Condensed Consolidated Statement of Comprehensive Income for the financial year ended 31 March 2013

6	Unaudited Current Year Quarter 31.3.2013 RM'000	Unaudited Preceding Year Corresponding Quarter 31.3.2012 RM'000	Unaudited Current Year To Date 31.3.2013 RM'000	Unaudited Preceding Year Corresponding Period 31.3.2012 RM'000
Revenue	55,625	102,987	331,796	431,285
Cost of sales	(53,286)	(83,182)	(300,712)	(377,191)
Gross profit	2,339	19,805	31,084	54,094
Other income	1,440	778	4,135	6,350
Expenses	(17,654)	(18,474)	(42,387)	(44,474)
Operating (loss)/profit	(13,875)	2,109	(7,168)	15,970
Finance costs	(2,521)	(3,204)	(8,773)	(12,303)
Share of results of associates	(17,130)	4,071	(19,716)	11,646
Share of results of jointly controlled entity	-	4	-	-
(Loss)/profit before tax	(33,526)	2,980	(35,657)	15,313
Income tax income/(expense)	192	(3,503)	(1,765)	(4,214)
(Loss)/profit for the year	(33,334)	(523)	(37,422)	11,099
Other comprehensive income/(loss):- Currency translation differences	98	(91)	(5)	(68)
Total comprehensive (loss)/income for the year	(33,236)	(614)	(37,427)	11,031
(Loss)/profit attributable to:- Owners of the Company Non-controlling interest	(33,334)	(523) -	(37,422) -	11,099
	(33,334)	(523)	(37,422)	11,099
Total comprehensive (loss)/income attributable to: Owners of the Company Non-controlling interest	(33,236)	(614) -	(37,427)	11,031
	(33,236)	(614)	(37,427)	11,031
(Loss)/earnings per share attributable to owners of Company: basic (sen) - diluted (sen)	(29.26) N/A	(0.46) N/A	(32.85) N/A	9.74 N/A
(The Condensed Consolidated Statement of Compre Audited Financial Statements for the year ended 31 attached to the Interim Statements)				
Other information:-				
Operating (loss)/profit	(13,875)	2,109	(7,168)	15,970
Gross interest income	81	161	484	885
Gross interest expense	2,521	3,204	8,773	12,303

### Condensed Consolidated Statement of Financial Position as at 31 March 2013

	Unaudited As At 31.3.2013 RM'000	Audited As At 31.3.201 <b>2</b> RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	57,528	55,732
Investment properties	23,371	25,162
Investment in associates	148,819	168,535
Investment in jointly controlled entity	-	-
Other investments	1,843	2,710
Land held for property development	39,125	37,047
	270,686	289,186
Current assets		
Property development costs	30,780	25,552
Inventories	11,058	11,042
Trade and other receivables	135,663	192,253
Amounts due from customers on contracts	37,369	24,063
Amounts due from jointly controlled entity	-	<b>-</b> .
Amounts due from associates	14,876	11,516
Cash and cash equivalents	16,663	40,185
	246,409	304,611
TOTAL ASSETS	517,095	593,797
EQUITY AND LIABILITIES Equity attributable to owners of the Company Share capital Reserves	113,915 67,806 181,721	113,915 110,929 224,844
Non-controlling interest	-	-
Total equity	181,721	224,844
Non-current liabilities		
Borrowings	48,467	38,017
Deferred tax liabilities	3,243	3,244
Deletied tax liabilities	51,710	41,261
Current liabilities	31,710	41,201
Provision	14,000	14,000
Trade and other payables	164,207	175,346
Borrowings	76,586	130,590
Overdrafts	26,491	6,902
Amounts due to customers on contracts		56
Tax payable	2,380	798
	283,664	327,692
Total liabilities	335,374	368,953
TOTAL EQUITY AND LIABILITIES	517,095	593,797

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2012 and the accompanying explanatory notes attached to the Interim Statements)

