(Company No. 47908-K)

INTERIM FINANCIAL STATEMENTS

FOR THE QUARTER ENDED 30 JUNE 2016

TROPICANA
CORPORATION BERHAD
丽阳机构
(Company No. 47908-K)

INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 30 JUNE 2016

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

	Note	Individual Period		Cumulative Periods	
		Current Year	Preceding Year	Current Year	Preceding Year
		30/06/2016	30/06/2015	30/06/2016	30/06/2015
		RM'000	RM'000	RM'000	RM'000
Continuing operations					
Revenue		**358,080**	312,336	**645,005**	703,256
Cost of sales		**(285,880)**	(210,178)	**(493,431)**	(485,948)
Gross profits		**72,200**	102,158	**151,574**	217,308
Other income		**10,170**	2,492	**15,335**	6,867
Gain/(loss) on disposal of properties		**6,814**	5,131	**6,814**	(4,957)
Administrative and other expenses		**(64,085)**	(68,167)	**(121,710)**	(126,455)
Finance income		**5,691**	6,336	**10,398**	8,246
Finance costs		**(7,641)**	(24,225)	**(15,433)**	(38,950)
Share of results of joint ventures		**20,919**	2,242	**26,921**	4,976
Profit before tax		**44,068**	25,967	**73,899**	67,035
Taxation	B5	**(12,299)**	(987)	**(25,329)**	(20,758)
Profit for the period from continuing operations		**31,769**	**24,980**	**48,570**	**46,277**
Profit for the period from discontinued operations		-	6,473	-	12,146
Profit for the period		**31,769**	**31,453**	**48,570**	**58,423**
Other comprehensive income					
Foreign currency translation		**(2)**	(1,649)	**1**	1,884
Total comprehensive income		**31,767**	**29,804**	**48,571**	**60,307**
Profit attributable to:					
Owners of the parent		**33,316**	23,165	**48,487**	42,441
Non-controlling interests		**(1,547)**	8,288	**83**	15,982
		31,769	**31,453**	**48,570**	**58,423**

TROPICANA
CORPORATION BERHAD
丽阳机构
(Company No. 47908-K)

INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 30 JUNE 2016

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

	Note	Individual Period		Cumulative Periods	
		Current Year	Preceding Year	Current Year	Preceding Year
		30/06/2016	30/06/2015	30/06/2016	30/06/2015
		RM'000	RM'000	RM'000	RM'000
Total comprehensive income attributable to:					
Owners of the parent		**33,314**	22,274	**48,488**	43,551
Non-controlling interests		**(1,547)**	7,530	**83**	16,756
		31,767	**29,804**	**48,571**	**60,307**
Earnings per share attributable to owners of the parent:					
Basic					
- for profit from continuing operations (sen)		**2.30**	1.41	**3.35**	2.47
- for profit from discontinued operations (sen)		**-**	0.19	**-**	0.50
	B10	**2.30**	1.60	**3.35**	2.97
Diluted (sen)					
- for profit from continuing operations (sen)		**2.29**	1.40	**3.33**	2.43
- for profit from discontinued operations (sen)		**-**	0.18	**-**	0.50
	B10	**2.29**	1.58	**3.33**	2.93

The condensed consolidated income statement should be read in conjunction with the audited financial statements for the year ended 31 December 2015 and the accompanying explanatory notes attached to the interim financial statements.

TROPICANA
CORPORATION BERHAD
丽阳机构

(Company No. 47908-K)

INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 30 JUNE 2016

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

	Note	As At 30/06/2016	As At 31/12/2015 (Audited)
		RM'000	RM'000
ASSETS			
Non-current assets			
Property, plant and equipment	A10	**657,322**	615,972
Investment properties		**410,422**	389,622
Land held for property development		**2,489,935**	2,389,921
Intangible assets		**3,439**	3,439
Investment in associates		**100,102**	100,102
Investment in jointly controlled entities		**365,536**	338,790
Other Investments		**312**	312
Deferred tax assets		**24,368**	26,513
Security retainers accumulation fund		**4,372**	4,270
Other receivables		**27,003**	20,695
		4,082,811	3,889,636
Current assets			
Property development costs		**978,065**	1,077,125
Inventories		**86,382**	40,355
Trade and other receivables		**347,088**	281,959
Other current assets		**470,544**	464,790
Tax recoverable		**44,566**	28,640
Cash and bank balances		**809,464**	837,493
		2,736,109	2,730,362
Assets of disposal group classified as held for sale		**49,906**	180,740
		2,786,015	2,911,102
TOTAL ASSETS		**6,868,826**	6,800,738

