



**UEM SUNRISE BHD**  
(830144-W)  
Incorporated In Malaysia

**QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2014**

**THE FIGURES HAVE NOT BEEN AUDITED**

**I(A). CONDENSED CONSOLIDATED INCOME STATEMENT**

	Note	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
		Current year quarter	Preceding year corresponding quarter	Year ended	Year ended
		31/12/2014	31/12/2013	31/12/2014	31/12/2013
		RM'000	RM'000	RM'000	RM'000
1.	(a) <b>Revenue</b>	<b>1,341,350</b>	<b>573,113</b>	<b>2,661,674</b>	<b>2,425,289</b>
	(b) Cost of sales	(922,395)	(434,561)	(1,836,387)	(1,497,165)
	(c) Gross profit	418,955	138,552	825,287	928,124
	(d) Other income	22,856	17,730	58,814	48,775
	(e) Expenses	(115,226)	(165,883)	(356,275)	(388,812)
	(f) Finance costs	(16,186)	(8,009)	(53,130)	(29,386)
	(g) Share of net results of associates	23,848	4,413	31,477	20,447
	(h) Share of net results of joint ventures	14,944	51,491	102,994	107,117
	(i) <b>Profit before income tax</b>	<b>349,191</b>	<b>38,294</b>	<b>609,167</b>	<b>686,265</b>
	(j) Income tax and zakat	(76,854)	39,990	(129,391)	(107,156)
	(k) <b>Profit for the period /year</b>	<b>272,337</b>	<b>78,284</b>	<b>479,776</b>	<b>579,109</b>
Attributable to:					
	(l) Owners of the Parent	272,384	77,956	479,927	579,141
	(m) Non-controlling Interests	(47)	328	(151)	(32)
	Profit for the period /year	272,337	78,284	479,776	579,109
2.	<b>Earnings per share based in 1 (1) above</b>	25			
	(a) Basic earnings per share	6.00 sen	1.79 sen	10.58 sen	13.27 sen
	(b) Diluted earnings per share	4.58 sen	1.67 sen	8.70 sen	11.96 sen

The condensed Consolidated Income Statement should be read in conjunction with the Annual Audited Financial Statements for the year ended 31 December 2013 and the accompanying explanatory notes attached to this quarterly announcement.



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**I(B). CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

	<b>INDIVIDUAL QUARTER</b>		<b>CUMULATIVE QUARTER</b>	
	Current year quarter	Preceding year corresponding quarter	Year ended	Year ended
	Note <b>31/12/2014</b> RM'000	<b>31/12/2013</b> RM'000	<b>31/12/2014</b> RM'000	<b>31/12/2013</b> RM'000
<b>Profit for the period/year</b>	272,337	78,284	479,776	579,109
Other comprehensive (expense)/income to be reclassified to profit or loss in subsequent periods:				
Foreign currency translation differences for foreign operations	15,494	(2,891)	(7,937)	(7,243)
(Loss)/profit on fair value changes	(1)	(1)	(67)	3
Share of other comprehensive income/(expense) of associates	-	(5)	419	(7)
<b>Total other comprehensive income/(expense) for the period/year, net of tax</b>	<b>15,493</b>	<b>(2,897)</b>	<b>(7,585)</b>	<b>(7,247)</b>
<b>Total comprehensive income for the period /year</b>	<b>287,830</b>	<b>75,387</b>	<b>472,191</b>	<b>571,862</b>
Attributable to:				
Owners of the Parent	287,877	75,059	472,342	571,894
Non-controlling Interests	(47)	328	(151)	(32)
<b>Total comprehensive income for the period /year</b>	<b>287,830</b>	<b>75,387</b>	<b>472,191</b>	<b>571,862</b>

The condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Audited Financial Statements for the year ended 31 December 2013 and the accompanying explanatory notes attached to this quarterly announcement.



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**I(C). REMARKS TO CONDENSED CONSOLIDATED INCOME STATEMENT:**

	<b>INDIVIDUAL QUARTER</b>		<b>CUMULATIVE QUARTER</b>	
	Current year quarter <b>31/12/2014</b> RM'000	Preceding year corresponding quarter <b>31/12/2013</b> RM'000	Year ended <b>31/12/2014</b> RM'000	Year ended <b>31/12/2013</b> RM'000
Profit before income tax is arrived at after charging/(crediting):				
Interest income	(17,282)	(11,528)	(45,511)	(39,592)
Dividend income	(2,300)	(282)	(4,317)	(2,348)
Gain on disposal of property, plant and equipment	-	(3)	(127)	(3)
Gain on deemed disposal of a subsidiary	(45)	-	(45)	-
Loss arising from liquidation of a subsidiary	2	604	2	604
Interest expense	16,186	8,009	53,130	29,386
Depreciation and amortization	3,275	5,676	20,642	20,200
Foreign exchange loss	873	5,256	873	5,256
Impairment for/(write-back of) receivables	2,381	1,971	2,381	(807)
Property, plant and equipment written off	2,239	25	2,239	25
Write-back of inventories	(49)	(95)	(49)	(95)
Bad debts recovered	(975)	(31)	(975)	(31)
Impairment for assets	-	20	-	20

Other than the above, there was no gain or loss on derivatives, exceptional items, provision for and write off of inventories and reversal of any provisions for the costs of restructuring.



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**II. CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	Note	Unaudited As at current financial year end 31/12/2014 RM'000	Audited As at preceding financial year end 31/12/2013 RM'000
<b>ASSETS</b>			
1. Non-current assets			
Property, plant and equipment		218,173	189,947
Investment properties		570,143	555,623
Land held for property development		2,715,220	2,809,339
Interests in associates		184,558	126,190
Interests in joint ventures		893,020	691,409
Amount due from a joint venture		62,536	57,402
Long term receivables		59,105	-
Goodwill		621,409	621,409
Non-current deposits		3	1,418
Deferred tax assets		143,489	134,461
		5,467,656	5,187,198
2. Current assets			
Property development costs		1,501,167	1,109,437
Inventories		176,622	105,856
Receivables		2,647,765	1,806,441
Amount due from joint ventures		240,284	209,937
Short term investments		202,635	28,491
Cash, bank balances and deposits		739,271	1,362,108
		5,507,744	4,622,270
 Total assets		10,975,400	9,809,468



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**II. CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONT'D)**