()ther	Information:-
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Net assets per share (RM)	1.60	1.97

# Condensed Consolidated Statement of Changes in Equity for the financial year ended 31 March 2013 IREKA CORPORATION BERHAD (Company No. 25882-A)

	· · · · · · · · · · · · · · · · · · ·	Attributable to o	wners of the Com	any	<b>^</b>		
	Share Capital	- Non-distributable. Share Premium	Foreign Currency Translation Reserve	<-Distributable-> Retained Earnings	Total Equity Attributable to Owners of the Company	Non-Controlling Interest	(Unaudited) Total Equity
12 months ended 31.3.2013 (Unaudited)	RM'000	RM'000	RM.000	RM'000	RM'000	RM'000	RM'000
Balance as at 1.4.2012	113,915	21,871	(319)	89,377	224,844	•	224,844
Total comprehensive loss for the year	•	я	(2)	(37,422)	(37,427)	٠	(37,427)
Dividends		•		(5,696)	(5,696)		(2,696)
Balance as at 31.3.2013	113,915	21,871	(324)	46,259	181,721		181,721
		Attributable to ow Non-distributable	, m	pany	<b>^</b>		
	Share Capital	Share Premium	Foreign Currency Translation Reserve	Retained Earnings	Total Equity Attributable to Owners of the Company	Non-Controlling Interest	(Unaudited) Total Equity
12 months ended 31.3.2012 (Unaudited)			NW 000	KW 000	2W,000	KM.000	RM'000
Balance as at 1.4.2011	113,915	21,871	(251)	84,671	220,206	,	220,206
Total comprehensive income for the year	•	ı	(89)	11,099	11,031	1	11,031
Dividends	91	acc	ř.	(5,696)	(5,696)	*	(5,696)
Balance as at 31.3.2012	113,915	21,871	(319)	90,074	225,541		225,541

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2012 and the accompanying explanatory notes attached to the Interim Statements)

### Condensed Consolidated Statement of Cash Flows for the financial year ended 31 March 2013

	Unaudited Current Year To Date 31.3.2013 RM'000	Unaudited Preceding Year Corresponding Period 31.3.2012 RM'000
Cash flows from operating activities (Loss)/profit before tax	(35,657)	15,313
(Loss) promosions ax	(00,001)	10,010
Adjustments for:		
Bad debts written off Depreciation of property, plant and equipment	6,006 5,536	5,597
Gain on disposal of property, plant and equipment	(570)	(3,234)
Property, plant and equipment written off	96	372
Gain on disposal of investment properties Impairment loss on other investments	(921) 841	2.137
Loss on disposal of other investments	24	123
Share of ioss/(profit) from associates	19,716	(11,646)
Inventories written down	-	200
Impairment loss on amounts due from jointly controlled entity Interest expense	8,773	9,546 12,303
Interest income	(484)	(885)
Operating profit before changes in working capital	3,360	29,826
Working capital changes:	-,	
Inventories	(16)	5,927
Receivables	50,549	(30,865)
Property development costs  Amount due from customers on contracts	(5,228)	(26,044)
Amount due from jointly controlled entity	(13,362)	32,491 (33)
Amount due from associates	(3,360)	(2,587)
Payables	(11,139)	34,010
Cash generated from operations	20,804	42,725
Income tax paid	(157)	(806)
Net cash generated from operating activities	20,647	41,919
Cash flows from investing activities		
Purchase of property, plant and equipment	(3,272)	(2,940)
Purchase of investment properties	(8)	(782)
Proceeds from disposal of property, plant and equipment Proceeds from disposal of investment properties	727 2,720	5,296
Land held for property development	(2,078)	(26,207)
Proceeds from disposal of other investments	2	8
Interest received	484	885
Net cash used in investing activities	(1,425)	(23,740)
Cash flows from financing activities		
Dividends paid to shareholders	(5,696)	(5,696)
Hire purchase principal repayments	(5,203)	(4,936)
Interest paid  Drawdown of bank borrowings	(8,773) 91,748	(12,303) 130,192
Repayment of bank borrowings	(134,409)	(106,753)
Net cash (used in)/generated from financing activities	(62,333)	504
Net (decrease)/increase in cash and cash equivalents	(43,111)	18,683
Cash and cash equivalents as at beginning of financial year	33,283	14,737
Cash and cash equivalents as at end of financial year	(9,828)	33,420
Cash and cash equivalents as at end of financial year comprise the followin		
	•	
Cash and bank balances Overdrafts	16,663 (26,491)	40,322 (6,902)
	(9,828)	33,420
	(8,020)	33,420