TROPICANA
CORPORATION BERHAD
丽阳机构

(Company No. 47908-K)

INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 30 JUNE 2016

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

	Note	As At 30/06/2016	As At 31/12/2015 (Audited)
		RM'000	RM'000
EQUITY AND LIABILITIES			
Equity attributable to owners of the parent			
Share capital		**1,447,466**	1,447,466
Treasury shares		**(23,140)**	(15,498)
Reserves		**1,674,736**	1,654,854
		3,099,062	3,086,822
Non-controlling interests		**274,944**	268,190
Total equity		**3,374,006**	3,355,012
Non-current liabilities			
Provision for liabilities		**328,620**	298,643
Borrowings	B7	**1,263,187**	1,265,092
Deferred tax liabilities		**66,397**	66,499
Sinking fund reserve		**3,765**	3,217
Security retainers		**1,771**	1,702
Deferred license fees		**83,918**	83,083
Deferred income		**59,774**	59,774
Trade payables		**449,573**	456,810
		2,257,005	2,234,820
Current liabilities			
Deferred license fees		**1,271**	2,411
Borrowings	B7	**561,131**	488,350
Trade and other payables		**653,201**	697,731
Other current liabilities		**-**	3,143
Tax payable		**22,212**	19,271
		1,237,815	1,210,906
TOTAL LIABILITIES		**3,494,820**	3,445,726
TOTAL EQUITY AND LIABILITIES		**6,868,826**	6,800,738
Net assets per share (RM)		**2.17**	2.15

The condensed consolidated statements of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2015 and the accompanying explanatory notes attached to the interim financial statements.

TROPICANA CORPORATION BERHAD
丽阳机构
(Company No. 47908-K)
INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 30 JUNE 2016

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	<----------Attributable to owners of the parent---------->										
	<----------Non-distributable---------->										
	Share Capital RM'000	Treasury Shares RM'000	Share Premium RM'000	Warrant Reserve RM'000	Share Options Reserve RM'000	RCULS Reserve RM'000	Foreign Currency Translation Reserve RM'000	Retained Profit RM'000	Total RM'000	Non-controlling Interests RM'000	Total Equity RM'000
As at 1 January 2015	**1,396,268**	**(42,779)**	**568,388**	**45,960**	**20,186**	**66,227**	**823**	**877,896**	**2,932,969**	**252,212**	**3,185,181**
Total comprehensive income	-	-	-	-	-	-	1,110	42,441	**43,551**	16,756	60,307
Transactions with owners											
Issue of ordinary shares pursuant to ESOS	344	-	-	-	-	-	-	-	**344**	-	344
Issue of ordinary shares pursuant to RCULS	50,854	-	25,612	-	-	(66,227)	-	-	**10,239**	-	10,239
Effects pursuant to ESOS on:											
- conversion	-	-	96	-	(96)	-	-	-	**-**	-	-
- forfeiture	-	-	-	-	(2,057)	-	-	2,057	**-**	-	-
Issuance of equity to non-controlling interests	-	-	-	-	-	-	-	-	**-**	5,200	5,200
Dividends	-	34,631	(16,112)	-	-	-	-	(18,519)	**-**	-	-
Total transaction with owners	51,198	34,631	9,596	-	(2,153)	(66,227)	-	(16,462)	**10,583**	5,200	15,783
As at 30 June 2015	**1,447,466**	**(8,148)**	**577,984**	**45,960**	**18,033**	**-**	**1,933**	**903,875**	**2,987,103**	**274,168**	**3,261,271**
As at 1 January 2016	**1,447,466**	**(15,498)**	**577,984**	**45,960**	**-**	**-**	**(58)**	**1,030,968**	**3,086,822**	**268,190**	**3,355,012**
Total comprehensive income	-	-	-	-	-	-	1	48,487	**48,488**	83	48,571
Transactions with owners											
Issuance of equity to non-controlling interests	-	-	-	-	-	-	-	-	**-**	6,671	6,671
Purchase of treasury shares	-	(7,642)	-	-	-	-	-	-	**(7,642)**	-	(7,642)
Dividend paid	-	-	-	-	-	-	-	(28,606)	**(28,606)**	-	(28,606)
Total transaction with owners	-	(7,642)	-	-	-	-	-	(28,606)	**(36,248)**	6,671	(29,577)
As at 30 June 2016	**1,447,466**	**(23,140)**	**577,984**	**45,960**	**-**	**-**	**(57)**	**1,050,849**	**3,099,062**	**274,944**	**3,374,006**