	Note	Unaudited As at current financial year end 31/12/2014 RM'000	Audited As at preceding financial year end 31/12/2013 RM'000
<b>EQUITY AND LIABILITIES</b>			
3. Equity attributable to Owners of the Parent			
Share capital		2,268,718	2,268,718
Reserves			
Share premium		2,044,955	2,044,953
Merger relief reserve		34,330	34,330
Other reserves		88,130	72,742
Retained profits		1,896,699	1,598,269
		6,332,832	6,019,012
4. Non-controlling Interests		485,753	450,604
Total equity		6,818,585	6,469,616
5. Non-current liabilities			
Borrowings		2,119,666	1,722,066
Long term payables		71,047	-
Provision		436,432	-
Deferred tax liabilities		177,521	262,242
		2,804,666	1,984,308
6. Current liabilities			
Provisions		392,280	450,818
Payables		571,530	622,892
Amount due to a joint venture		111	1,461
Borrowings		238,423	217,983
Tax payable		149,805	62,390
		1,352,149	1,355,544
Total liabilities		4,156,815	3,339,852
Total equity and liabilities		10,975,400	9,809,468
7. Net assets per share attributable to Owners of the Parent		<b>RM 1.40</b>	<b>RM1.33</b>

The condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Audited Financial Statements for the year ended 31 December 2013 and the accompanying explanatory notes attached to this quarterly announcement.



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### III. CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	<b>Unaudited Year ended</b>	<b>Audited Year ended</b>
<b>Note</b>	<b>31/12/2014</b>	<b>31/12/2013</b>
	RM'000	RM'000
<b>Operating Activities</b>		
Cash receipts from customers	2,144,666	2,437,719
Receipts from related parties	482	877
Cash payments to contractors	(1,625,027)	(1,240,350)
Cash payments for land and development related costs	(12,768)	(54,032)
Cash payments to related parties	(6,528)	(115,728)
Cash payments to employees and for expenses	(374,068)	(270,194)
Cash generated from operations	126,757	758,292
Net income taxes and zakat paid	(209,372)	(176,267)
Interest received	27,623	18,617
<b>Net cash (used in)/generated from operating activities</b>	<b>(54,992)</b>	<b>600,642</b>
<b>Investing Activities</b>		
Dividend received from associates	8,050	9,100
Proceeds from disposal of		
- property, plant and equipment	127	6
- investment property	-	12,418
- short term investments	230,914	290,547
Net cash effect from deemed disposal of a subsidiary	-	(201)
Purchase of property, plant and equipment	(6,744)	(21,789)
Advance to joint venture	(11,800)	-
Investment in associate	(35,300)	-
Investment in joint venture	(135,102)	(16,125)
Investment in land held for property development	(369,138)	(212,166)
Investment in short term investments	(401,000)	(172,600)
<b>Net cash used in investing activities</b>	<b>(719,993)</b>	<b>(110,810)</b>



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**III. CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS (CONT'D)**

	<b>Unaudited Year ended 31/12/2014</b>	<b>Audited Year ended 31/12/2013</b>
<b>Note</b>	<b>RM'000</b>	<b>RM'000</b>
<b>Financing Activities</b>		
Drawdown of borrowings	279,984	272,236
Drawdown of Islamic Medium Term Notes	400,000	700,000
Subscription of shares by non-controlling shareholder in a subsidiary	35,300	-
Proceeds from employee share option scheme ("ESOS")	2	45,487
Receipt of a grant	-	25,000
Repayment from joint ventures	1,189	6,687
Advance to joint ventures and associates	(22,152)	(48,752)
Repayment of borrowings	(264,380)	(569,726)
Redemption of RCPS	-	(408,689)
Dividend paid	(181,497)	(132,952)
Interest paid	(94,871)	(58,170)
<b>Net cash generated from/(used in) financing activities</b>	<b>153,575</b>	<b>(168,879)</b>
Transfer from non-current deposits	1,415	-
Effects of exchange rate changes	(3,083)	(272)
<b>Net change in Cash and Cash Equivalents</b>	<b>(623,078)</b>	<b>320,681</b>
Cash and Cash Equivalents as at beginning of financial year	1,362,108	1,041,427
<b>Cash and Cash Equivalents as at end of financial year</b>	<b>(a) 739,030</b>	<b>1,362,108</b>

<b>Unaudited Year ended 31/12/2014</b>	<b>Audited Year ended 31/12/2013</b>
<b>RM'000</b>	<b>RM'000</b>

**(a) Cash and Cash Equivalents comprise the following amounts:**

<b>Current cash, bank balances and deposits</b>		
Unrestricted	262,508	1,057,575
Restricted	476,763	304,533
	739,271	1,362,108
Bank overdrafts (included in short term borrowings)	(241)	-
<b>Cash and cash equivalents</b>	<b>739,030</b>	<b>1,362,108</b>

The condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Audited Financial Statements for the year ended 31 December 2013 and the accompanying explanatory notes attached to this quarterly announcement.



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**IV. CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN TOTAL EQUITY**

	← Attributable to Owners of the Parent →						Non-controlling Interests #	Total Equity	
	← Non-distributable →			Distributable					
	Share Capital RM'000	Share Premium RM'000	Merger Relief Reserves RM'000	Equity Component of RCPS RM'000	Other Reserves RM'000	Retained Profits RM'000			Total RM'000
<b>Twelve months to 31 December 2014 (Unaudited)</b>									
At 1 January 2014	2,268,718	2,044,953	34,330	-	72,742	1,598,269	6,019,012	450,604	6,469,616
Total comprehensive income for the year	-	-	-	-	(7,585)	479,927	472,342	(151)	472,191
Subscription of shares by non-controlling shareholder in a subsidiary	-	-	-	-	-	-	-	35,300	35,300
ESOS									
- issuance of new shares	*	2	-	-	-	-	2	-	2
- share option granted	-	-	-	-	22,973	-	22,973	-	22,973
Dividend paid	-	-	-	-	-	(181,497)	(181,497)	-	(181,497)
At 31 December 2014	<u>2,268,718</u>	<u>2,044,955</u>	<u>34,330</u>	<u>-</u>	<u>88,130</u>	<u>1,896,699</u>	<u>6,332,832</u>	<u>485,753</u>	<u>6,818,585</u>

\* The amount for issuance of new shares is RM500.