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2012 and the accompanying explanatory notes attached to the Interim Statements)

# IREKA CORPORATION BERHAD (Company No. 25882-A) NOTES TO THE QUARTERLY RESULTS

### A1 Basis of Preparation

The unaudited interim financial report has been prepared in accordance with FRS 134: Interim Financial Reporting and Chapter 9 Appendix 9B of the Listing Requirements of the Bursa Malaysia Securities Berhad.

The unaudited interim financial report should be read in conjunction with the audited financial statements for the year ended 31 March 2012. The explanatory notes attached to the unaudited interim financial report provide explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 31 March 2012.

The Malaysian Accounting Standard Board has given the Transitioning Entities the option to continue to apply the Financial Reporting Standards framework until 31 December 2013. The Group is a Transitioning Entities due to its involvement in the development and construction of real estate. The Group shall adopt the new IFRS-compliant framework, Malaysian Financial Reporting Standards from financial year beginning 1 April 2014.

### A2 Changes in Accounting Policies

The significant accounting policies adopted are consistent with those of the audited financial statements for the financial year ended 31 March 2012.

### A3 Audit Report

The auditors' report on the financial statements for the financial year ended 31 March 2012 was not subject to any qualification.

### A4 Seasonality or Cyclicality of Operations

The Group's business operations are not materially affected by seasonal or cyclical factors for the current quarter under review.

### A5 Unusual Significant Items

There were no items affecting the assets, liabilities, equity, net income or cash flow of the Group during the financial year-to-date that are unusual because of their nature, size or incidence.

### A6 Material Changes in Estimates

There were no significant changes in estimates that have had a material effect in the financial year-to-date results.

### A7 Debt and Equity Securities

There were no issuances, cancellations, repurchases, resale and repayments of debts and equity securities during the financial year-to-date.

### A8 Dividend Paid

No dividend was paid during the financial quarter ended 31 March 2013.

### A9 Segmental Information

### Group revenue and results including Share of JVs

		NII WI	01010		
	Individual Quarter 3 Months Ended		Cumulative Period 12 Months Ended		
	3 Month	s Ended	12 Month	s Ended	
	31.3.2013 RM'000	31.3.2012 RM'000	31.3.2013 RM'000	31.3.2012 RM'000	
Segment Revenue					
Revenue					
Construction	54,168	97,900	309,760	405,076	
Property development	-	(707)	-	871	
Property investment	278	358	1,054	824	
Trading and services	8,716	6,127	34,674	24,377	
Investment holding and other	45,614	4,339	54,955	15,341	
Total	108,776	108,017	400,443	446,489	
Elimination of inter-segment sales	(53,151)	(5,030)	(68,647)	(15,204)	
Total	55,625	102,987	331,796	431,285	

## Group revenue and results including Share of JVs

		Share of 3 vs			
	Individua	Individual Quarter		Cumulative Period	
	3 Month	s Ended	12 Month	s Ended	
	31.3.2013 RM'000	31.3.2012 RM'000	31.3.2013 RM'000	31.3.2012 RM'000	
Segment Results					
(Loss)/profit before tax					
Construction	(7,626)	2,624	(4,453)	6,822	
Property development	(631)	(594)	(814)	(593)	
Property investment	585	23	(370)	(1,451)	
Trading and services	(179)	(759)	(682)	(633)	
Investment holding and other	(25,675)	1,686	(29,338)	11,168	
Total	(33,526)	2,980	(35,657)	15,313	

### A10 Carrying Amount of Revalued Property, Plant and Equipment

The Group does not state any assets based on valuation of its property, plant and equipment.