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2015 and the accompanying explanatory notes attached to the interim financial statements.

TROPICANA
CORPORATION BERHAD
丽阳机构
(Company No. 47908-K)

INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 30 JUNE 2016

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS

	30/06/2016 RM'000	30/06/2015 RM'000
Cash flows from operating activities		
Profit before tax		
- from continuing operations	73,899	67,035
- from discontinued operations	-	15,741
	73,899	82,776
Adjustments for:		
Interest income	(10,398)	(8,299)
Interest expense	15,364	39,243
Depreciation of property, plant and equipment	12,587	12,773
(Gain)/loss on disposal of assets held for sale	(6,814)	4,957
Provision for liabilities	29,977	13,359
Share of profits in an associate	-	17
Share of profits in joint ventures	(26,921)	(6,648)
Unwinding of discount of security retainers	69	63
Amortisation of borrowings expenses	3,249	3,228
Amortisation of deferred license fees	(1,271)	(1,182)
Amortisation of endowment fund premium	6	6
Unrealised returns on endowment policy	(108)	(108)
Total adjustments	15,740	57,409
Operating profit before working capital changes	**89,639**	**140,185**
Changes in working capital:		
Inventories	77,289	354
Receivables	(77,190)	135,140
Property development costs	(18,853)	(46,805)
Land held for property development	(80,114)	(2,034)
Payables	(57,922)	77,446
Deposits with licensed banks not available for use	(33,457)	(110,678)
Cash (used in)/generated from operations	**(100,608)**	**193,608**
Increase in sinking fund reserve	548	547
Increase in deferred license fees	966	3,024
Interest paid	(43,114)	(57,507)
Taxes paid, net of refunds	(36,272)	(27,867)
Net cash (used in)/generated from operating activities	**(178,480)**	**111,805**

TROPICANA
CORPORATION BERHAD
丽阳机构
(Company No. 47908-K)

INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 30 JUNE 2016

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS

	30/06/2016 RM'000	30/06/2015 RM'000
Cash flows from investing activities		
Purchase of property, plant and equipment	(51,184)	(74,516)
Purchase of investment properties	(20,272)	(7,790)
Proceeds from disposal of assets held for sale	140,000	139,093
Increase in assets held for sale	-	(29,582)
Interest received	10,398	8,299
Increase in investment in joint ventures	-	(4,700)
Dividend received from jointly controlled entity	-	966
Net cash generated from investing activities	**78,942**	**31,770**
Cash flows from financing activities		
Issuance of equity interest to non-controlling interests	6,671	5,200
Drawdown from borrowings	68,630	46,040
Issue of ordinary shares pursuant to ESOS	-	344
Purchase of treasury shares	(7,642)	-
Dividends paid to equity holders of the Company	(28,606)	-
Net cash generated from financing activities	**39,053**	**51,584**
Net (decrease)/increase in cash and cash equivalents	**(60,485)**	**195,159**
Effects of foreign exchange rate changes	1	1,884
Cash and cash equivalents at beginning of financial year	565,447	390,606
Cash and cash equivalents at end of financial period *	**504,963**	**587,649**

* Cash and cash equivalents at end of the financial period comprise the following:

	30/06/2016 RM'000	30/06/2015 RM'000
Cash and bank balances	809,464	724,104
Less: Bank overdrafts	(4)	(1,520)
	809,460	722,584
Less: Cash and cash equivalents not available for use	(304,497)	(162,316)
Continuing operations	504,963	560,268
Discontinued operations	-	27,381
Total cash and cash equivalents at end of financial period	**504,963**	**587,649**

The condensed consolidated statements of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2015 and the accompanying explanatory notes attached to the interim financial statements.

