(INCORPORATED IN MALAYSIA)

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS FOR FIRST QUARTER ENDED 30 JUNE 2014

(The figures have not been audited)

	INDIVIDU CURRENT YEAR QUARTER 30/06/14 RM'000	JAL QUARTER PRECEDING YEAR CORRESPONDING QUARTER 30/06/13 RM'000	CUMULAT CURRENT YEAR TO DATE 30/06/14 RM'000	IVE QUARTER PRECEDING YEAR CORRESPONDING PERIOD 30/06/13 RM'000
Revenue	61,776	36,080	61,776	36,080
Operating expenses	(53,951)	(31,236)	(53,951)	(31,236)
Other operating income	1,257	887	1,257	887
Profit from operations	9,082	5,731	9,082	5,731
Finance costs	(1,390)	(601)	(1,390)	(601)
Share of result of associate	~	-	×	-
Profit before taxation	7,692	5,130	7,692	5,130
Taxation	(3,725)	(2,129)	(3,725)	(2,129)
Profit after tax for the period	3,967	3,001	3,967	3,001
Attributable to:- Owners of the Parent Non-controlling interests	3,969 (2) 	3,001	3,969 (2) 3,967	3,001
EPS - Basic (sen) - Diluted (sen)	0.41 0.40	0.31 0.31 @	0.41 0.40	0.31 0.31 @

Note: @ There is no dilutive event as at 30 June 2013. Therefore, the diluted EPS is the same as basic EPS.

(The Condensed Consolidated Statement of Profit or Loss should be read in conjunction with the audited financial statements for the year ended 31 March 2014 and the notes to the Interim Financial Report).

(INCORPORATED IN MALAYSIA)

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR FIRST QUARTER ENDED 30 JUNE 2014

(The figures have not been audited)

	INDIVIDU CURRENT YEAR QUARTER 30/06/14 RM'000	JAL QUARTER PRECEDING YEAR CORRESPONDING QUARTER 30/06/13 RM'000	CUMULAT CURRENT YEAR TO DATE 30/06/14 RM'000	IVE QUARTER PRECEDING YEAR CORRESPONDING PERIOD 30/06/13 RM'000
Profit after tax for the period	3,967	3,001	3,967	3,001
Other comprehensive income/(expense):				
Fair value gain on available-for-sale financial assets	1,089	559	1,089	559
Total comprehensive income for the period	5,056	3,560	5,056	3,560
Total comprehensive income attributable to : Owners of the Parent Non-controlling interests	5,058	3,560	5,058	3,560
Non-controlling interests	5,056	3,560	5,056	3,560

(The Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 March 2014 and the notes to the Interim Financial Report).

(INCORPORATED IN MALAYSIA)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2014

(The figures have not been audited)

ASSETS Non Current Assets Property, plant and equipment Land held for property development Investment properties Intangible assets	AS AT END OF CURRENT QUARTER 30/06/14 RM'000	AS AT PRECEDING FINANCIAL YEAR END 31/03/14 RM'000
Investment in associate Available-for-sale investments Deferred tax assets	5,478 2,100	17,275 - 4,389 2,136
Current Assets Property development costs	494,739 199,037	486,177
Inventories of completed properties Trade & other receivables Accrued billings in respect of property development costs Accrued income Prepayment Tax recoverable Cash and bank balances	6,690 59,954 23,751 18 813 1,115 45,329	214,338 6,690 60,556 42,383 29 1,359 1,375 89,878 416,608
TOTAL ASSETS	831,446	902,785
EQUITY AND LIABILITIES Equity attributable to equity holders of the parent		
Share capital Reserves Retained profits Total shareholder's equity Non-Controlling intetest Total Equity	195,388 5,520 185,864 386,772 266 387,038	195,063 2,407 181,895 379,365 268 379,633
Non Current Liabilities Deferred tax liabilities Long Term Trade Creditors Loans and borrowings	50,608 11,976 177,894	51,712 11,976 172,358
Current Liabilities Loans and borrowings Trade & other payables Prepayment from tenants Progress billings in respect of property development costs Tax payable	240,478 83,729 76,744 383 25,959 17,115 203,930	236,046 114,906 120,010 655 37,207 14,328 287,106
Total liabilities	444,408	523,152
TOTAL EQUITY AND LIABILITIES	831,446	902,785
Net assets per share attributable to equity holders of the parent (Sen)	39.6	38.9

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the financial statements for the year ended 31 March 2014 and the Notes to the Interim Financial Report)

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CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR FIRST QUARTER ENDED 30 JUNE 2014