### A11 Material Subsequent Events

There were no material events subsequent to the end of the current quarter.

### A12 Changes in the Composition of the Group

There were no other changes in the composition of the Group during the current quarter under review, including business combinations, acquisition or disposal of subsidiaries and long-term investments, restructurings and discontinuing operations.

### A13 Contingent Assets and Liabilities

### (a) Contingent Assets

There were no contingent assets as at the end of the current quarter or at the preceding annual statement of financial position date.

### (b) Contingent Liabilities

	Financial	Financial
	Year Ended	Year Ended
	31.3.2013	31.3.2012
	$\mathbf{RM}$	RM
(i) Corporate guarantees for credit facilities granted to the Group	23,679,920	3,250,671

### **A14** Capital Commitments

There were no capital commitments as at the end of the current quarter.

# IREKA CORPORATION BERHAD (Company No. 25882-A) BURSA SECURITIES LISTING REQUIREMENTS (PART A OF APPENDIX 9B)

### **B1** Review of Performance

(a) Performance of Current Period against the Preceding Year Corresponding Period

For the financial year ended 31 March 2013, the Group recorded revenue of RM331.796 million as compared to RM431.285 million for the preceding year. The current year revenue is mainly attributable to the construction segment of the Group.

The revenue achieved by the construction segment is significantly lower at RM309.760 million in the current period, compared to RM405.076 million in the preceding period, due to completion of major contracts and slow start of its new projects. Contribution comes from its local and Vietnam operations.

The trading and services segment consists mainly of property development management and IT Solutions divisions. The latter has contributed to the higher revenue recorded in the current period under review.

For the financial year ended 31 March 2013, the Group recorded a pre-tax loss of RM35.657 million, as compared to a pre-tax profit of RM15.313 million in the preceding year. The current results are affected by a share of loss of Aseana Properties Limited ("ASPL") (a 23.07% associate of Ireka) of RM19.073 million (31 March 2012: Profit of RM11.653 million); a mark-to-market loss on share investment in Kinh Bac City Development Shareholding Corporation ("KBC") of RM0.841 million (31 March 2012: RM2.137 million); bad debts written off of RM6.006 million (31 March 2012: RM Nil), of which RM5.935 million is related to an amount due from a joint-venture partner of an old project; and renovation costs for the corporate office of RM2.251 million (31 March 2012: RM Nil). In the preceding year corresponding period, the Group has recorded a gain of RM3.142 million on disposal of an office shoplot.

ASPL recorded a total loss of US\$26.729 million (RM82.675 million for the period 1 April 2012 to 31 March 2013. The loss was largely due to pre-opening expenses and operating losses of Four Points by Sheraton Sandakan Hotel and Harbour Mall Sandakan; pre-opening expenses of Aloft Kuala Lumpur Sentral Hotel; and a decline in the fair value/impairment loss of ASPL's investment in Nam Long Investment Corporation ("Nam Long") totalling US\$9.481 million (RM29.325 million). The value of ASPL's stake in Nam Long as at 31 March 2013 was based on a share price of VND16,800 and the price as at 28 May 2013 has improved to VND22,100 per share.

The construction segment recorded a loss of RM4.453 million (31 March 2012: Profit of RM6.822 million) due to revenue falling by 24% or RM95.316 million. Fixed costs, in particularly salaries and wages, have not reduced proportionately resulting in lower profit margin. The results also included a payment for Liquidated and Ascertained Damages arising from late in delivery of a project of RM0.427 million (31 March 2012: RM4.000 million).