TROPICANA
CORPORATION BERHAD
丽阳机构
(Company No. 47908-K)

INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 30 JUNE 2016

PART A – EXPLANATORY NOTES PURSUANT TO FINANCIAL REPORTING STANDARD ("FRS") 134

A1. Basis of preparation

The interim financial statements are unaudited and have been prepared in accordance with the requirements of FRS 134 Interim Financial Reporting and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

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

A2. Changes in accounting policies

The significant accounting policies and methods of computation adopted for the interim financial statements are consistent with those of the audited financial statements for the year ended 31 December 2015 except for the adoption of the following new/revised FRSs and Interpretations:

Effective for financial periods beginning on or after 1 January 2016:

Amendments to FRS 5	Non-current Assets held for sales and Discontinued Operations *(Annual Improvements to FRSs 2012-2014 Cycle)*
Amendments to FRS 7	Financial Instruments: Disclosure *(Annual Improvements to FRSs 2012-2014 Cycle)*
Amendment to FRS 10, FRS 12 and FRS 128	Investment Entities: Applying the Consolidation Exception
Amendments to FRS 11	Accounting for Acquisitions of Interests in Joint Operations
FRS 14	Regulatory Deferral Accounts
Amendments to FRS 101	Disclosure Initiatives
Amendments to FRS 116 and FRS 138	Clarification of Acceptable Methods of Depreciation and Amortisation
Amendments to FRS 119	Employee Benefits *(Annual Improvements to FRSs 2012-2014 Cycle)*
Amendments to FRS 127	Equity Method in Separate Financial Statements
Amendments to FRS 134	Annual Improvements to FRSs 2012-2014 Cycle

Adoption of the above standards and interpretations did not have any effect on the financial performance or position and policy of the Group.

The following revised FRSs and Amendments to FRSs applicable to the Group have been issued by the MASB but not yet effective and have not been adopted by the Group:

Effective for financial periods beginning on or after 1 January 2018:

FRS 9	Financial Instruments
MFRS 15	Revenue from Contracts with Customers

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').

On 2 September 2014, MASB announced that Transitioning Entities shall be required to apply the MFRS Framework for annual periods beginning on or after 1 January 2017.

The Group falls within the scope definition of Transitioning Entities and accordingly, will be 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 set of MFRS financial statements, the Group will quantify the financial effects of the differences between the currently applied FRS and MFRS. The majority of the adjustments required on transition will be made, retrospectively, against opening retained earnings.

A3. Auditors' report on preceding annual financial statements

The auditors' report of the financial statements for the year ended 31 December 2015 was not subject to any qualification.

A4. Comments about seasonal or cyclical factors

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

A5. Nature and amount of items affecting assets, liabilities, equity, net income or cash flows that is unusual because of their nature, size or incidence

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the financial period under review.

A6. Changes in estimates

There were no material changes in estimates for the financial period ended 30 June 2016.

INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 30 JUNE 2016

PART A – EXPLANATORY NOTES PURSUANT TO FINANCIAL REPORTING STANDARD ("FRS") 134

A7. Debt and equity securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities for the financial period under review save and except as follows:

1) The Company has repurchased its equity securities of 7,573,600 ordinary shares at an average price of RM1.01 per share. As at 30 June 2016, the number of treasury shares held were 19,587,435 ordinary shares of RM1.00 each.

A8. Dividends paid

No dividend was paid during the current quarter under review.

INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 30 JUNE 2016

PART A – EXPLANATORY NOTES PURSUANT TO FINANCIAL REPORTING STANDARD ("FRS") 134

A9. Segmental information

Segmental information is presented in respect of the Group's principal business segments - property development, property investment and resort operations and investment holding.

The geographically information is not presented as the Group's activities are carried out predominantly in Malaysia.

