and/or resale of treasury shares for the current financial period under review except for:-

- (i) The issuance of 958,000 new ordinary shares of RM1 each, pursuant to the exercise of the Employees' Shares Option Scheme, and
- (ii) The issuance of 3,000,300 new ordinary shares of RM1 each, pursuant to the exercise of the Warrants B.

A7. DIVIDEND PAID

There were no dividends paid during the current quarter.

A8. SEGMENTAL REPORTING

The segmental reporting by industry of the Group is set out as below:-

- (i) For the six (6) months ended 30 June 2014.

Segment Revenue and Segment Results

Business Segment	Construction RM'000	Investment Holding RM'000	Property Developments RM'000	Eliminations RM'000	Consolidated RM'000
Revenue					
- External customer	39,333	8,085	56,868	-	104,286
- Inter-segment	40,574	2,704	-	(43,278)	-
Total revenue	79,907	10,789	56,868	(43,278)	104,286
Results					
- Segment Results	8,293	6,391	24,506	(750)	38,440
Finance Cost					(15,238)
Taxation					(10,271)
Profit for the Period					12,931

No geographical segment is presented as the Group operates principally in Malaysia.

CREST BUILDER HOLDINGS BERHAD (573382-P)
INTERIM FINANCIAL REPORT
FOR THE SECOND QUARTER ENDED 30 JUNE 2014

A8. SEGMENTAL REPORTING (CONT'D)

(iii) For the six (6) months ended 30 June 2013.

Segment Revenue and Segment Results (Restated)

Business Segment	Construction RM'000	Investment Holding RM'000	Property Developments RM'000	Eliminations RM'000	Consolidated RM'000
Revenue					
- External customer	108,770	4,563	13,550	-	126,883
- Inter-segment	15,309	2,309	-	(17,618)	-
Total revenue	124,079	6,872	13,550	(17,618)	126,883
Results					
- Segment Results	24,029	17,533	4,377	12,762	58,701
Finance Cost					(14,636)
Taxation					(2,559)
Profit for the Period					41,506

No geographical segment is presented as the Group operates principally in Malaysia.

A9. VALUATIONS OF PROPERTY, PLANT AND EQUIPMENT

The valuations of property, plant and equipment have been brought forward without amendment from the financial statements for the year ended 31 December 2013.

A10. SUBSEQUENT MATERIAL EVENTS

There were no material events subsequent to the reporting period up to 22 August 2014, being the latest practicable date which is not earlier than 7 days from the date of issue of this quarterly report, that have not been reflected in the financial statements for the current quarter ended 30 June 2014.

CREST BUILDER HOLDINGS BERHAD (573382-P)
INTERIM FINANCIAL REPORT
FOR THE SECOND QUARTER ENDED 30 JUNE 2014

A11. CHANGES IN THE COMPOSITION OF THE GROUP

There were no changes in the composition of the Group for the current quarter ended 30 June 2014.

A12. CONTINGENT LIABILITIES AND CONTINGENT ASSETS

Contingent liabilities of the Group as at 22 August 2014 being the latest practicable date which is not earlier than 7 days from the date of issue of this quarterly report comprises of Bank Guarantees provided by the Group to the various parties in the normal course of business and the changes in contingent liabilities since the last financial year ended 31 December 2013 are as follows:-

	RM'000
Balance as at 1 January 2014	20,314
Extended during the period	4,786
Discharged during the period	(2,333)
Balance as at 22 August 2014	22,767

A13. CAPITAL COMMITMENTS

There was no capital commitments that have a material effect in the current quarter ended 30 June 2014.

A14. SIGNIFICANT RELATED PARTY DISCLOSURES

The Group has no significant related party transactions during the current quarter ended 30 June 2014.

CREST BUILDER HOLDINGS BERHAD (573382-P)
INTERIM FINANCIAL REPORT
FOR THE SECOND QUARTER ENDED 30 JUNE 2014

PART B: EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA SECURITIES

B1. REVIEW OF PERFORMANCE

For the second quarter under review, the Group's revenue increased from RM46.3 million to RM55.7 million while profit before tax decreased from RM49.7 million to RM16.6 million as compare to the corresponding second quarter of the preceding year.

The construction division recorded revenue of RM22.6 million and loss before tax of RM2.5 million as compared to the corresponding second quarter of the preceding year of RM36.4 million and loss before tax of RM5.3 million respectively. The decrease in revenue mainly due to completion of certain projects. Loss before tax mainly due to higher construction cost.

The investment division recorded revenue and loss before tax of RM4.1 million and RM0.3 million as compared to the corresponding second quarter of the preceding year of RM2.3 million and profit before tax of RM50.7 million respectively. The significant profit before tax in the preceding year was mainly due to the gain arise from changes in fair value of an investment property.