### (b) Performance of Current Quarter against the Preceding Year Corresponding Quarter

The Group achieved lower revenue of RM55.625 million in the current quarter as compared to RM102.987 million in the preceding year corresponding quarter. This is mainly due to much lower contribution by its construction segment in the current quarter due to completion of major contracts and slow start of its new projects.

For the financial quarter ended 31 March 2013, the Group recorded a pre-tax loss of RM33.526 million, as compared to a pre-tax profit of RM2.980 million in the preceding year corresponding quarter. The loss is attributable to a higher share of loss of ASPL of RM16.555 million (Q4 2012: Profit of RM4.073 million); bad debts written off of RM6.004 million (Q4 2012: RM Nil); and renovation costs for the corporate office of RM2.251 million (Q4 2012: RM Nil).

# B2 Material Change in the Quarterly Results compared to the Results of Immediate Preceding Quarter

The Group recorded a lower revenue of RM55.625 million in the fourth quarter of financial year ended 31 March 2013, compared to RM69.228 million in the immediate preceding quarter; and a pre-tax loss of RM33.526 million compared to a pre-tax loss RM1.556 million in the last quarter.

The lower revenue achieved in the current quarter is mainly due to lower construction works achieved due to slow start of the new projects. This has adversely affected the profit margin due to higher fixed costs. Pre-tax loss has increased significantly to RM33.526 million, as compared to a pre-tax loss of RM1.556 million in last quarter. The larger loss in the final quarter results is mainly due to the reasons stated in Note B1 (b) above.

### **B3** Prospects for the Current Financial Year

On the construction front, the Group has tendered for about RM4.7 billion worth of contracts over the last twelve months. As at end 31 March 2013, the Group's order book stood at about RM735 million, of which about RM580 million remained outstanding. In March 2013, the Group was awarded a contract by Wawasan Rajawali Sdn Bhd (a wholly-owned subsidiary of OSK Property Holdings Berhad), called Pan'gaea Solstice Project (Phase 2) main building works (excluding piling works) on Plot 1, part of Lot 47704 (PT 41831), Persiaran Bestari, Cyber 9, Cyberjaya, Selangor Darul Ehsan at a contract sum of RM163 million ("Contract"). The contract works entail the construction and completion of 2 blocks of serviced apartment of 39-storey and 35-storey respectively, comprising car-parks, roof garden, facilities and swimming pool and 946 units of SOHO serviced apartments. Barring unforeseen circumstances, the Group is hopeful that it will secure more construction contracts in the coming few months.

On the property development front, the Group is actively working on four projects comprising residential, mixed commercial and industrial developments. Two projects, namely The RuMa Hotel and Residences, KLCC and Kasia Greens Nilai were launched for sale in March 2013. Both projects have achieved encouraging sales and are expected to contribute positively to the revenue and earnings of the Group in the current financial year.

### **B4** Profit Forecast

The Group did not issue any profit forecast for the financial year ended 31 March 2013.

### B5 (Loss)/Profit for the Year

Included in (loss)/profit for the year are:-

	Individual Quarter 3 Months Ended			ive Period hs Ended
	31.3.2013 RM'000	31.3.2012 RM'000	31.3.2013 RM'000	31.3.2012 RM'000
Bad debts written off Depreciation of property,	6,004	-	6,006	-
plant and equipment Impairment loss on amount due from	1,648	1,266	5,536	5,597
jointly controlled entity (Reversal of impairment)/impairment loss on	-	9,546	-	9,546
other investments	(331)	(485)	841	2,137
Interest expenses	2,521	3,204	8,773	12,303
Inventories written down Loss on disposal of other	-	200	2	200
investments Net foreign exchange	24	-	24	123
loss Property, plant and	72	18	50	24
equipment written off (Gain)/loss on disposal of property, plant and	96	30	96	372
equipment Gain on disposal	(3)	75	(570)	(3,234)
of investment properties	(921)	_	(921)	-
Interest income	(81)·	(161)	(484)	(885)
Dividend income	<u> </u>		<u> </u>	(1,548)

Other than the above items, there were no exceptional items for the current quarter and financial year ended 31 March 2013.