	Att	ributable to	Equity Hold	ders of the Parei	nt		
	No	n-distributa	ble	Distributable		Non	
	Share Capital RM'000	Share Premium RM'000	Other Reserves RM'000	Retained Profits RM'000	Total RM'000	Controlling Interest RM'000	Total Equity RM'000
At 1 April 2014	195,063	2,206	201	181,895	379,365	268	379,633
Total comprehensive income for the period Share options granted under	-	7 2	1,089	3,969	5,058	(2)	5,056
ESOS	-	-	2,024	-	2,024		2,024
Issue of ordinary shares pursuant to ESOS	325	75	(75)	-	325	-	325
At 30 June 2014	195,388	2,281	3,239	185,864	386,772	266	387,038
At 1 April 2013	195,063	2,206	1,108	143,353	341,730	271	342,001
Total comprehensive income for the period	-	-	559	3,001	3,560	: -	3,560
At 30 June 2013	195,063	2,206	1,667	146,354	345,290	271	345,561

(INCORPORATED IN MALAYSIA)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW FOR FIRST QUARTER ENDED 30 JUNE 2014

(The figures have not been audited)

(The ligures have not been audited)	30/06/14	30/06/13
CASH FLOWS FROM OPERATING ACTIVITIES	RM'000	RM'000
Profit before taxation	7,691	5,130
Adjustment for non-cash items : Non-cash items	2,861	923
Non-operating items Operating profit before working capital changes	686 11,238	6,032
Changes in Working Capital : Decrease/(increase) in receivables	20,206	31,247
Movement in property development cost Movement in stocks Increase in payable	15,301 - (54,786)	(16,119) 19 (18,622)
Cash (used in)/generated from operations	(8,041)	2,557
Interest and Dividend received Taxation paid	302 (1,746)	3 (1,530)
Net cash (used in)/generated from operations	(9,485)	1,030
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest and Dividend received Purchase property, plant & equipment (net of disposal) Investment in investment property	355 (868) (7,853)	633 (49) (6,688)
Net cash used in investing activities	(8,366)	(6,104)
CASH FLOWS FROM FINANCING ATIVITIES Proceed for exercise of ESOS	205	
Repayment hire purchase financing (net) Drawdown of Short & Long Term Loan Repayment of Short & Long Term Loan Interest paid	325 (83) 50,000 (75,550) (1,390)	(67) 34,195 (54,539) (600)
Net cash used in financing activities	(26,698)	(21,011)
NET CHANGES IN CASH & BANK BALANCES	(44,549)	(26,085)
CASH & BANK BALANCES AT THE BEGINNING OF THE PERIOD CASH & BANK BALANCES AT THE END OF THE PERIOD	89,878 45,329	76,095 50,010

(The Condensed Consolidated Statement of Cash Flow should be read in conjunction with the financial statements for the year ended 31 March 2014 and Notes to the Interim Financial Report)

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PART A: EXPLANATORY NOTES PURSUANT TO FRS 134

A1 Basis of Preparation

The interim financial statements are unaudited and have been prepared in accordance with the requirements of Financial Reporting Standards ("FRS") 134: Interim Financial Reporting and Chapter 9, Part K of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the year ended 31 March 2014. The explanatory notes attached to the interim financial statements provide an 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 2014.

The accounting policies and methods of computation adopted in this interim financial statements are consistent with those adopted in the preparation of the audited financial statements for the year ended 31 March 2014, except for the adoption of the following Financial Reporting Standards (FRS), amendment to FRS and Issues Committee ("IC") Interpretations, which are applicable for the Group's financial periods beginning 1 April 2014:-

FRS 9

:

Financial Instruments

Amendments to FRS 7

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Financial Instruments - Disclosure (Mandatory Effective Date of FRS 9 and

Transition Disclosures)

Amendments to FRS 9

Cinor

Financial Instruments (Mandatory Effective Date of FRS 9 and Transition

Disclosures)

Amendments to FRS 10, 12 &

127

Investment Entities

Amendments to FRS 11 :

Accounting for Acquisitions of Interests in Joint Operations

Amendments to FRS 116 &138 :

Clarification of Acceptable Methods of Depreciation and Amortisation

Amendments to FRS 119

Defined Benefit Plans: Employee Contributions
Offsetting Financial Assets and Financial Liabilities

Amendments to FRS 132
Amendments to FRS 136

Recoverable Amount Disclosures for Non-Financial Assets

Amendments to FRS contained in the document entitled "Annual Improvement to FRSs 2010-2012 Cycle"

Amendments to FRS contained in the document entitled "Annual Improvement to FRSs 2011-2013 Cycle"

The adoption of FRS, amendment to FRS and IC Interpretations have no significant impact to the financial statements of 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 Malaysian Financial Reporting Standards (MFRS Framework).