The property development division's revenue and profit before tax of RM29.0 million and RM19.4 as compared to the corresponding second quarter of the preceding year of RM7.6 million and RM4.3 million respectively. The increases were mainly due to higher sales on its development projects during the financial period under review.

B2. COMPARISON WITH IMMEDIATE PRECEDING QUARTER'S RESULTS

	Current 2nd Quarter RM'000	Preceding 1st Quarter RM'000	Increase	
			RM'000	%
Revenue	55,716	48,570	7,146	15%
Profit before taxation	16,611	6,591	4,930	75%
Profit after taxation	8,677	4,254	4,423	104%

For the current quarter under review, the Group recorded profit before taxation and profit after taxation of RM16.6 million and RM8.7 million respectively as compared to profit before taxation of RM6.6 million and profit after taxation of RM4.3 million respectively in the immediate preceding quarter. The increase in profit after tax was mainly due to higher contribution from development projects in the current financial quarter under review.

CREST BUILDER HOLDINGS BERHAD ^(573382-P)
INTERIM FINANCIAL REPORT
FOR THE SECOND QUARTER ENDED 30 JUNE 2014

B3. CURRENT YEAR PROSPECT

The construction division will continue to bid actively with the opportunities available from the Tenth Malaysia Plan and the infrastructure projects that are planned to be implemented under the Economic Transformation Programme.

The planned launches of our property development division in year 2014 will contribute positively to the Group.

The volatility of global raw material prices will continue to impact the Group's performance. Despite the global economic uncertainty, the Board is optimistic that the Group will continue to remain profitable for the year 2014.

B4. VARIANCES ON PROFIT FORECAST AND PROFIT GUARANTEE

Not applicable to the Group.

B5. TAXATION

	<u>INDIVIDUAL QUARTER</u>		<u>CUMULATIVE QUARTER</u>	
	<u>Quarter Ended 30-06-2014 (RM'000)</u>	<u>Quarter Ended 30-06-2013 (RM'000) (Restated)</u>	<u>Period Ended 30-06-2014 (RM'000)</u>	<u>Period Ended 30-06-2013 (RM'000) (Restated)</u>
Income tax				
- Current provision	3,947	598	6,585	2,454
Deferred tax				
- Relating to origination and reversal of temporary differences	3,987	(811)	3,686	105
	<u>7,934</u>	<u>(213)</u>	<u>10,271</u>	<u>2,559</u>

CREST BUILDER HOLDINGS BERHAD ^(573382-P)
INTERIM FINANCIAL REPORT
FOR THE SECOND QUARTER ENDED 30 JUNE 2014

B5. TAXATION (CONT'D)

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Quarter Ended 30-06-2014 (RM'000)	Quarter Ended 30-06-2013 (RM'000) (Restated)	Period Ended 30-06-2014 (RM'000)	Period Ended 30-06-2013 (RM'000) (Restated)
Profit before taxation	16,611	49,696	23,202	44,065
Taxation at Malaysian statutory tax rate – 25%	4,153	12,424	5,801	11,016
Deferred tax assets not recognised	2,030	-	2,030	-
Income not subject to tax	-	(13,077)	-	(13,077)
Expenses not deductible for tax purposes	1,751	440	2,440	4,620
	7,934	(213)	10,271	2,559

The Group's effective tax rate for the current quarter ended 30 June 2014 was higher than the statutory tax rate prevailing in Malaysia principally due to certain expenses are not deductible in the current period under review.

B6. PROFIT ON SALE OF UNQUOTED INVESTMENTS AND / OR PROPERTIES

There was no disposal of unquoted investments and/or properties for the current quarter ended 30 June 2014.

B7. DEALINGS IN QUOTED SECURITIES

The Group did not transact or hold any quoted securities for the current quarter ended 30 June 2014.

B8. CORPORATE PROPOSALS

The Group has not announced any corporate proposal during the current quarter ended 30 June 2014.

CREST BUILDER HOLDINGS BERHAD (573382-P)
INTERIM FINANCIAL REPORT
FOR THE SECOND QUARTER ENDED 30 JUNE 2014

B9. BORROWINGS AND DEBT SECURITIES

The details of Group borrowings and debt securities, all of which is denominated in Ringgit Malaysia, as at 30 June 2014 are as follows:-

	RM'000	RM'000
Short term borrowings :		
Secured		
- Hire Purchase	321	
- Term Loan	65,043	
Unsecured		
- Bank Overdraft	33,040	
- Bankers' Acceptance	16,274	
- Revolving Credit	57,477	
		172,155
Long term borrowings :		
Secured		
- Hire Purchase	311	
- Term Loan	330,580	
		330,891
Total		503,046

B10. FINANCIAL INSTRUMENT

There were no financial instruments with off statement of financial position risk as at 22 August 2014, being the latest practicable date which is not earlier than 7 days from the date of issue of this quarterly report.