### **B6** Taxation

The taxation for the current quarter and year-to-date are as follows:-

	Individua 3 Month	_	Cumulative Period 12 Months Ended	
	31.3.2013 RM'000	31.3.2012 RM'000	31.3.2013 RM'000	31.3,2012 RM'000
Malaysian income tax	177	(2,565)	(409)	(3,073)
Overseas income tax	14	(946)	(1,357)	(1,087)
Deferred tax	1	8	1	(54)
	192	(3,503)	(1,765)	(4,214)

The effective tax rates of the Group for the current quarter and for the year were lower than the statutory tax rate due to losses suffered by certain subsidiaries and also utilisation of tax losses brought forward by the Company and its subsidiaries.

### **B7** Status of Corporate Proposals

There were no on-going corporate proposals during the financial year under review.

### B8 Group Borrowings and Debt Securities

The Group's borrowings as at 31 March 2013 are as follows:-

		KMTYUUU
(a)	Short term borrowings	
	Secured:-	
	Term loans	7,030
	Project loans and revolving credit	27,264
	Hire purchase/leasing	4,315
	Trade finance	24,888
	Bank overdraft	25,702
	Revolving credit	12,075
		101,274
	Unsecured:-	55
	Bank overdraft	789
	Revolving credit	1,014
	·	103,077
(b)	Long term borrowings Secured:-	±
	Term loans	20.000
		29,890
	Project loans	15,472
	Hire purchase/leasing	3,105
		48,467

Bank borrowings of the Group are denominated in Malaysian Ringgit.

**RM**2000

### B9 Realised and Unrealised Profits/(Losses) Disclosure

The breakdown of the retained earnings/(accumulated losses) of the Group as at 31 March 2013, into realised and unrealised profits/(losses) is as follows:-

	31.3.2013 RM'000	31.3.2012 RM'000
The retained earnings of the Company and its subsidiaries:-		
- Realised	69,859	93,138
= Unrealised	(3,367)	(3,244)
	66,492	89,894
	=======================================	=======
	31.3.2013 RM'000	31.3.2012 RM'000
The share of accumulated losses of its associates:-		
- Realised	(20,109)	(4,780)
- Unrealised	(124)	4,263
a	(20,233)	(517)
	<del></del>	
Total retained earnings	46,259	89,377

The determination of realised and unrealised profits is based on the Guidance of Special Matters No. 1, Determination of Realised and Unrealised Profits and Losses in the Context of Disclosure Pursuant to Bursa Malaysia's Listing Requirements, issued by Malaysian Institute of Accountants on 20 December 2010.

The disclosure of realised and unrealised profits above is solely for complying with the disclosure requirement stipulated in the directive of Bursa Malaysia and should not be applied for any other purposes.

### **B10** Material Litigations

The Group was not engaged in any material litigation as at 23 May 2013.

### **B11** Dividend Proposed

The Board of Directors shall consider recommendation of dividend payment in respect of the financial year ended 31 March 2013 upon finalisation of the audited accounts.

### B12 (Loss)/Earnings per Share

		Individual Quarter 3 Months Ended		Cumulative Period 12 Months Ended	
(a)	Basic	31.3.2013	31.3.2012	31.3.2013	31.3.2012
	(Loss)/profit for the period attributable to owners of the Company (RM'000)	(33,334)	(523)	(37,422)	11,099
	Weighted average number of ordinary shares	113,914,700	113,914,700	113,914,700	113,914,700
	Basic (loss)/earnings per share (sen)	(29.26)	(0.46)	(32.85)	9.74
(b)	Diluted Earnings	N/A	N/A	N/A	N/A

The Company has not issued any Employees Share Options or convertible instruments that have effects on its basic earnings.

By Order of the Board IREKA CORPORATION BERHAD WONG YIM CHENG Company Secretary Kuala Lumpur 30 May 2013