The MFRS Framework is to be 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 will be allowed to defer adoption of the new MFRS Framework for an additional one year. Consequently, adoption of the MFRS Framework by Transitioning Entities will be mandatory for annual periods beginning on or after 1 January 2014.

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A1 Basis of Preparation (Cont'd)

On 7 August 2013, MASB has decided to allow the Transitioning Entities to defer the adoption of the MFRS Framework for another year. MFRS Framework will therefore be mandated for all companies for annual period beginning on or after 1 January 2015.

The Group falls within the scope definition of Transitioning Entities and have opted to defer adoption of the new MFRS Framework. Accordingly, the Group will be required to prepare financial statements using the MFRS Framework in its first MFRS financial statements for the year ending 31 March 2016. In presenting its first MFRS financial statements, the Group will be 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. Accordingly, the consolidated financial performance and financial position as disclosed in these financial statements for the period ended 30 June 2014 could be different if prepared under the MFRS Framework.

The Group expects to be in a position to fully comply with the requirements of the MFRS Framework for the financial year ending 31 March 2016.

A2 Audit Qualification

The audit report of the preceding annual financial statements was not qualified.

A3 Seasonal or Cyclical Factors

The Group's activities are not affected by any seasonal or cyclical factors.

A4 Nature and Amount of Unusual Items

There were no items of an exceptional or unusual nature that have affected the assets, liabilities, equity, net income or cashflows of the Group during the current financial period.

A5 Changes in estimates

There are no significant changes in estimates in the current financial period.

A6 Debt and Equity Securities

Other than disclosed below, there were no other issuances, cancellations, repurchases, resale and repayment of debt and equity securities for the followings:

Exercise of ESOS

During the period, the Group's employees exercised 1,626,750 ESOS at an exercise price of RM0.20 each into 1,626,750 ordinary shares of RM0.20 each. The proceeds received from the ESOS exercised amounting to RM325,350.

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A7 Dividend

There is no dividend paid for first quarter ended 30 June 2014.

A8 Subsequent Events

There were no material events subsequent to the first quarter ended 30 June 2014 up to the date of this report, which is likely to substantially affect the results of the operations of the Group.

A9 Effects of Changes in the Composition of the Group

There were no changes in the composition of the Group during the financial period since the last financial report.

A10 Contingent Liabilities

Contingent liabilities of the Group as at the date of this report, are in respect of guarantees given to government bodies and service providers amounting to RM20,459,930.00.

A11 Capital Commitment

The capital commitment as at the date of this announcement is as follows:

	RM'000
Approved and contracted for:	
Acquisition of freehold land	15,761

A12 Related Party Transactions

There were no significant related party transactions as at the date of this announcement.

