

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	(Unaudited) As at 30 / 06 / 2014 RM ' 000	(Audited) As at 31 / 03 / 2014 RM ' 000
ASSETS		
Non-current assets		
Investment properties	312,953	312,953
Property, plant and equipment	32,827	33,289
	<u>345,780</u>	<u>346,242</u>
Current assets		
Property development cost	74,654	82,036
Inventories	13	27
Trade and other receivables	28,741	27,975
Current tax assets	496	513
Cash and cash equivalents	9,648	10,066
	<u>113,552</u>	<u>120,617</u>
	<u>459,332</u>	<u>466,859</u>
TOTAL ASSETS		
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the company		
Share capital	136,208	136,208
Reserves	80,304	78,589
Total equity	<u>216,512</u>	<u>214,797</u>
Non-current liabilities		
Borrowings	90,052	94,668
Trade and other payables	44,633	50,959
Deferred tax liabilities	794	732
	<u>135,479</u>	<u>146,359</u>
Current liabilities		
Trade and other payables	49,764	53,666
Borrowings	56,458	51,210
Current tax liabilities	1,119	827
	<u>107,341</u>	<u>105,703</u>
Total liabilities	242,820	252,062
	<u>459,332</u>	<u>466,859</u>
TOTAL EQUITY AND LIABILITIES		
	<u>459,332</u>	<u>466,859</u>
Net Assets per shares (RM)	<u>1.60</u>	<u>1.59</u>

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the annual audited financial statements of the Group for the financial year ended 31 March 2014 and the accompanying explanatory notes to the interim financial statements.

The figures have not been audited

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	Individual Quarter		Cumulative Quarter	
	30/06/2014	30/06/2013	30/06/2014	30/06/2013
	RM ' 000	RM ' 000	RM ' 000	RM ' 000
Revenue	22,641	7,824	22,641	7,824
Cost of sales	(14,822)	(1,939)	(14,822)	(1,939)
Gross profit	7,819	5,885	7,819	5,885
Other operating income	189	38	189	38
Operating expenses	(3,302)	(2,687)	(3,302)	(2,687)
Profit from operations	4,706	3,236	4,706	3,236
Finance cost	(2,206)	(2,150)	(2,206)	(2,150)
Profit before taxation	2,500	1,086	2,500	1,086
Taxation	(785)	(564)	(785)	(564)
Net profit for the financial period	1,715	522	1,715	522
Other comprehensive income, net of tax	-	-	-	-
Total comprehensive income for the financial period	1,715	522	1,715	522
Profit attributable to:-				
Owners of the Company	1,715	522	1,715	522
Non -controlling interest	-	-	-	-
	1,715	522	1,715	522
Earnings per share attributable to owners of the Company (sen) :				
(a) Basic	1.27	0.39	1.27	0.39
(b) Fully diluted	n/a	n/a	n/a	n/a

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the annual audited financial statements of the Group for the financial year ended 31 March 2014 and the accompanying explanatory notes to the interim financial statements.

PERDUREN (M) BERHAD (Company No. 236800-T)
UNAUDITED INTERIM FINANCIAL STATEMENTS FOR THE FIRST QUARTER ENDED 30 JUNE 2014

The figures have not been audited

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

	← Attributable to equity holders of the Company →					Total equity RM ' 000
	Share Capital RM ' 000	Treasury Shares RM ' 000	Share Premium RM ' 000	Capital Reserves RM ' 000	Retained profits RM ' 000	
3 months ended 30 June 2014						
As at 01 April 2014	136,208	(1,199)	8,536	275	70,977	214,797
Total comprehensive income for the financial period	-	-	-	-	1,715	1,715
As at 30 June 2014	<u>136,208</u>	<u>(1,199)</u>	<u>8,536</u>	<u>275</u>	<u>72,692</u>	<u>216,512</u>
3 months ended 30 June 2013						
As at 01 April 2013	136,208	(1,199)	8,536	275	64,078	207,898
Total comprehensive income for the financial period	-	-	-	-	522	522
As at 30 June 2013	<u>136,208</u>	<u>(1,199)</u>	<u>8,536</u>	<u>275</u>	<u>64,600</u>	<u>208,420</u>

The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the annual audited financial statements of the Group for the financial year ended 31 March 2014 and the accompanying explanatory notes to the interim financial statements.