# Included in the non-controlling interests is the Redeemable Convertible Preference Share of a subsidiary amounting to RM450 million, which is held by the immediate holding company, UEM Group Berhad





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**IV. CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN TOTAL EQUITY (CONT'D)**

	← Attributable to Owners of the Parent →						Non-controlling Interests #	Total Equity	
	← Non-distributable →			Distributable					
	Share Capital RM'000	Share Premium RM'000	Merger Relief Reserves RM'000	Equity Component of RCPS RM'000	Other Reserves RM'000	Retained Profits RM'000			Total RM'000
<b>Twelve months to 31 December 2013 (Audited)</b>									
At 1 January 2013	2,165,558	1,907,488	34,330	119,068	51,370	1,038,154	5,315,968	450,636	5,766,604
Total comprehensive income for the year	-	-	-	-	(7,247)	579,141	571,894	(32)	571,862
Conversion of RCPS to ordinary shares	795	3,910	-	(1,055)	-	-	3,650	-	3,650
Redemption of RCPS	-	-	-	(118,013)	4,087	113,926	-	-	-
ESOS									
- issuance of new shares	9,958	35,529	-	-	-	-	45,487	-	45,487
- share option granted	-	-	-	-	27,519	-	27,519	-	27,519
- transferred from share based payment reserve upon exercise	-	2,987	-	-	(2,987)	-	-	-	-
Conversion of MCRPS	92,407	95,039	-	-	-	-	187,446	-	187,446
Dividend paid	-	-	-	-	-	(132,952)	(132,952)	-	(132,952)
At 31 December 2013	<u>2,268,718</u>	<u>2,044,953</u>	<u>34,330</u>	<u>-</u>	<u>72,742</u>	<u>1,598,269</u>	<u>6,019,012</u>	<u>450,604</u>	<u>6,469,616</u>

# Included in the non-controlling interests is the Redeemable Convertible Preference Share of a subsidiary amounting to RM450 million, which is held by the immediate holding company, UEM Group Berhad

The Consolidated Statement of Changes in Total Equity should be read in conjunction with the Annual Audited Financial Statements for the year ended 31 December 2013 and the accompanying explanatory notes attached to this quarterly announcement.



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## V. NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

The notes to the condensed consolidated interim financial statements should be read in conjunction with the Annual Audited Financial Statements for the year ended 31 December 2013.

### 1. Accounting policies and methods of computation

The quarterly consolidated financial statements have been prepared by applying accounting policies and methods of computation consistent with those used in the preparation of the most recent audited financial statements of the Group and are in accordance with FRS 134, Interim Financial Reporting and Paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad (“Bursa Securities”), except for the adoption of the following amendment to Financial Reporting Standards (“FRSs”) and interpretation which are applicable to the Group with effect from 1 January 2014 as disclosed below:

	Effective for the financial period beginning on or after
Amendments to FRS 132 : 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 10, FRS 12 and FRS 127 : Investment Entities	1 January 2014
IC Interpretation 21: Levies	1 January 2014

The adoption of the above amendment to FRSs and interpretation is not expected to have any significant impact to the Group.

#### Malaysian Financial Reporting Standards (MFRS Framework)

On 19 November 2011, the Malaysian Accounting Standards Board (MASB) issued a new MASB approved accounting framework, the MFRS Framework.

The MFRS Framework has been applied by all Entities Other Than Private Entities for annual periods beginning on or after 1 January 2012, with the exception of entities that are within the scope of MFRS 141 Agriculture (MFRS 141) and IC Interpretation 15 Agreements for Construction of Real Estate (IC 15), including its parent, significant investor and venturer (herein called ‘Transitioning Entities’).

Transitioning Entities are allowed to defer adoption of the new MFRS Framework for an additional five years. Consequently, adoption of the MFRS Framework by Transitioning Entities are mandatory for annual periods beginning on or after 1 January 2017.

The Group falls within the scope of Transitioning Entities and have opted to defer adoption of the new MFRS Framework. Accordingly, the Group is required to prepare financial statements using the MFRS Framework in its first MFRS financial statements for the year ending 31 December 2017.

In presenting its first MFRS financial statements, the Group is required to restate the comparative financial statements to amounts reflecting the application of MFRS Framework. The majority of the adjustments required on transition will be made retrospectively, against opening retained profits. The financial statements could be different if prepared under the MFRS Framework.



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**V. NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (CONT'D)**

**2. Audit report in respect of the 2013 financial statements**

The audit report on the Group's financial statements for the financial year ended 31 December 2013 was not qualified.

**3. Seasonal or cyclical factors**

The Group's operations are not subject to any significant seasonal or cyclical factors.

**4. Unusual items due to their nature, size or incidence**

There were no items affecting assets, liabilities, equity, net income, or cash flows that were unusual because of their nature, size or incidence in the current year.

**5. Material changes in estimates used**

There were no changes in estimates of amounts reported in prior financial years that have a material effect in the current year.

**6. Debt and equity securities**

The Group did not undertake any issuance and/or repayment of debt and equity securities, share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares for the current financial year ended 31 December 2014 except for the issuance of 1,000 units of new ordinary shares pursuant to Employee Share Option Scheme at an exercise price of RM2.23.

**7. Dividend**

The first and final single tier dividend of 4.0 sen per ordinary share of RM0.50 each, amounting to RM181.5 million in respect of the financial year ended 31 December 2013 was approved by the shareholders during the Annual General Meeting on 24 April 2014 and paid on 20 June 2014.

The Directors proposed a first and final dividend of 3.0 sen per ordinary share of RM0.50 each, amounting to RM136.1 million for the current financial year ended 31 December 2014 (2013 : 4.0 sen).

**8. Operating Segments**

There was no disclosure and presentation of segment information as the Group's activities are mainly involved in property development and related activities.

**9. Material events subsequent to the end of the current financial year**

In the opinion of the Directors, there are no items, transactions or events of a material and unusual nature which have arisen since 31 December 2014 to the date of this announcement which would substantially affect the financial results of the Group for the financial year ended 31 December 2014 that have not been reflected in the condensed financial statements.



