

## **IDEAL UNITED BINTANG BERHAD (44676-M)**

### **Interim report for the second quarter ended 30<sup>th</sup> June 2016**

(These figures have not been audited)

#### **PART A – Compliance with Malaysia Financial Reporting Standard (MFRS) 134, Interim Financial Reporting and Bursa Listing Requirements**

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

The interim financial statements are unaudited and have been prepared in accordance with the requirements of new International Financial Reporting Standards Compliant framework, Malaysia Financial Reporting Standards (MFRS), MFRS 134 – “Interim Financial Reporting” and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

These explanatory notes attached to the interim financial statements provide an explanation of the events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the year ended 31 December 2015.

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2015.

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

The significant accounting policies and methods of computation adopted for the interim financial statement are consistent with those of the audited financial statements for the year ended 31 December 2015 except for the adoption of the following new MFRSs and amendments to MFRSs effective for financial periods beginning on or after 1 January 2016:-

MFRS 14	Regulatory Deferral Accounts
Amendments to MFRS 11	Accounting for Acquisitions of Interests in Joint Operations
Amendments to MFRS 101	Disclosure Initiative
Amendments to MFRS 116 and MFRS 138	Clarification of Acceptable Methods of Depreciation and Amortisation
Amendments to MFRS 116 and MFRS 141	Agriculture: Bearer Plants
Amendments to MFRS 127	Equity Method in Separate Financial Statements
Annual Improvements to MFRSs 2012 – 2014 Cycle	
Amendments to MFRS 10, MFRS 12 and MFRS 128	Investment Entities: Applying the Consolidation Exception

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Adoption of the new standards and amendments did not have any effect on the financial performance or position of the Group.

**A3. Auditor's Report on Preceding Annual Financial Statements**

The Financial Statements of the Group for the preceding financial year ended 31 December 2015 were not subject to any qualification.

**A4. Comments About the Seasonality or Cyclicity of Interim Operation.**

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

**A5. Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flows & Sensitivity Analysis of Market Risk**

There were no unusual items affecting assets, liabilities, equity, net income, or cash flows and sensitivity analysis of market risk that were unusual because of their nature, size or incidence for the current quarter.

**A6. Changes in Estimates**

There were no changes in estimates that had any material effect to the financial statements in the period under review.

**A7. Issuance, Cancellation, Repurchase, Resale and Repayment of Debts and Equity Securities**

There were no issuances, cancellations, repurchases, resales and repayments of debts and equity securities in the current quarter and financial year to date under review.

**A8. Dividends Paid**

No dividends have been paid by the Company in the current quarter and financial year to date.

**A9. Operating Segment Information**

The Group has two business segments of which the revenue and result of business segments for the current quarter and financial year to date were as follows. Previously there were three business segments, as overseas machinery segment no longer meet the quantitative thresholds in accordance to FRS 8, Operating Segments, we have now combined the local machinery and overseas machinery under Machinery Segment.

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-----3 months ended 30-06-2016-----

Business segments	Property Development	Machinery	Adjustments & Eliminations	Total
	RM'000	RM'000	RM'000	RM'000
<b>Revenue:</b>				
External customers	19,423	220	-	19,643
Inter-segment	-	183	(183)	-
	19,423	403	(183)	19,643
<b>Results:</b>				
Segment results (external)	<b>3,891</b>	<b>101</b>	-	<b>3,992</b>
Unallocated expenses				<b>(334)</b>
Profit before tax				<b>3,658</b>

-----6 months ended 30-06-2016-----

Business segments	Property Development	Machinery	Adjustments and Eliminations	Total
	RM'000	RM'000	RM'000	RM'000
<b>Revenue:</b>				
External customers	20,146	220	-	20,366
Inter-segment	-	183	(183)	-
	20,146	403	(183)	20,366
<b>Results:</b>				
Segment results (external)	<b>4,050</b>	<b>92</b>	-	<b>4,142</b>
Unallocated expenses				<b>(699)</b>
Profit before tax				<b>3,443</b>

\* Unallocated expenses relates to head-office general administrative expenses that arise at the Group level and relate to the Group as a whole. Previously, all the general expenses were group under local machinery segment due to holding company was principally dealing in trading of heavy machinery.

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

There were no changes to the valuation of property, plant, and equipment since the previous audited financial statements.

**A11. Material Subsequent Events**

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

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

There were no changes in the composition of the Group during the interim period including business combination, disposal of subsidiaries and long-term investments, restructuring and discontinued operations.

**A13. Contingent Liabilities and Contingent Assets**

There have been no changes in contingent liabilities and contingent assets since the last audited financial statements for the financial year ended 31 December 2015.

**A14. Capital Commitments**

There were no material capital commitments not recognised in the interim financial statements save and except for:-

	<b>As at 30/06/16 RM'000</b>	<b>As at 31/12/15 RM'000</b>
Share of joint venture commitment	140,000	140,000

The balance consideration payable to UDA Holding Berhad (“the Landowner”) pursuant to the Joint Venture Agreement dated 26 March 2014 is as follow:-

- (a) Balance of cash consideration of RM140,000,000: and
- (b) Construction cost of one block of residential building for the Landowner, actual cost of which is yet to be ascertained.