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

B1 Review of Performance of the Operating Segments

CURRENT YEAR PRECEDING YEAR PYEAR (QUARTER PYEAR) CURRENT YEAR (QUARTER PYEAR) CURRESPONDING PERIOD (CORRESPONDING PERIOD (QUARTER) TO DATE PERIOD (CORRESPONDING PERIOD (QUARTER) DERIOD (QUARTER) PERIOD (QUARTER) MM '000 PE		CUMULATI	VE QUARTER	CUMULATI	VE QUARTER
Name					
Revenue Reve		QUARTER	CORRESPONDING	TO DATE	CORRESPONDING
Revenue RM'000 3 Property development 294 289 35,141 60,558 35,141 60,558 35,141 289 Results 862 647 862 647 862 647 Investment holding and others (3,102) (168) (3,102) (168) Property development 10,301 4,957 10,301 4,957 Property investment 75 85 75 85 Carpark operations 418 256 418 256 Less : Share of results of Associated Company - - <			QUARTER		PERIOD
Investment holding and others 62 3 62 3		30/06/14	30/06/13	30/06/14	30/06/13
Investment holding and others 62 3 62 3 82 3 83 84 84 84 84 84 84	_	RM'000	RM'000	RM'000	RM'000
Property development 60,558 35,141 60,558 35,141 Property investment 294 289 294 289 Carpark operations 862 647 862 647 Total revenue 61,776 36,080 61,776 36,080 Results Investment holding and others (3,102) (168) (3,102) (168) Property development 10,301 4,957 10,301 4,957 Property investment 75 85 75 85 Carpark operations 418 256 418 256 Less: Share of results of Associated Company -	Revenue				
Property investment 294 289 294 289 Carpark operations 862 647 862 647 Total revenue 61,776 36,080 61,776 36,080 Results Investment holding and others (3,102) (168) (3,102) (168) Property development 10,301 4,957 10,301 4,957 Property investment 75 85 75 85 Carpark operations 418 256 418 256 Less: Share of results of Associated Company -	Investment holding and others	62	3	62	3
Carpark operations 862 647 862 647 Total revenue 61,776 36,080 61,776 36,080 Results Investment holding and others (3,102) (168) (3,102) (168) Property development 10,301 4,957 10,301 4,957 Property investment 75 85 75 85 Carpark operations 418 256 418 256 Less: Share of results of Associated Company -	Property development	60,558	35,141	60,558	35,141
Total revenue 61,776 36,080 61,776 36,080	Property investment	294	289	294	289
Results Investment holding and others (3,102) (168) (3,102) (168)	Carpark operations	862	647	862	647
Investment holding and others (3,102) (168) (3,102) (168)	Total revenue	61,776	36,080	61,776	36,080
Property development 10,301 4,957 10,301 4,957 Property investment 75 85 75 85 Carpark operations 418 256 418 256 Less: Share of results of Associated Company - <t< td=""><td>Results</td><td></td><td></td><td></td><td></td></t<>	Results				
Property investment 75 85 75 85 Carpark operations 418 256 418 256 Less: Share of results of Associated Company - <	Investment holding and others	(3,102)	(168)	(3,102)	(168)
Carpark operations 418 256 418 256 Less: Share of results of Associated Company	Property development	10,301	4,957	10,301	4,957
Less: Share of results of Associated Company	Property investment	75	85	75	85
Company	Carpark operations	418	256	418	256
Profit before tax 7,692 5,130 7,692 5,130		-	-		-
	Profit before tax	7,692	5,130	7,692	5,130

Current Quarter vs Previous Year Corresponding Quarter

For the current quarter under review, the Group recorded a higher revenue of RM61.8 million as compared to preceding year corresponding quarter of RM36.1 million. The higher revenue in current quarter was mainly due to the higher revenue recognised by the property development division for projects at KK Times Square 2, Dataran Larkin 1 and Fortune Perdana as compared to the preceding year corresponding quarter.

The Group recorded a profit before tax of RM7.7 million in the current quarter as compared to profit before tax of RM5.1 million in the preceding year corresponding quarter. The higher profit before tax in the current quarter is mainly due higher revenue recognised for the property development projects mentioned above.

B2 Comment on Financial Results (Current quarter compared with the preceding quarter)

	Current Quarter 30/6/14 RM'000	Preceding Quarter 31/3/14 RM'000	Variance
Profit before tax	7,692	11,103	(3,411)

The Group recorded a pre-tax profit of RM7.7 million in the current quarter ended 30 June 2014, a negative variance of RM3.4 million from the pre-tax profit of RM11.1 million in the preceding quarter ended 31 March 2014. The decrease in pre-tax profit was mainly due to lower profit recognised for the development projects and higher finance cost incurred.

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B3 Prospects

The main revenue driver of the Group in the current financial period is from the property development division. The Group has an unbilled sales of RM440 million as at 30 June 2014 for its development projects in Kota Kinabalu, Johor and Kuala Lumpur and balance of RM142 million properties to be sold in the current financial year. We anticipate the results for the current financial year to be favourable.

B4 Profit Forecast / Guarantee

There were no profit forecast or profit guarantee issued by the Group.

B5 Taxation

Taxation comprises:-	INDIVIDUAL QUARTER		CUMULATIVE QUARTER		
	CURRENT	PRECEDING	CURRENT	PRECEDING	
	YEAR	YEAR	YEAR	YEAR	
	QUARTER	CORRESPONDING	TODATE	CORRESPONDING	
		QUARTER		PERIOD	
	30/06/14	30/06/13	30/06/14	30/06/13	
	RM'000	RM'000	RM'000	RM'000	
Company Level					
 current taxation 	-		-	-	
- prior year		8=	<u>=</u>	-	
Subsidiary Companies					
- current taxation	(3,725)	(2,129)	(3,725)	(2,129)	
- prior year			-	3=	
=	(3,725)	(2,129)	(3,725)	(2,129)	

The tax charge in the current quarter and current year-to-date arises from the operating and investment income of subsidiary companies.

The difference between the income tax expense at the statutory income tax rate and the income tax expense at the effective income tax rate of the Group is due to certain income not subject to tax, certain expenses not deductible for tax purposes, utilisation of previously unrecognised tax losses and deferred tax assets not recognised during the current quarter and current year-to-date.