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## V. NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (CONT'D)

### 10. Changes in the composition of the Group

There were no significant changes in the composition of the Group for the current year including business combinations, acquisitions or disposals of subsidiaries and long term investments, restructuring or discontinued operation as at the date of this announcement since the preceding year ended 31 December 2013 except as stated below:

- (a) On 28 January 2014, UEM Land Berhad ("UEM Land"), a wholly-owned subsidiary of the Company, acquired two (2) ordinary shares of RM1.00 each in Aura Muhibah Sdn Bhd ("AMSB") representing 100% of the total issued and paid-up share capital of AMSB for a cash consideration of RM2.00 only, resulting in AMSB becoming an indirect wholly-owned subsidiary of the Company. Subsequently on 5 March 2014, UEM Land subscribed for 149,998 units of ordinary shares and 52,800,000 units of Redeemable Preference Shares ("RPS") in AMSB representing 60% of total issued and paid up capital of AMSB for RM149,998 and RM52,800,000 respectively.

On the same date, UEM Land subscribed for 100,000 units of ordinary shares and 35,200,000 units of Redeemable Preference Shares ("RPS") in Scope Energy Sdn Bhd ("SESB") representing 40% of total issued and paid up capital of SESB for RM100,000 and RM35,200,000 respectively. Refer Note 14 (g) for further details.

- (b) On 7 February 2014, the Company announced that Interior Design One Sdn Bhd, a dormant subsidiary of Sunrise Berhad, which in turn is a wholly-owned subsidiary of the Company has been struck-off pursuant to Section 308(4) of the Companies Act, 1965.
- (c) On 20 March 2014, the Company acquired two (2) ordinary shares of RM1.00 each in UEM Sunrise (Canada) Sdn Bhd ("UEMS Canada") for a cash consideration of RM2.00 resulting in UEMS Canada becoming a wholly-owned subsidiary of the Company. The intended principal activity of UEMS Canada is investment holding.
- (d) On 28 March 2014, UEMS Canada acquired one (1) Common Share, representing the entire issued share capital of UEM Sunrise (Canada) Development Ltd ("UEMSCD"), at a consideration of CAD1.00 equivalent to RM2.965 resulting in UEMSCD becoming a wholly-owned subsidiary of UEMS Canada.
- UEMSCD was incorporated in British Columbia, Canada on 30 December 2013 as a private limited company under the provisions of British Columbia Business Corporations Act. The principal activity of UEMSCD is real estate acquisition and development. UEMSCD has a wholly-owned subsidiary namely UEM Sunrise (Canada) Alderbridge Ltd ("UEMSCA").
- UEMSCA was incorporated in British Columbia, Canada on 30 December 2013 as a private limited company under the provisions of British Columbia Business Corporations Act with one (1) Common Share of CAD1.00 issued in the name of UEMSCD. The principal activity of UEMSCA is real estate acquisition and development.
- (e) On 21 October 2014, the Company acquired two (2) ordinary shares of RM1.00 each in UEM Sunrise Management Services Sdn Bhd ("UEMSMS") for a cash consideration of RM2.00 resulting in UEMSMS becoming a wholly-owned subsidiary of the Company. The intended principal activity of UEMSMS is investment holding. UEMSMS has also on 21 October 2014 acquired two (2) ordinary shares of RM1.00 each in UEM Sunrise Project Services Sdn Bhd ("UEMSPS") for a cash consideration of RM2.00, resulting in UEMSPS becoming an indirect wholly-owned subsidiary of the Company. The intended principal activity of UEMSPS is to carry on the business of project management for property development.
- (f) On 3 November 2014, the Company acquired four (4) ordinary shares of RM0.50 each in UEM Sunrise Properties Sdn Bhd ("UEMSP") for a cash consideration of RM2.00 resulting in UEMSP becoming a wholly-owned subsidiary of the Company. The intended principal activity of UEMSP is to carry on the business of investment holding, property development and general trading.



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**V. NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (CONT'D)**

**10. Changes in the composition of the Group (cont'd)**

- (g) On 10 November 2014, UEMSMS, a wholly-owned subsidiary of the Company acquired two (2) ordinary shares of RM1.00 each in UEM Sunrise Nusajaya Property Services Sdn Bhd ("USNPS") for a cash consideration of RM2.00 resulting in USNPS becoming an indirect wholly-owned subsidiary of the Company. The intended principal activity of USNPS is provision of property management services.
- (h) On 10 November 2014, UEMSP, a wholly-owned subsidiary of the Company acquired two (2) ordinary shares of RM1.00 each in the following companies for a cash consideration of RM2.00 only each, resulting in these companies becoming indirect wholly-owned subsidiaries of the Company.

Company	Principal Activity
UEM Sunrise Nusajaya Properties Sdn Bhd	Property Investment
Nusajaya DCS Sdn Bhd	Provision of cooling plant facility services
Opera Retreat Sdn Bhd	Property Investment

- (i) On 2 December 2014, UEMSP, a wholly-owned subsidiary of the Company acquired two (2) ordinary shares of RM1.00 each in Puteri Harbour Convention Centre Sdn Bhd ("PHCC") for a cash consideration of RM2.00 resulting in PHCC becoming an indirect wholly-owned subsidiary of the Company. The intended principal activity of PHCC is to own and operate a convention centre.

**11. Contingent liabilities**

There are no changes in the contingent liabilities as at the date of this announcement since the preceding financial year ended 31 December 2013 except as disclosed below:

(a) Income tax assessment

On 3 October 2011, Bandar Nusajaya Development Sdn. Bhd. ("BND"), an indirect subsidiary of the Company, received a notice of additional assessment from Inland Revenue Board ("IRB") for additional tax and penalty of RM50.9 million and RM22.9 million respectively in respect of the year of assessment 2006.

On 4 September 2012, the Kuala Lumpur High Court had allowed BND's judicial review application to quash and set aside the additional tax assessment. The High Court ruled in favour of BND and declared that the IRB had no legal basis to raise the additional assessment. Following the decision by the High Court, the IRB had filed an appeal to the Court of Appeal against the decision made.

The Court of Appeal, having heard and considered the submissions by both parties on 19 and 20 May 2014, unanimously decided that there are no merits in the appeal by the IRB and thus agreed with the decision of the High Court which ruled in favour of BND. The IRB had on 18 June 2014 filed an application for leave to the Federal Court to appeal against the decision of the Court of Appeal.