Business segment analysis for the quarter and year ended:

	<----------Continuing operations ---------->				Discontinued Operations	
Business Segments	**Property development**	**Property investment and resort operations**	**Investment holding and others**	**Total**	**Investment holding and others**	**TOTAL**
	RM'000	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**
INDIVIDUAL QUARTER 30 June 2016						
Revenue	328,996	19,668	9,416	**358,080**	-	**358,080**
Results from operations	16,458	13,598	(4,957)	**25,099**	-	**25,099**
Net finance costs	(1,072)	(1,260)	382	**(1,950)**	-	**(1,950)**
Share of results of joint ventures	-	-	20,919	**20,919**	-	**20,919**
Profit/(loss) before tax	**15,386**	**12,338**	**16,344**	**44,068**	-	**44,068**
INDIVIDUAL QUARTER 30 June 2015						
Revenue	264,282	33,136	14,918	**312,336**	**52,524**	**364,860**
Results from operations	28,000	18,570	(4,956)	**41,614**	**8,908**	**50,522**
Net finance costs	(2,011)	(9,375)	(6,503)	**(17,889)**	**(173)**	**(18,062)**
Share of results of associates	-	-	-	-	**(497)**	**(497)**
Share of results of joint ventures	-	-	2,242	**2,242**	**588**	**2,830**
Profit/(loss) before tax	**25,989**	**9,195**	**(9,217)**	**25,967**	**8,826**	**34,793**

TROPICANA
CORPORATION BERHAD
丽阳机构
(Company No. 47908-K)

INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 30 JUNE 2016

PART A – EXPLANATORY NOTES PURSUANT TO FINANCIAL REPORTING STANDARD ("FRS") 134

	<----------Continuing operations ---------->				Discontinued Operations	
	Property development	Property investment and resort operations	Investment holding and others	Total	Investment holding and others	TOTAL
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
YEAR TO DATE						
30 June 2016						
Revenue	590,064	39,264	15,677	**645,005**	**-**	**645,005**
Results from operations	45,053	19,946	(12,986)	**52,013**	**-**	**52,013**
Net finance cost	(2,288)	(1,881)	(866)	**(5,035)**	**-**	**(5,035)**
Share of results of associates	-	-	-	**-**	**-**	**-**
Share of results of joint ventures	-	-	26,921	**26,921**	**-**	**26,921**
Profit/ (loss) before tax	**42,765**	**18,065**	**13,069**	**73,899**	**-**	**73,899**
YEAR TO DATE						
30 June 2015						
Revenue	601,710	68,906	32,640	**703,256**	**98,990**	**802,246**
Results from operations	76,452	19,738	(3,427)	**92,763**	**14,389**	**107,152**
Net finance cost	(1,605)	(16,691)	(12,408)	**(30,704)**	**(303)**	**(31,007)**
Share of results of associates	-	-	-	**-**	**(17)**	**(17)**
Share of results of joint ventures	-	-	4,976	**4,976**	**1,672**	**6,648**
Profit/ (loss) before tax	**74,847**	**3,047**	**(10,859)**	**67,035**	**15,741**	**82,776**

PART A – EXPLANATORY NOTES PURSUANT TO FINANCIAL REPORTING STANDARD ("FRS") 134

A10. Valuations of property, plant and equipment

Valuations of property, plant and equipment remain unchanged from the audited financial statements for the year ended 31 December 2015.

A11. Material events subsequent to the end of interim period

There were no material events subsequent to the end of the current quarter up to the date of this report that have not been reflected in the interim financial statements.

A12. Changes in composition of the Group

There were no changes in composition of the Group during the current quarter under review.

A13. Changes in contingent liabilities or contingent assets

Since the last annual audited position at 31 December 2015, the Group's contingent liabilities have changed due to the increase in corporate guarantees (unsecured) issued by the Company to licensed financial institutions for banking facilities granted to the subsidiaries of the Group amounting to RM181.1million.

Save as disclosed above, there were no other changes in contingent liabilities of the Group.