**A15. Related Party Transactions**

There were no significant related party transactions in the interim financial statements

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#### **PART B – Explanatory Notes Pursuant to Appendix 9B of Bursa Malaysia Securities Berhad Listing Requirements**

##### **B1 Review of Performance**

The Group had achieved an impressive revenue of RM19.643 million for the current quarter under review compared to RM0.2 million in the corresponding preceding quarter. The outstanding performance was mainly attributed from the sales recognition of property division.

The opening of 30% quota to public for I-Santorini, an affordable condominium located at Tanjung Tokong area had received an overwhelming response and resulted an outstanding revenue of RM19.423 million and profit before tax of RM3.891 million being recorded for the current quarter for property segment. Whereas sales of machinery to local customer had contributed a revenue of RM0.22 million.

The profit before tax for the current quarter was RM3.658 million, a significant improvement as compared to the loss before tax of RM0.81 million in preceding corresponding quarter was due to better gross profit margin generated from property development segment than the machinery segment.

##### **B2 Material changes in Profit before Tax for Current Quarter as Compared to the Preceding Quarter.**

	<b>Current Quarter Ended 30.06.16 RM '000</b>	<b>Preceding Quarter Ended 31.03.16 RM '000</b>
Revenue	19,643	723
Profit/ (Loss) before Tax	3,658	(215)

The Group recorded a drastic rise in both revenue and profit before tax of more than 100% compared to the immediate preceding quarter. The revenue had increased from RM0.723 million to RM19.643 million and the Group had turned from loss before tax of RM0.215 million to profit before tax of RM3.658 million. This was mainly due to the sales of I-Santorini which recorded an impressive take up rate.

##### **B3. Prospects**

Barring unforeseen circumstances, the Board is expecting property development sector to contribute to the revenue and profit of the Group for the financial year ending 31 December 2016.

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**B4. Variance of Profit Forecast and Profit Guarantee**

Not applicable as the Group had not disclosed any profit forecasts or made any profit guarantees.

**B5. Statement of the Board of Directors' Opinion as to whether Revenue or Profit Estimate, Forecast, Projection or Internal Targets are likely to be achieved.**

Not applicable as the Group has not announced or disclosed in a public document any revenue or profit estimate, forecast, projection or internal targets.

**B6. Income tax expense**

	<b>Current quarter 3 months ended</b>		<b>Cumulative quarter 6 months ended</b>	
	<b>30.06.2016</b>	<b>30.06.2015</b>	<b>30.06.2016</b>	<b>30.06.2015</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
Current year	910	34	948	71

For the quarter under review, the tax is approximate the statutory tax rate for the profitable subsidiary as the business losses carrying in the parent company cannot be utilised to set off the tax arisen from the profit in property sector.

**B7. Status of Corporate Proposals**

There were no corporate proposals announced but not completed as at 16<sup>th</sup> August 2016 being the latest practicable date which is not earlier than seven (7) days from the date of issue of this quarterly report.

**B8. Group Borrowings and Debt Securities**

The Group does not have any borrowings nor debt securities.

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	<b>Current Quarter 30/06/2016 RM'000</b>	<b>Cumulative 6 months ended 30/06/2016 RM'000</b>
a) Interest Income	<b>17</b>	<b>17</b>
b) Other income including investment income	<b>1</b>	<b>1</b>
c) Interest expense	<b>n/a</b>	<b>n/a</b>
d) Depreciation and amortization	<b>5</b>	<b>10</b>
e) Provision for and write off of receivables	<b>n/a</b>	<b>n/a</b>
f) Provision for and write off of inventories	<b>n/a</b>	<b>n/a</b>
g) Properties, plant & equipment written off	<b>n/a</b>	<b>n/a</b>
h) Gain/(loss) on disposal of properties, plant & equipment	<b>(1)</b>	<b>(1)</b>
i) Gain /(loss) on disposal of quoted and unquoted Investment or Properties	<b>n/a</b>	<b>n/a</b>
j) Gains on fair value changes of Investment Properties	<b>n/a</b>	<b>n/a</b>
k) Foreign exchange loss	<b>n/a</b>	<b>n/a</b>
l) Gain /(loss) on derivatives	<b>n/a</b>	<b>n/a</b>
m) Exceptional items (with details)	<b>n/a</b>	<b>n/a</b>

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#### **B10. Changes in Material Litigations**

There was no pending material litigation within the 7 days before the date of issue of this report. On 27 November 2014, the Board of Directors of IDEALUBB has announced that United Bintang Machinery Sdn Bhd (“UBMSB”), a wholly-owned subsidiary of IDEALUBB, has on 3 October 2014 received a Letter of Claims, dated 30 September 2014, from Messrs. Sidek Teoh Wong & Dennis, the solicitors of Hong Leong Bank Berhad (“HLBB”) for seeking an agreement, without reference to assessment of damage in the High Court, for compensation at the amount of RM2,100,000 (“the Letter of Claims”). The receipt of the Letter of Claims was in connection with the Civil Suit, where the High Court has on 25 February 2010 passed its judgement. The Company has written to Messrs. Sidek Teoh Wong & Dennis to confirm if they are representing HLBB because they are not record as acting for EON Bank Berhad.