On 26 January 2015, the Federal Court heard the oral submission of both parties in respect of the IRB's application for leave and unanimously decided to allow the IRB's application. The Federal Court will set a date for hearing on the merit of the case with respect to the interpretation of Section 22(2)(a) of the Income Tax Act, 1967.

(b) Potential compensation payable to the previous land owners

There are a total of fifty (50) cases referred to High Court involving claims against the State Government for additional compensation by the previous landowners of lands acquired for the Second Malaysian Crossing Project.

After hearing the 50 cases, the High Court maintained the amount of compensation awarded by the District Land Administrator ("DLA") in 15 cases, and increased the amount of compensation in the remaining 35 cases. The parties involved however, made further appeals to the Court of Appeal for higher compensation. However, the Court of Appeal ordered that all land acquisition appeals to be transferred to the Federal Court.

Of these 50 cases:

- (i) 1 has been heard and dismissed by the Court of Appeal;
- (ii) 4 have been heard and dismissed by the Federal Court;
- (iii) 2 have accepted out-of-court settlements proposed by the State Legal Advisor Johor;
- (iv) 4 have withdrawn the case against DLA;
- (v) 2 have been heard and granted additional compensation amounting to RM19.5 million by the Federal Court; and
- (vi) 1 has withdrawn its appeal to the Court of Appeal.



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**V. NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (CONT'D)**

**11. Contingent liabilities (cont'd)**

- (b) Potential compensation payable to the previous land owners (cont'd)

The remaining thirty six (36) cases, which the plaintiffs are seeking compensation with a total amount of RM68.3 million, are pending hearing at the Federal Court.

BND is not directly involved in these litigations but by virtue of the Novation Agreement, is responsible for the additional land cost of land alienated to it, which includes the amounts claimed by the previous landowners.

The State Legal Adviser Johor had on 27 October 2014 confirmed that the matter has been resolved.

**12. Capital commitments**

There are no material capital commitments in relation to the Group's Capital Expenditure except as disclosed below:

	RM'Mil
Approved and contracted for	20.3
Approved but not contracted for	424.9
Total	<u>445.2</u>

**13. Income tax and zakat**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current year quarter <b>31/12/2014</b> RM'000	Preceding year corresponding quarter <b>31/12/2013</b> RM'000	Year ended <b>31/12/2014</b> RM'000	Year ended <b>31/12/2013</b> RM'000
Malaysian & foreign income tax				
- Current tax	(171,937)	(79,313)	(225,893)	(181,972)
- Over/(under) provision in prior years	14,283	(1,035)	12,204	(8,248)
Deferred tax	<u>90,356</u>	<u>120,338</u>	<u>93,854</u>	<u>90,398</u>
Tax expense for the period/year	(67,298)	39,990	(119,835)	(99,822)
Zakat	<u>(9,556)</u>	<u>-</u>	<u>(9,556)</u>	<u>(7,334)</u>
	<u>(76,854)</u>	<u>39,990</u>	<u>(129,391)</u>	<u>(107,156)</u>

The Group's effective tax rate (excluding share of net results of associates and joint ventures) for the current quarter is lower than the statutory tax rate mainly due to deferred tax asset recognised and net deferred tax liability of 1% revision due to the reduced corporate income tax rate from 25% to 24% for year of assessment 2016 onwards. For the year to-date, the Group's effective tax rate is approximately equivalent to the statutory tax rate.

**14. Status of corporate proposals announced but not completed as at the date of this announcement**

All corporate proposals announced are completed as at the date of this announcement except for the following:

- a) A development agreement dated 16 June 2005 ("HHDSB Development Agreement") between Nusajaya Greens Sdn Bhd ("NGSB") and Horizon Hills Development Sdn Bhd ("HHDSB"), a 50:50 joint venture company between UEM Land and Gamuda Berhad, for the development of 1,228 acres of land in Nusajaya into a mixed development and 18-hole golf course, clubhouse and facilities together with the appropriate primary and secondary infrastructure, and other types of complementary developments, which was announced on 16 June 2005 by UEM World Berhad (now known as Global Converge Sdn Bhd). As part of the HHDSB Development Agreement, the said land will be acquired by HHDSB for the development known as Horizon Hills, which is currently ongoing. As at 19 February 2015, the whole development land have been purchased and paid for by HHDSB.
- b) A development agreement and a supplemental development agreement dated 19 December 2007 and 4 November 2010, respectively, between UEM Land, Bandar Nusajaya Development Sdn Bhd ("BND") and Haute Property Sdn Bhd ("HPSB") for the development of a high end residential enclave over 111 acres held under H.S.(D) 453895, PTD 154910, Mukim Pulau, Daerah Johor Bahru, Johor Darul Ta'zim. The development of the residential enclave is currently on-going.



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## V. NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (CONT'D)

### 14. Status of corporate proposals announced but not completed as at the date of this announcement (con't)

- c) A Facilities Maintenance and Management Agreement dated 13 April 2011 between Cahaya Jauhar Sdn Bhd, a 60% owned joint venture of UEM Land and State Secretary Johor (Incorporated) for the provision of management and maintenance services for Phase 1 of Kota Iskandar ("FMMA"). The FMMA covers a period of 30 years with a review every 3 years.
- d) On 11 June 2012, the Company entered into 3 Shareholders' and Shares Subscription Agreements with wholly-owned subsidiaries of Desaru Development Holdings One Sdn Bhd (a subsidiary of Desaru Development Corporation Sdn Bhd) ("DDC Cos") (collectively referred to as the "SSAs") to establish the shareholding structure of 3 separate Development Companies ("Dev Cos") and to regulate the relationship amongst the Company and the DDC Cos for the development of land parcels to be acquired by the Dev Cos with an aggregate gross area of approximately 678.70 acres ("Desaru Lands").

The Desaru Lands will be developed into a high-end residential resort development surrounding two golf courses in Desaru, Johor Darul Ta'zim and a beach club to cater to the residents of the high-end residential resort development.

The issued and paid-up capital of the Dev Cos will be held by the Company and the respective DDC Cos in the proportion of 51% and 49%, respectively.

Concurrent with the execution of the SSAs, the respective Dev Cos had entered into 3 separate Sale and Purchase Agreements (collectively referred to as the "SPAs") with the respective DDC Cos for the proposed acquisitions of the Desaru Lands for a total consideration of RM485.3 million.