A14. Capital commitments

The amount of commitments for capital expenditures as at 30 June 2016 is as follows:

	As at 30/06/16 RM'000	As at 31/12/15 RM'000
Capital expenditure:		
Approved and contracted for	503,400	742,814
Approved but not contracted for	565,300	539,844
Share of joint venture's capital commitment in relation to land held for development	221,500	221,500
	1,290,200	1,504,158

INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 30 JUNE 2016

PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BHD

B1. Performance review

Quarterly Results

For the current quarter under review, the Group recorded revenue of RM358.1million which is higher by RM45.7million in comparison to the corresponding quarter last year. The higher revenue arose from higher revenue across key projects in the Klang Valley and Northern Region.

Profit before tax ("PBT") was higher by RM18.1million for the current quarter under review as compared to the corresponding quarter last year. The higher PBT in the current quarter arose from higher contributions from key projects as mentioned above, as well as the reduced finance charges from de-gearing initiatives.

Year-to-date Results

For the period ended 30 June 2016, the Group recorded revenue of RM645.0million, which was RM58.2million lower in comparison to the corresponding period of last year. Included in the revenue in the corresponding period of last year was revenue from a land sale of RM106.8million.

Notwithstanding the decrease in revenue, the Group PBT increased by RM6.9million to RM73.9million against the corresponding period of last year. The increase in PBT arose mainly from the aforesaid higher contributions from key projects.

B2. Variation of results against preceding quarter

The Group's revenue of RM358.1million in the current quarter is 24.8% or RM71.2million higher compared to the preceding quarter ended 31 March 2016. The higher revenue in the current quarter was contributed by higher revenue across key projects in Klang Valley and Northern Region.

The Group's PBT for the current quarter under review increased by RM14.3million against RM29.8million achieved in the preceding quarter ended 31 March 2016, mainly due to higher contributions from development projects as mentioned above.

B3. Prospects

While prospects in 2016 are expected to remain challenging, the Group believes that there still will be demand for landed properties and integrated developments in prime locations with accessibility to good amenities and attractive pricing.

The Group's strategy for 2016 will continue to be market driven and to adapt to market demand while focusing in unlocking value of its land bank in Klang Valley, as well as in the Northern Region. The Group possesses a sizeable land bank across Malaysia which provides the Group with the potential of unlocking the gross development value of more than RM50.0 billion. The Group's unbilled sales stood at RM2.8 billion as at 30 June 2016, which is expected to continue to contribute positively to the earnings in the near future.

PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BHD

B4. Profit forecast or profit guarantee

No profit forecast or profit guarantee was issued for the financial period.

B5. Taxation

	Individual quarter		Year to date	
	30/06/2016	30/06/2015	30/06/2016	30/06/2015
	RM'000	RM'000	RM'000	RM'000
Tax expense for the period	17,755	11,210	28,267	48,762
Real property gain tax	2,161	-	2,161	1,528
Deferred tax transfers	(7,617)	(7,870)	(5,099)	(25,937)
Total Group's tax expense	12,299	3,340	25,329	24,353
Represented by:				
Continuing operations	12,299	987	25,329	20,758
Discontinued operations	-	2,353	-	3,595
	12,299	3,340	25,329	24,353

The Group's effective tax rate was higher than the statutory tax rate principally due to recognition of deferred tax assets and liabilities, as well as non-allowable expenses for tax deduction.

B6. Corporate Proposals

Status of corporate proposals

The following corporate proposals announced by the Company have not been completed as at 18 August 2016, being the latest practicable date which is not earlier than 7 days from the date of issuance of this Interim Financial Report:

1) On 15 April 2013, Sapphire Index Sdn. Bhd. ("SISB"), a wholly-owned subsidiary of the Company, entered into a sale and purchase cum development agreement with Menteri Besar Selangor (Pemerbadanan) ("MBI") and Permodalan Negeri Selangor Berhad ("PNSB") for the proposed acquisition cum development of 11 parcels of leasehold land, all in Mukim Tanjong Duabelas, District of Kuala Langat, State of Selangor measuring approximately 4,743,986.21 square metres (51,063,794 square feet) for a total cash consideration of RM1,297,259,264 ("Proposed Acquisition").

PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BHD

MBI, PNSB and SISB had entered into supplementary agreements in respect of the Proposed Acquisition on 7 August 2014 and 12 March 2015 respectively. As at the date of this report, SISB has paid for two sub-divided parcels measuring 41.11 acres and 34.42 acres respectively and the acquisitions of these sub-divided parcels are considered completed. The remaining 28 sub-divided parcels are pending completion.

2) On 12 January 2016, Advent Nexus Sdn Bhd ("ANSB"), a wholly-owned subsidiary of the Company, entered into a conditional sale and purchase agreement ("SPA") with Pinnacle Supreme Sdn Bhd ("PSSB") for the disposal of a piece of land held under Geran 5826, Lot 474 Seksyen 19, Bandar Kuala Lumpur, Daerah Kuala Lumpur measuring approximately 1,106 square meters, erected upon which is a 10-storey building known as "Sky Express Hotel, Kuala Lumpur" for a total cash consideration of RM55.0million ("Proposed Disposal").

   On 9 May 2016, all the conditions precedents in the SPA have been satisfied and the SPA has become unconditional.

   On 8 August 2016, ANSB had received a sum of RM2,000,000 from PSSB and both parties have agreed to a further extension of fifty (50) days from 9 August 2016 to 27 September 2016 for PSSB to settle the unpaid portion of the balance purchase price.

3) On 28 January 2016, Tropicana Plaza Sdn Bhd ("TPSB"), a wholly-owned subsidiary of the Company, entered into a sale and purchase agreement ("SPA") with Kenanga Investment Bank Berhad, a wholly-owned subsidiary of K & N Kenanga Holdings Berhad for the disposal of property comprising a piece of freehold land measuring approximately 3,674 square meters held under Geran 74958, Lot 11672, Seksyen 67, Bandar Kuala Lumpur, Daerah Kuala Lumpur together with a 19-storey office building known as "Dijaya Plaza" bearing the postal address of No. 237, Jalan Tun Razak, 50400 Kuala Lumpur for a cash consideration of RM140.0 million ("Proposed Disposal").

   On 11 April 2016, the SPA became unconditional and the Proposed Disposal was completed on 31 May 2016.

4) On 30 May 2016, Tropicana Desa Mentari Sdn Bhd ("TDMSB"), a wholly-owned subsidiary of Tropicana Golf & Country Resort Berhad, which in turn is a wholly-owned subsidiary of the Company, entered into a Heads of Agreement ("HOA") with Terran Property Sdn Bhd ("TPSB") for the proposed disposal of and/or granting of development rights on the freehold land measuring in aggregate approximately 131.964 hectares in gross area in the Mukim of Pulai, District of Johor Bahru, Negeri Johor ("Land") to TPSB and/or its nominees(s), subject to adjustment for :-

   a) the existing water tank/reservoir on the Land;
   b) the existing transmission tower and electricity pylons erected on the Land;
   c) any acquisitions of land designated for highway use by the relevant authorities; and
   d) such other deductible areas as mutually agreed by the relevant parties and stipulated in the Definitve Agreement (where applicable);

to be agreed by all parties prior to the signing of a Definitive Agreement ("Proposed Disposal").

On 1 July 2016, TDMSB entered into a sales and purchase agreement with Tiarn Oversea Group Sdn Bhd for the disposal of the Land with developable area measuring in aggregate of approximately 251.5855 acres in area for a cash consideration of RM569,871,328 ("Proposed Disposal").

As at the date of this report, the Proposed Disposal is pending fulfillment of the conditions precedent in accordance with the terms of the sale and purchase agreement.

B7. Interest-bearing loans and borrowings

	As at 30/06/16 RM'000	As at 31/12/15 RM'000
Secured short term borrowings	561,131	488,350
Secured long term borrowings	1,263,187	1,265,092
	1,824,318	1,753,442

B8. Material litigation

On 26 August 2013, the Company received an order from the Arbitral Tribunal to add the Company as a party to the arbitration proceedings between Dijaya-Malind JV (Mauritius) Limited ("DMML"), Dijaya-Malind Properties (India) Private Limited ("DMPPL") and Starlite Global Enterprise (India) Limited ("SGEIL") ("Order").