The figures have not been audited

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	Period ended	
	30/06/2014	30/06/2013
	RM ' 000	RM ' 000
Cash flows from operating activities		
Profit before taxation	2,500	1,086
Adjustments for non cash items	673	538
Operating profit before changes in working capital	3,173	1,624
Changes in working capital	(4,415)	(2,151)
Tax paid	(414)	(497)
Interest expense	2,206	2,150
Interest income	(17)	(11)
Net cash (used in)/from operating activities	533	1,115
Cash flows from investing activities		
Interest received	17	11
Placement of pledged deposits	(1,078)	(211)
Purchase of :		
- investment properties	-	(47)
- property, plant and equipment	(49)	(171)
Net cash from/(used in) investing activities	(1,110)	(418)
Cash flows from financing activities		
Drawdown from borrowings	-	2,960
Interest paid	(1,551)	(1,823)
Repayment of borrowings		
- Term loans	(4,595)	(3,120)
- Finance lease and hire purchase creditors	(24)	(20)
Net cash from/(used in) financing activities	(6,170)	(2,003)
Net increase / (decrease) in cash and cash equivalents	(6,747)	(1,306)
Cash and cash equivalents at beginning of financial period	(15,062)	(26,256)
Cash and cash equivalents at end of financial period	<u>(21,809)</u>	<u>(27,562)</u>
Cash and cash equivalents comprise:-		
Cash and bank balances	6,650	1,612
Bank overdraft	(28,459)	(29,174)
	<u>(21,809)</u>	<u>(27,562)</u>

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the annual audited financial statements of the Group for the financial year ended 31 March 2014 and the accompanying explanatory notes to the interim financial statements.

Compliance with Financial Reporting Standard (FRS) 134, Interim Financial Reporting and Bursa Malaysia Securities Berhad Listing Requirements

1 Basis of preparation

The interim financial report is unaudited and has been prepared in accordance with the requirements of FRS134, Interim Financial Reporting issued by the Malaysian Accounting Standards Board ("MASB") and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad. The interim financial report should be read in conjunction with the audited financial statements of the Company for the year ended 31 March 2014.

2 Changes in Significant Accounting Policies

The significant accounting policies adopted by the Group in this interim financial report are consistent with those adopted in the annual audited financial statements for the financial year ended 31 March 2014, except for the adoption of the following standards, amendments to published standards and interpretations to existing standards which are effective for the financial period commencing on 1 April 2014:

Amendments to:	
FRS 10	: Consolidated Financial Statements: Investment Entities
FRS 12	: Disclosures of Interest in Other Entities : Investment Entities
FRS 127	: Separate Financial Statements (2011): Investment Entities
FRS 132	: Offsetting Financial Assets and Financial Liabilities
FRS 136	: Recoverable Amount Disclosures for Non-Financial Assets
FRS 139	: Novation of Derivatives and Continuation of Hedge Accounting
IC Interpretation 21	: Levies

The adoption of the above standards, amendments to published standards and interpretations does not give rise to any material effects to the Group.

On 19 November 2011, the MASB announced the issuance of the new MFRS Framework that is applicable to entities other than private entities. However, the MASB deferred the effective date of MFRS Framework for transitioning entities (i.e. entities affected by MFRS 141 Agriculture and IC Interpretation 15 Agreements for Construction of Real Estate) from 1 January 2013 to 1 January 2015. The Group would subsequently adopt the MFRS Framework for the financial year ending 31 March 2016 as it is a transitioning entity.

3 Qualification of auditors' report on preceding annual financial statements

The auditors' report on the financial statements for the financial year ended 31 March 2014 were not subject to any audit qualification.

4 Seasonal and cyclical factors

The business of the Group was not affected by any significant seasonal and cyclical factors during the interim financial period under review.

5 Unusual items due to their nature , size and incidence

There were no items during the interim financial period under review affecting the assets, liabilities, equity, net income, or cash flows that are unusual because of their nature, size, or incidence.

6 Changes in estimates

There were no changes in estimates which have a material effect on the results of the interim financial period under review.

7 Debt and equity securities

There were no issuance, cancellations, repurchases, resale and repayments of debt and equity securities during the interim financial period under review

8 Dividends paid

No dividend has been paid in the interim financial period under review.

9 Segmental reporting

Period ended 30 June 2014	Investment properties RM'000	Car park RM'000	Hotel operation RM'000	Property development RM'000	Eliminations RM'000	Consolidated RM'000
Revenue						
- External	5,396	900	1,798	14,547	-	22,641
- Inter-segment	786	4	-	-	(790)	-
Total revenue	6,182	904	1,798	14,547	(790)	22,641
Results						
Operating profit	2,687	76	38	1,716	-	4,517
Other income						189
Finance cost						(2,206)
Tax expense						(785)
Profit for the interim financial period						1,715
Period ended 30 June 2013						
Revenue						
- External	5,079	836	1,909	-	-	7,824
- Inter-segment	723	5	-	-	(728)	-
Total revenue	5,802	841	1,909	-	(728)	7,824
Results						
Operating profit	2,397	566	409	(174)	-	3,198
Other income						38
Finance cost						(2,150)
Tax expense						(564)
Profit for the interim financial period						522

10 Carrying amount of revalued assets

Save for investment properties carried at fair values, there are no revalued assets as at 30 June 2014

11 Subsequent events

There are no material events subsequent to the end of the interim financial period that have not been reflected in the interim financial statements for the interim financial period under review

12 Changes in the composition of the Group

There were no changes in the composition of the Group for the interim financial period under review.