The SSAs and the SPAs are not subject to any condition precedents. On 18 June 2012, 10% of the purchase consideration for each of the Desaru Lands was paid by the Dev Cos to the relevant DDC Cos. The balance 90% will be paid on a staggered basis up until 11 December 2017 as per the payment schedule in the SPAs.

- e) On 23 October 2012, UEM Land entered into a Master Agreement ("MA") with Ascendas Land (Malaysia) Sdn Bhd ("Ascendas") to undertake the development of an integrated tech park over approximately 519 acres of land in Gerbang Nusajaya ("Lands"), Nusajaya, Johor Darul Ta'zim ("Proposed Development") broken down as follows:
- (i) Phase 1 Lands measuring approximately 205 acres and further broken down into two plots identified as Plot A with an estimated area of 120 acres ("Plot A") and Plot B with an estimated area of 85 acres ("Plot B") (collectively "Phase 1 Lands") to be held by Company A;
- (ii) Phase 2 Lands measuring approximately 166 acres to be held by Company B ("Phase 2 Lands"); and
- (iii) Phase 3 Lands measuring approximately 148 acres to be held by Company C ("Phase 3 Lands").

UEM Land and Ascendas shall enter into Subscription Agreements ("SA") to regulate their initial share subscription into Company A, Company B and Company C (all of which are special purpose companies that have been or are to be established by UEM Land and are to be collectively referred to as the "Companies") and Shareholders' Agreement ("SHA") to govern the parties' relationship as shareholders of the Companies. The equity ratio of the parties in the companies shall be 60% : 40% (Ascendas : UEM Land) unless otherwise agreed.

Pursuant to the MA, UEM Land also agrees to:

- (i) Cause the transfer of Plot A to Company A
- (ii) Grant to Ascendas the options to:
- Agree to Company A completing the purchase of Plot B; and
  - Purchase the Phase 2 Lands and Phase 3 Lands via Company B and Company C respectively.

The options are exercisable within nine (9) years from the date of the MA. The options shall automatically lapse if not exercised within the option period. The transactions are subject to various regulatory approvals and conditions precedent, including but not limited to the approval for the transfer of the lands into the companies, the planning approvals and the approval for the conversion of the lands for industrial use.

The sale of Plot A land was completed in the last financial year.

As at 19 February 2015, the matters pertaining to the purchase of Plot B land, Phase 2 Lands and Phase 3 Lands are still outstanding.



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## V. NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (CONT'D)

### 14. Status of corporate proposals announced but not completed as at the date of this announcement (cont'd)

- f) On 4 December 2012, the Company announced that UEM Land, had signed a Joint Venture Agreement (“JVA”) with FASTrack Autosports Pte Ltd (“FAPL”) to jointly develop a Motorsports City over approximately 270 acres of land in Gerbang Nusajaya, Nusajaya, Johor Darul Ta’zim (“Land”) (“Proposed Development”).

FAPL and UEM Land will purchase and jointly develop the Land which forms part of the Gerbang Nusajaya development in Nusajaya, through the participation of FAPL in the special purpose company established by UEM Land called Crimson Carnival Sdn Bhd (“CCSB”). On 18 February 2013, CCSB changed its name to FASTrack Iskandar Sdn Bhd (“FasTrack”).

FasTrack is presently a wholly-owned subsidiary of UEM Land. Within 14 business days from the unconditional date of the JVA, UEM Land and FAPL will subscribe to FasTrack’s shares in accordance to the agreed proportion of 30 : 70 (UEM Land : FAPL).

FasTrack entered into a Sale and Purchase Agreement (“SPA”) on 4 December 2012 to purchase the Land from Nusajaya Rise Sdn Bhd, a wholly-owned subsidiary of UEM Land, for a total consideration of RM223.5 million to be satisfied within 3 months from the unconditional date of the agreements.

The JVA and SPA are conditional upon, amongst others, the receipt of the relevant authorities’ approval, the issuance, transfer and registration of the title for the Land and the satisfactory results of due diligence performed on FasTrack. On 1 October 2014, the parties to the agreements have mutually agreed to extend the period for the fulfillment of the condition precedents of both the JVA and SPA until 31 December 2014.

On 30 December 2014, the JVA and SPA have become unconditional upon fulfillment of their conditions precedent and the total project land area has increased to 300 acres. Following this, FAPL subscribed for 70% of the issued and paid up share capital of FasTrack resulting in a reduction of UEM Land’s shareholding in FasTrack to 30%.

- g) On 7 February 2014, UEM Land and KLK Land Sdn Bhd (“KLKL”), a wholly-owned subsidiary of Kuala Lumpur Kepong Berhad (“KLK”) entered into 2 separate shareholders’ agreements (“SHA”) to give effect to the Proposed Joint Development of the following:
- (i) proposed development of various parcels of freehold land measuring an aggregate of approximately 2,500 acres situated in Mukim Senai, District of Kulai Jaya, State of Johor (“Fraser Land”), into a proposed mixed residential, commercial and industrial development (“Proposed Fraser Land Development”); and
  - (ii) proposed development of various parcels of freehold land measuring an aggregate of approximately 500 acres situated in Mukim Tanjung Kupang, District of Johor Bahru, State of Johor (“Gerbang Land”), into a proposed mixed development (“Proposed Gerbang Land Development”).

The Proposed Fraser Land Development will be undertaken by Aura Muhibah Sdn Bhd (“AMSB”), a company which UEM Land hold 60% of the interest and the remaining 40% is held by KLKL while the Proposed Gerbang Land Development will be undertaken by Scope Energy Sdn Bhd (“SESB”), a company which UEM Land hold 40% of the interest and the remaining 60% is held by KLKL.

Concurrent with the execution of the SHAs, AMSB and SESB entered into 2 separate sale and purchase agreements (“SPA”) for the acquisition of the Lands which will form part of the Proposed Development.

- (i) AMSB entered into a sale and purchase agreement with KLK to acquire the Fraser Land, free from encumbrances, for a purchase consideration of RM871.2 million; and
- (ii) SESB entered into a sale and purchase agreement with Nusajaya Rise Sdn Bhd, Finwares Sdn Bhd and Symphony Hills Sdn Bhd, all of which are wholly-owned subsidiaries of UEM Land to acquire the Gerbang Land, free from encumbrances, for a purchase consideration of RM871.2 million.