The arbitration proceedings were previously instituted by DMML and DMPPL against SGEIL to seek the return of the deposit sum and damages arising from termination of the Deed of Novation cum Joint Development Agreement.

The Company appealed to the City Civil Court of Hyderabad against the Order which was dismissed on 2 June 2014. As our legal counsel is in the opinion that the Order is erroneous and wrong in law, the Company has filed a further appeal to the High Court of Judicature of Andhra Pradesh and is pending a hearing date to be set.

B9. Dividend payable

There was no dividend proposed for the quarter under review.

PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BHD

B10. Earnings per share

a) Basic earnings per ordinary share

Basic earnings per share were calculated by dividing profit for the period attributable to ordinary equity holders of the Company by the weighted average number of ordinary shares in issue during the period.

	Individual quarter		Year to date	
	30/06/16	30/06/15	30/06/16	30/06/15
Profit attributable to ordinary equity holders of the Company (RM'000):				
- continuing operation	33,316	20,449	48,487	35,231
- discontinued operation	-	2,716	-	7,210
Total	33,316	23,165	48,487	42,441
Weighted average number of ordinary shares in issue ('000)	1,447,466	1,447,453	1,447,466	1,427,976
Basic earnings per share (sen)				
- continuing operations	2.30	1.41	3.35	2.47
- discontinued operations	-	0.19	-	0.50
Total	**2.30**	**1.60**	**3.35**	**2.97**

PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BHD

(b) Diluted earnings per ordinary share

For the purpose of calculating diluted earnings per share, the net profit for the period attributable to ordinary equity holders of the Company and the weighted average number of ordinary shares in issue during the period have been adjusted for the dilutive effects of all potential ordinary shares from the exercise of share options under the ESOS and the Warrants.

	Individual quarter		Year to date	
	30/06/16	**30/06/15**	**30/06/16**	**30/06/15**
Profit attributable to ordinary equity holder of the Company (RM'000)				
- continuing operations	33,316	20,449	48,487	35,231
- discontinued operations	-	2,716	-	7,210
Profit attributable to ordinary equity holders of the Company including assumed conversion (RM'000)	33,316	23,165	48,487	42,441
Weighted average number of ordinary shares in issue ('000) for the purpose of basic earnings per share	1,447,466	1,447,453	1,447,466	1,427,976
Add: Effects of dilution :				
- ESOS ('000)	-	635	-	1,106
- Warrants ('000)	7,382	16,279	7,382	18,111
Adjusted weighted average number of ordinary shares in issue ('000) for the purpose of diluted earnings per share	1,454,848	1,464,367	1,454,848	1,447,193
Diluted earnings per share (sen)				
- continuing operations	2.29	1.40	3.33	2.43
- discontinued operations	-	0.18	-	0.50
Total	**2.29**	**1.58**	**3.33**	**2.93**

PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BHD

B11. Realised/Unrealised Retained Profits

	Current quarter RM'000	Immediate preceding quarter RM'000
Total retained profits of the Group:		
- Realised	1,223,481	1,177,807
- Unrealised	51,935	86,696
	1,275,416	1,264,503
Total share of retained earnings from joint ventures		
- Realised	130,436	109,567
Consolidation adjustments	(355,003)	(356,538)
Total retained profits carried forward	1,050,849	1,017,532

B12. Notes to the Statement of Comprehensive Income

	Individual quarter 30/06/16 RM'000	Year to date 30/06/16 RM'000
Profit for the period/year is arrived at after crediting/(charging):-		
Interest income	5,691	10,398
Other income	10,170	15,335
Interest expense	(7,641)	(15,433)
Depreciation of property, plant and equipment	(6,273)	(12,587)
Provision for and write off of receivables	-	-
Provision for and write off of inventories	(32,868)	(32,868)
Gain/(loss) on disposal of a subsidiary	-	-
Gain/(loss) on disposal of investment properties	6,814	6,814
Impairment of assets	-	-
Foreign exchange gain/(loss)	(336)	(283)
Gain/(Loss) on derivatives	-	-
Exceptional items	-	-

B13. Authorisation for issue

The interim financial statements were authorised for issuance by the Board of Directors in accordance with the Directors' resolution dated 25 August 2016.