B11. MATERIAL LITIGATION

Save as previously disclosed, there were no changes in material litigation, including the status of pending material litigation since the previous quarter to 22 August 2014, being the latest practicable date which is not earlier than 7 days from the date of issue of this quarterly report.

B12. DIVIDEND

No dividend was proposed or paid in respect of the second quarter ended 30 June 2014.

CREST BUILDER HOLDINGS BERHAD (573382-P)
INTERIM FINANCIAL REPORT
FOR THE SECOND QUARTER ENDED 30 JUNE 2014

B13. EARNINGS PER SHARE

a. Basic earnings per share

The basic earnings per share has been calculated based on the Group's profit after taxation and divided by the weighted average number of ordinary shares outstanding during the current quarter ended 30 June 2014.

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	30-06-2014	30-06-2013 (Restated)	30-06-2014	30-06-2013 (Restated)
Profit after tax attributable to equity holders of the company (RM'000)	4,363	50,025	5,243	41,874
Weighted average number of ordinary shares in issue ('000)	160,403	143,085	160,144	140,017
Basic earnings per share (sen)	2.7	35.0	3.3	30.0

b. Diluted earnings per share

The diluted earnings per share has been calculated based on the Group's profit after taxation and divided by the weighted average number of ordinary shares which would be issued on conversion of all dilutive potential ordinary shares into ordinary shares as follows:-

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	30-06-2014	30-06-2013 (Restated)	30-06-2014	30-06-2013 (Restated)
Profit after tax attributable to equity holders of the company (RM'000)	4,363	50,025	5,243	41,874
Weighted average number of ordinary shares ('000)	160,403	143,085	160,144	140,017
Assume full conversion of Warrants ('000)	16,169	6,889	14,020	942
Effects of ESOS ('000)	856	957	726	139
Weighted average number of ordinary shares ('000)	177,428	150,931	174,890	141,098
Diluted earnings per share (sen)	2.5	33.1	3.0	30.0

* Not taken into account in the computation of diluted earnings per share because the effect is anti-dilutive.

CREST BUILDER HOLDINGS BERHAD ^(573382-P)
INTERIM FINANCIAL REPORT
FOR THE SECOND QUARTER ENDED 30 JUNE 2014

B14. DISCLOSURE OF REALISED AND UNREALISED RETAINED PROFITS

The breakdown of the retained profits of the Group and the Company as at 30 June 2014, into realised and unrealised is as follows:

	As at the end of current quarter RM'000	As at the end of immediate Preceding quarter RM'000
Total retained profits of the Company and its Subsidiaries		
- Realised	142,664	129,532
- Unrealised	77,878	77,862
	220,542	207,394
Less: Consolidation adjustments	(13,591)	(4,806)
Total Group's retained profits as per consolidated accounts	206,951	202,588

The disclosure of realised and unrealised profits above is prepared in accordance with Guidance on Special Matter No. 1, Determination of Realised and Unrealised Profits or Losses in the Context of Disclosure Pursuant to Bursa Securities Listing Requirements, issued by the Malaysian Institute of Accountants on 20 December 2010 and the directive issued by Bursa Malaysia Securities Berhad on 25 June 2010 and 20 December 2010.

CREST BUILDER HOLDINGS BERHAD ^(573382-P)
INTERIM FINANCIAL REPORT
FOR THE SECOND QUARTER ENDED 30 JUNE 2014

B15. PROFIT FOR THE PERIOD

	<u>INDIVIDUAL QUARTER</u>		<u>CUMULATIVE QUARTER</u>	
	<u>30-06-2014</u> (RM'000)	<u>30-06-2013</u> (RM'000) (Restated)	<u>30-06-2014</u> (RM'000)	<u>30-06-2013</u> (RM'000) (Restated)
Profit for the period is arrived at after charging:				
Depreciation of property, plant and equipment	630	855	1,323	1,726
Interest expenses	7,771	7,847	15,238	14,636
and after crediting:				
Gain on disposal of property, plant and equipment	68	501	249	501
Change in fair value of investment property	-	52,307	-	52,307
Interest income	22	146	74	336
Other income	771	1,603	1,570	2,289

B16. AUTHORISED FOR ISSUE

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the Directors on 27 August 2014.

By Order of the Board

Company Secretaries
Heng Chiang Poo FCIS (MAICSA 7009923)
Chiam Han Twee FCIS (MAICSA 7009910)

Date: 27 August 2014