On 18 November 2014, UBMSB received a summary of legal opinion in respect of the position of UBMSB with regards to the above Civil Suit (“the Summary Legal Opinion”). The complete set of cause papers from the above matter has yet to be delivered to the Company’s solicitors by the former solicitors of UBMSB.

In the Summary Legal Opinion, our solicitor informed that the High Court’s Judgement did not stipulate a liquidated sum and it was therefore for EON to file an application for assessment of damages to the High Court based on the High Court’s Judgement; unless the quantum of compensation is agreed between EON and UBMSB without necessitating further court application. Our solicitors opined that the wordings in the High Court Judgement are unclear and they believe that this issue needs further clarification from the High Court.

On 30 September 2014, the solicitors of HLBB wrote to the former solicitors of UBMSB seeking an agreement, without reference to assessment of damage in the High Court, for compensation at the amount of RM2,100,000.

Our solicitors are of the opinion that the claim of RM2,100,000 is incorrect and should not be taken as a reasonable benchmark of damages due to the following reasons:-

- a. The wordings in the High Court Judgement are unclear and need clarification;
- b. If reading upon the basis of EON’s claim, to quantify the claim for each machine, would be: the difference calculated should be value of the machine in 1994 minus value of machine in 1992 minus RM30,000; and
- c. Without ascertaining first the value of the machine in 1992, we cannot have the base number to calculate the difference.

The amount involved is expected to have major impact on the Group’s cash flow position and operation.

UBMSB and IDEALUBB are exposed to the losses resulted from the above claim, interest and legal cost in respect from the Letter of Claims. The group has made the provision of RM700,000 for this claim.

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On 29 June 2015, the Board of Directors of IDEALUBB has announced that United Bintang Machinery Sdn. Bhd. (“UBMSB”), a wholly-owned subsidiary of IDEALUBB, has on 26 June 2015 confirmed the acceptance of the following terms of settlement as proposed by Hong Leong Bank Berhad (“HLBB”) via their letter Reference No. 51-014-460555-4 dated 24 June 2015 as full and final settlement for the Judgement dated 25 February 2010:-

1. Initial RM100,000.00 to be paid on or before 29 June 2015;
2. The remaining RM450,000.00 to be paid in 4 installments as following:-
  - a) RM50,000.00 to be paid in 30 November 2015;
  - b) RM100,000.00 to be paid in 30 April 2016 and 30 September 2016;
  - c) RM200,000.00 to be paid in 31 December 2016.
3. The installment payment for RM450,000.00 to be secured in 4 post dated cheques with the following dates, 30 November 2015, 30 April 2016, 30 September 2016 and 31 December 2016 respectively; and
4. HLBB undertake not to enforce the Judgement insofar as the above installments are paid by UBMSB to HLBB on or before the respective due dates.

As at 30<sup>th</sup> June 2016, UBMSB has paid RM250,000.00 to HLBB and carrying the remaining instalments of RM300,000.00 which will be fully settled by end of this financial year.

#### B11. Dividend

The board of directors has not proposed any dividend for the current financial period ended 30 June 2016.

#### B12. Earnings Per Share

	3 months ended		Cumulative 6 months ended	
	30-06-2016	30-06-2015	30-06-2016	30-06-2015
<b>(a) Basic earnings per share</b>				
Profit/(Loss) for the period attributable to owners of the Company (RM'000)	1,255	(115)	941	(1,486)
Number of ordinary shares in issued ('000)	110,468	70,207	110,468	70,207
Basic Earnings/(Loss) per share (sen)	1.14	(0.16)	0.85	(2.12)

#### (b) Diluted earnings per share

Diluted earnings per share is not applicable as the exercise price for warrant is higher than the average market price of the Company's ordinary shares for the period under review.

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**B13. Realised and Unrealised Losses**

	<b>As at 30-06-2016 RM'000</b>	<b>As at 30-06-2015 RM'000</b>
Total accumulated losses of the Company and its subsidiary		
- Realised	(42,638)	(42,968)
- Unrealised	2,294	2,294
	<hr/>	<hr/>
Total group accumulated losses as per consolidated accounts	<u>(40,344)</u>	<u>(40,674)</u>

**By Order of the Board**

**GUNN CHIT GEOK**  
(MAICSA 0673097)

**CHEW SIEW CHENG**  
(MAICSA 7019191)  
Company Secretaries

**Penang**  
**Date: 24 August 2016**

c.c Securities Commission