On 29 December 2014, the SPA entered by SESB has become unconditional upon fulfillment of its conditions precedent.

As at 19 February 2015, the conditions precedent of the SPA entered by AMSB is still outstanding.

- h) On 1 July 2014, UEM Land entered into a Joint Venture and Shareholders Agreement with Intelsec Sdn. Bhd, a wholly-owned subsidiary of Telekom Malaysia Berhad and Iskandar Innovations Sdn. Bhd., a wholly-owned subsidiary of Iskandar Investment Berhad for the collaboration in a joint venture company which will carry on the business of a managed services operating company to provide smart building services and smart city services. The agreed proportion of the shareholding are 51% by Intelsec Sdn. Bhd., 39% by UEM Land and the remaining 10% by Iskandar Innovations Sdn. Bhd.





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**V. NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (CONT'D)**

**15. Borrowings and debt securities**

Details of Group borrowings and debt securities as at 31 December 2014 are as follows:

	Long term borrowings			Short term borrowings		
	Secured	Unsecured	Total	Secured	Unsecured	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Domestic						
- Loan from immediate holding company	-	-	-	75,303	-	75,303
- Islamic Medium Term Notes	-	1,900,575	1,900,575	-	-	-
- Term loan	117,841	-	117,841	44,329	-	44,329
- Revolving credits	2,000	-	2,000	7,000	111,550	118,550
- Bank overdrafts	-	-	-	-	241	241
Foreign						
- Term loan (denominated in Canada Dollar)	99,250	-	99,250	-	-	-
<b>TOTAL</b>	<b>219,091</b>	<b>1,900,575</b>	<b>2,119,666</b>	<b>126,632</b>	<b>111,791</b>	<b>238,423</b>

**16. Derivatives**

There are no derivatives as at the date of this announcement.

**17. Fair value hierarchy**

There were no transfers between any levels of the fair value hierarchy took place during the current year and the comparative year. There were also no changes in the purpose of any financial asset that subsequently resulted in a different classification of that asset.

**18. Breakdown of realised and unrealised profits or losses**

	As at current financial year end 31/12/2014	As at preceding financial year end 31/12/2013
	RM'000	RM'000
Total retained profits of the Company and its subsidiaries:		
- Realised	1,279,780	1,360,117
- Unrealised	140,898	53,358
	1,420,678	1,413,475
Total share of retained profits from associates:		
- Realised	97,818	65,909
- Unrealised	1,014	1,446
Total share of retained profits from joint ventures:		
- Realised	311,056	213,111
- Unrealised	6,856	2,459
	1,837,422	1,696,400
Less : Consolidation adjustments	59,277	(98,131)
Total group retained profits as per consolidated statement of financial position	1,896,699	1,598,269

**V. NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (CONT'D)**

**19. Material litigation**

Since the preceding financial year ended 31 December 2013, there is no change in material litigation as at the date of this announcement except as disclosed below:

- a) Decision by the Court of Appeal in favour of BND in respect of additional assessment by IRB for additional tax and penalty, as disclosed in Note 11 (a); and
- b) Rakyat Holdings Sdn. Bhd. ("Rakyat Holdings") against Aurora Tower @KLCC Sdn. Bhd. ("Aurora Tower") under Writ of Summons and Statement of Claim in High Court Suit No. 22 NCVC-297-04/2013.

On 12 April 2013, Aurora Tower, a wholly-owned subsidiary of Sunrise Berhad which in turn is a wholly-owned subsidiary of the Company was served with the Claim filed by Rakyat Holdings. The Claim alleges breach of an agreement dated 14 January 2008 between Rakyat Holdings and Aurora Tower, for the sale of land held under Geran 4733, Lot 149, Seksyen 0058, Bandar Kuala Lumpur ("Land"). The principal relief sought in the Claim is an order for Aurora Tower to re-deliver ownership, title and vacant possession of the Land to Rakyat Holdings and general damages.

The trial was held on 7 July 2014 to 10 July 2014. The High Court at Kuala Lumpur had on 28 August 2014 dismissed Rakyat Holdings' Claim against Aurora Tower and awarded costs of RM75,000 to be paid to Aurora Tower. Following this, Rakyat Holdings had filed an appeal to the Court of Appeal against the decision on 29 August 2014 ("Appeal").

On 5 November 2014, the High Court has dismissed the Rakyat Holdings' application for Stay of Execution and further directed that the private caveat entered by Rakyat Holdings to be removed and Aurora Tower is not to dispose of the land pending completion of the Rakyat Holdings' appeal to the Court of Appeal. The Court of Appeal has further fixed the hearing for Rakyat Holdings' appeal on 26 March 2015. As for the private caveat, it has been removed as per land search conducted on 5 January 2015.

**20. Comparison between the current quarter and the immediate preceding quarter**

	Current quarter <b>31/12/2014</b> RM'000	Immediate preceding quarter <b>30/09/2014</b> RM'000
Revenue	1,341,350	471,137
Profit from operations	326,585	73,878
Finance cost	(16,186)	(18,748)
Share of results of associates and joint ventures	38,792	33,391
Profit before income tax	<u>349,191</u>	<u>88,521</u>

The Group recorded higher revenue in the current quarter as compared to the immediate preceding quarter. This is mainly due to the completion of land sales to FASTrack Iskandar Sdn. Bhd. and Scope Energy Sdn. Bhd. in Gerbang Nusajaya as disclosed in Note 14(f) and 14(g) above.

Higher profit before income tax recorded in the current quarter is in line with the revenue recognition from land sales as above. Property development also has contributed to higher revenue and higher margin by 23% and 20% respectively in the current quarter as compared to immediate preceding quarter.

**V. NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (CONT'D)**

**21. Detailed analysis of the performance for the current quarter and year**

	Current year quarter <b>31/12/2014</b> RM'000	Preceding year corresponding quarter <b>31/12/2013</b> RM'000	Year ended <b>31/12/2014</b> RM'000	Year ended <b>31/12/2013</b> RM'000
Revenue	1,341,350	573,113	2,661,674	2,425,289
Profit/(loss) from operations	326,585	(9,601)	527,826	588,087
Finance cost	(16,186)	(8,009)	(53,130)	(29,386)
Share of results of associates and joint ventures	38,792	55,904	134,471	127,564
Profit before income tax	<u>349,191</u>	<u>38,294</u>	<u>609,167</u>	<u>686,265</u>

Current year quarter against preceding year corresponding quarter

The Group recorded higher revenue for the current quarter as compared to preceding year corresponding quarter is primarily due to Gerbang land sales to FASTrack Iskandar Sdn. Bhd of RM248.3 million and Scope Energy Sdn. Bhd. of RM522.7 million. Both the land sales condition precedent were met in the current quarter under review.