B6 Status of Corporate Proposals

a) The Company had announced on 19 May 2004, the Proposed Acquisition of 91.367 acres of freehold land held under H.S. (D) 28646, PT 4021, Mukim of Semenyih, District of Hulu Langat, State of Selangor by BH Builders Sdn. Bhd. ("BH Builders"), a wholly-owned subsidiary of the Company, from Vee Seng Development Sdn. Bhd. for a total cash consideration of RM17,511,765. The completion of the Proposed Acquisition is subject to the conditions precedent, which stated that amongst others, the withdrawal or removal of the Private Caveats from the said land within eighteen (18) months from the date of the Sale and Purchase Agreement ("SPA") or such time as may be extended by BH Builders at its absolute discretion. Extension were made on 18 November 2005, 1 November 2006, 8 October 2007, 10 October 2008 and 2 October 2009.

On 12 October 2010, the Company had exercised its discretion to extend the time frame indefinitely for the private caveat to be withdrawn or removed until the acquisition takes place.

On 31 January 2012, the High Court at Shah Alam had decided in favour of Vee Seng Development Sdn Bhd and BH Builders on the basis that the said private caveat had been wrongfully lodged over the Said Land by the caveator and ordered for the said private caveat to be removed and cancelled accordingly. This had been further reaffirmed by the decision of the Court of Appeal on 24 April 2014 whereby the appeal filed by the caveator has been dismissed with cost. The Group is now at the final stage of completing the Proposed Acquisition.

On 7 August 2014, the Company made further announcement that the SPA has now become unconditional. Accordingly,

BH Builders will complete the Proposed Acquisition in accordance with the terms and conditions set out in the SPA.

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B7 Group Borrowings as at 30 June 2014 are as follows:

		RM'000
a)	Current	
	Secured:-	
	Term loans	83,455
	Obligation under finance lease	274
		83,729
b)	Non-current	
	Secured:-	
	Term loans	98,229
	Private debt securities	79,376
	Obligation under finance lease	289
		177,894
Tot	al Borrowings	261,623

B8 Material Litigation

The Directors are not aware of any material litigation that would adversely affect the operations and financial affairs of the Group as at the date of this announcement.

B9 Proposed Dividend

The Directors do not recommend any dividend for the first quarter ended 30 June 2014.

B10 Earnings Per Share

a) Basic earnings per share	INDIVIDUA CURRENT YEAR QUARTER 30/06/14 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 30/06/13 RM'000	CUMULATIVE CURRENT YEAR TODATE 30/06/14 RM'000	QUARTER PRECEDING YEAR CORRESPONDING PERIOD 30/06/13 RM'000
Net profit attributable to owners				
of the parent	3,969	3,001	3,969	3,001
Weighted average no. of ordinary share in issue	975,955	975,315	975,955	975,315
Basic earnings per share (sen)	0.41	0.31	0.41	0.31
b) Diluted earning per share				
Net profit attributable to ordinary				
equity holders of the parent Weighted average no. of	3,969	3,001	3,969	3,001
ordinary share in issue	975,955	975,315	975,955	975,315
Assumed exercise of ESOS	13,334	@	13,334	@
	989,289	975,315	989,289	975,315
Diluted earning per share (sen)	0.40	0.31	0.40	0.31

There is no dilutive event for preceding year corresponding quarter/period. Therefore, the diluted EPS is the same as basic EPS.

(INCORPORATED IN MALAYSIA)

B11 Profit Before Tax

The following amounts have been included in arriving at profit before tax:

	CURRENT	CURRENT
	YEAR	YEAR
	QUARTER	TODATE
	30/06/14 RM'000	30/06/14 RM'000
Charging:		
Depreciation	425	425
Allowance for doubtful debts	103	103
Finance cost	1,390	1,390
Impairment of goodwill	786	786
And crediting:		
Interest income	704	704
Other income	155	155
Writeback of allowance of doubtful debts	461	461

The gain or loss on derivaties is not applicable to the Group as the Group's policy states that no trading in derivative financial instruments shall be undertaken.

B12 Realised and Unrealised Retained Profit/(Loss) Disclosure

	As at 30/06/14	As at 31/03/14
	RM'000	RM'000
Total retained profits / (accumulated losses)		
- Unrealised accumulated losses	(7,581)	(8,825)
- Realised retained profits	130,917	118,126
	123,336	109,301
Add : Consolidation adjustments	62,528	72,594
Total group retained profits	185,864	181,895

Dated: 21 August 2014 Kuala Lumpur, Malaysia By order of the Board Chan Yoon Mun Secretary