13 Changes in contingent liabilities

There were no changes to contingent liabilities or contingent assets since the last financial year ended 31 March 2014.

14 Capital commitments

There were no capital commitments for the purchase of property, plant and equipment as at the end of the financial period ended 30 June 2014.

15 Significant related party transactions

There were no significant related party transactions during the interim financial period under review.

16 Review of performance

The Group's business activities during the interim financial period under review remains the holding of investment properties (comprising of Plaza Sentosa and units in Holiday Plaza, both located in Johor Bahru, a 6 storey office building located at Shamelin Business Centre in Kuala Lumpur), the operation of a hotel in Plaza Sentosa and a joint-venture property development in Taman Shamelin Perkasa.

For the interim financial period under review, the Group registered a higher revenue of RM22.641 million as compared to RM7.824 million for the preceding corresponding financial period principally due to revenue of RM14.547 million derived from property development project being recognised during the financial period. The Group recorded an increase of post tax profit from RM0.522 million to RM1.715 million mainly due to post tax profit of RM1.301 million contributed from property development segment.

17 Material change in profit before taxation

The Group recorded a lower profit before taxation of RM2.500 million as compared to RM4.165 million in the immediate preceding quarter as the fair value gain adjustments on investment properties of RM3.187 million was recognised in March 2014.

18 Current year prospects

Barring any unforeseen circumstances, the Group expects the property development division will continue to contribute positively to the Group's revenue and earnings.

19 Profit forecast

The Group has not issued any profit forecast in a public document.

20 Profit before tax

	Current Quarter	Period ended
	30/06/2014	30/06/2014
	RM ' 000	RM ' 000
Profit before tax is arrived at after charging / (crediting)		
Depreciation of property, plant and equipment	497	497
Impairment loss on trade and other receivables	162	162
Interest expense	2,206	2,206
Interest income	(17)	(17)
Property, plant and equipment written off	14	14
Rental of:		
- premises	36	36
- equipment	2	2

21 Income tax expense

	Current Quarter		Period Ended	
	30/06/2014	30/06/2013	30/06/2014	30/06/2013
	RM ' 000	RM ' 000	RM ' 000	RM ' 000
Current taxation				
Malaysian income tax :-				
- current year	722	40	722	40
- under / (over) provision for prior year	-	-	-	-
Deferred tax	63	524	63	524
	<u>785</u>	<u>564</u>	<u>785</u>	<u>564</u>

The Group's effective tax rate for the interim financial period under review is higher than the statutory tax rate as certain expenses are not allowable for tax deductions.

22 Status of corporate proposals

There are no corporate proposals announced but not completed as at the date of issuance of this financial statements.

23 Borrowings and debts securities

Total borrowings of the Group denominated in Ringgit Malaysia as at 30 June 2014 were as follows :

	Short Term RM ' 000	Long Term RM ' 000
Secured		
Bank overdrafts	28,459	-
Term loans	14,559	66,913
Hire-purchase and lease creditors	90	194
Other borrowings	13,350	7,945
	<u>56,458</u>	<u>75,052</u>
Unsecured		
Term Loan	-	15,000
	<u>56,458</u>	<u>90,052</u>

24 Material litigation

The Group is not engaged in any material litigation as at the date of issuance of this financial statements.

25 Dividends

No dividends were declared for the financial year ended 31 March 2014 and no dividend has been paid in the interim financial period under review.

26 Earnings per ordinary share

Basic earnings per share are calculated by dividing profit for the period attributable to ordinary equity holders of the Company by the weighted average number of ordinary shares in issue during the period, excluding any treasury shares held by the Company.

	Quarter Ended		Period Ended	
	30/06/2014	30/06/2013	30/06/2014	30/06/2013
Profit attributable to equity holders of the Company (RM ' 000)	1,715	522	1,715	522
Weighted average number of ordinary shares in issue ('000)				
Total number of ordinary shares	136,208	136,208	136,208	136,208
Treasury shares	(1,289)	(1,289)	(1,289)	(1,289)
	<u>134,919</u>	<u>134,919</u>	<u>134,919</u>	<u>134,919</u>
Basic earnings per share (sen) :	<u>1.27</u>	<u>0.39</u>	<u>1.27</u>	<u>0.39</u>

There are no diluted earnings per share as the Company does not have any potential dilutive ordinary shares outstanding as at 30 June 2014.

27 Analysis of realised and unrealised profits

	As at 30/06/2014	As at 31/03/2014
Total retained earnings of the Group		
Realised	5,750	3,948
Unrealised	3,154	3,154
	<u>8,904</u>	<u>7,102</u>
 Add:- Consolidation adjustments		
	63,788	63,875
	<u>72,692</u>	<u>70,977</u>

By Order of the Board
Perduren (M) Berhad

Wong Yeow Chor
Secretary

Date: 28 August 2014