The higher profit before income tax in the current quarter as compared to the preceding year corresponding quarter is in line with the higher revenue as mentioned above. In addition, the Group recorded higher cost in previous year corresponding quarter following overall review of project cost estimates.

Year-to-date against preceding year

The revenue contribution from both property development and land sales has increased by approximately 10% or RM158 million and RM80 million respectively as compared to last financial year.

The land sales in the current year are mainly from Gerbang Nusajaya as mentioned in the current year quarter against preceding year corresponding quarter above while land sales in previous year are mainly from sales of Puteri Harbour land to Liberty Bridge Sdn. Bhd. and Southern Marina Development Sdn. Bhd.

The lower profit before income tax for the year despite of higher revenue as compared to previous year is mainly due to lower margin from land sales mitigated by higher profit from property development.

## V. NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (CONT'D)

### 22. Economic profit ("EP") statement

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current year quarter 31/12/2014 RM'000	Preceding year corresponding quarter 31/12/2013 RM'000	Year ended 31/12/2014 RM'000	Year ended 31/12/2013 RM'000
<u>Net operating profit/(loss) after tax ("NOPAT/(NOLAT)") computation:</u>				
Earnings before interest and tax ("EBIT")	303,729	(27,330)	469,012	531,979
Adjusted tax	(75,932)	6,833	(117,253)	(132,995)
<b>NOPAT/(NOLAT)</b>	<b>227,797</b>	<b>(20,497)</b>	<b>351,759</b>	<b>398,984</b>
<u>Economic charge computation:</u>				
Average invested capital (Note 1)	7,390,491	6,820,596	7,390,491	6,820,596
Weighted average cost of capital ("WACC") (%) (Note 2)	11.04%	14.79%	11.04%	14.79%
<b>Economic charge</b>	<b>(203,978)</b>	<b>(252,148)</b>	<b>(815,910)</b>	<b>(1,008,592)</b>
<b>Economic profit/(loss)</b>	<b>23,819</b>	<b>(272,645)</b>	<b>(464,151)</b>	<b>(609,608)</b>

The EP statement is as prescribed under the GLC Transformation program, and is disclosed on a voluntary basis. EP measures the value created by a business during a single period reflecting how much return a business makes over its cost of capital.

The Group recorded an economic profit in the current quarter as compared to preceding year corresponding quarter mainly due to higher earnings as explained in Note 21 above and lower cost of capital in the current quarter.

The lower economic losses were recorded in the current year-to-date mainly due to lower cost of capital of the Group.

#### Note 1:

Average invested capital consists of average operating working capital, average net property, plant and equipment and average net other operating assets.

#### Note 2:

WACC is calculated as weighted average cost of debts and equity taking into account the market capitalisation as at end of the period.

### 23. Prospects for the next financial year

The Malaysian property market is expected to remain challenging in 2015 with concerns on oversupply of properties, a tight lending environment and the general economic uncertainties all contributing to create a cautious and pessimistic outlook. However, the Group will be able to sustain its performance in 2015 on the back of the existing unrecognized revenue of RM3.9 billion (as at 31 December 2014) from on-going projects that will continue to contribute towards the Group's revenue and earnings.

In addition, the Group is also planning to launch several new projects in 2015. In the Southern region, the new projects include a new high end landed residential development called Estuari, two new affordable homes developments called Denai Nusantara and Gerbang Nusantara as well as new phases of development in East Ledang and Nusa Bayu. The Group also plans to open for sale the third and final phase of industrial lots in our Southern Industrial & Logistics Clusters project. Planned new launches for the Central region include a mid-market landed residential development called Serene Heights, a high end landed residential development called Artisan Hills, as well as a new condominium development in Mont'Kiara called Sefina.

Internationally, following on from the success of the Group's maiden project, Aurora Melbourne Central, the Group is now targeting to launch Conservatory, its second Australian project in the second half of 2015. With all these plans in place, the Group has set a sales target of RM2.0 billion for 2015.

Moving forward, the Group is also looking to expand its geographical presence to other locations in Malaysia, particularly in the Klang Valley and Penang to provide greater flexibility to roll out new products in line with market demand and support the Group's long term growth aspirations.



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**V. NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (CONT'D)**

**24. Profit forecast**

The Group did not issue any profit forecast or profit guarantee in respect of current year.

**25. Earnings per share ("EPS")**

	<b>INDIVIDUAL QUARTER</b>		<b>CUMULATIVE QUARTER</b>	
	Current year quarter <b>31/12/2014</b> RM'000	Preceding year corresponding quarter <b>31/12/2013</b> RM'000	Year ended <b>31/12/2014</b> RM'000	Year ended <b>31/12/2013</b> RM'000
a) Basic earnings per share				
Profit for the period/year attributable to Owners of the Parent (net of dividend for MCRPS)	272,384	77,956	479,927	576,585
Weighted average number of ordinary shares in issue ('000)	4,537,436	4,361,776	4,537,436	4,344,130
Basic earnings per share	6.00 sen	1.79 sen	10.58 sen	13.27 sen
b) Diluted earnings per share				
Profit for the period/year attributable to Owners of the Parent (net of dividend for MCRPS)	272,384	77,956	479,927	576,585
Profits of subsidiaries attributable to non-controlling interests arising from dilutive impact of convertible securities issued by a subsidiary	(64,743)	(3,483)	(85,367)	(46,853)
Diluted profit attributable to Owners of the Parent	207,641	74,473	394,560	529,732
Weighted average number of ordinary shares in issue ('000)	4,537,436	4,446,893	4,537,436	4,429,247
Diluted earnings per share	4.58 sen	1.67 sen	8.70 sen	11.96 sen

**By Order of the Board**

**Kuala Lumpur**  
**26 February 2015**

**SHARIFAH SHAFIQA SALIM (LS No. 0008928)**  
**LIEW IRENE (MAICSA 7022609)**  
Joint Company Secretaries