UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE PERIOD ENDED 31 DECEMBER 2017

	Individual qu 31/12/17 RM'000	uarter ended 31/12/16 RM'000	Cumulative q 31/12/17 RM'000	uarter ended 31/12/16 RM'000
Continuing operations Revenue	30,462	62,739	97,950	180,065
Cost of sales	(24,542)	(46,355)	(75,371)	(132,272)
Gross profit	5,920	16,384	22,579	47,793
Other income	4,277	4,024	8,330	7,632
Employee benefits expense	(5,688)	(4,905)	(16,697)	(15,380)
Depreciation and amortisation	(532)	(590)	(1,523)	(1,606)
Other expenses	(4,922)	(6,947)	(15,559)	(19,364)
Profit from operations	(945)	7,966	(2,870)	19,075
Finance costs	(2,603)	(1,856)	(7,033)	(5,395)
Other investing activities results	(47)	(907)	7,796	(2,056)
Share of results of associates and jointly controlled entities	17,257	7,314	33,354	15,311
Profit before taxation	13,662	12,517	31,247	26,935
Taxation	(1,858)	(2,742)	(2,454)	(6,992)
Profit for the period	11,804	9,775	28,793	19,943
Other comprehensive income	-	-	-	-
Total comprehensive income for the period	11,804	9,775	28,793	19,943
Profit attributable to : Equity holders of the Company	11,788	10,005	29,349	20,984
Non-controlling interests	16	(230)	(556)	(1,041)
	11,804	9,775	28,793	19,943
Total comprehensive income attributable to : Equity holders of the Company	11,788	10,005	29,349	20,984
Non-controlling interests	16	(230)	(556)	(1,041)
	11,804	9,775	28,793	19,943
Farnings per chara attributable to equity helders of the Company	sen	sen	sen	sen
Earnings per share attributable to equity holders of the Company Basic	: 4.18	3.55	10.41	7.44

(The unaudited Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited Financial Statements for the year ended 31 March 2017 and the accompanying notes attached to the interim financial statements)

(Company No. 5572-H) (Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2017

ASSETS	Unaudited As at 31/12/2017 RM'000	Audited As at 31/03/2017 RM'000
Non-current Assets Property, plant and equipment Land held for property development Investment properties Land use rights Goodwill Investment in jointly controlled entities Investment securities Deferred tax assets	131,023 251,142 47,511 18 10,327 100,070 10,136 12,914	96,595 221,775 40,215 18 10,327 46,715 10,504 12,509
	563,141	438,658
Current Assets Property development costs Inventories Investment securities Trade and other receivables Tax recoverable Cash and bank balances	370,639 78,532 175 202,911 18,307 31,590	342,699 82,211 188 268,393 16,170 44,746 754,407
TOTAL ASSETS	1,265,295	1,193,065
Equity attributable to equity holders of the Company Share capital Treasury shares Capital reserve Other reserve Retained profits Shares held by ESTS Trust Shareholders' equity	310,000 (360) 30,815 (30,414) 345,857 (25,444) 630,454	310,000 (351) 30,815 (30,414) 324,967 (25,444) 609,573
Non-controlling interests	(2,229)	(1,673)
Total equity	628,225	607,900
Non-current Liabilities Borrowings Deferred income	280,146 38,418 318,564	246,285 41,792 288,077
Current Liabilities Trade and other payables Borrowings Current tax payable	141,195 169,576 7,735	159,187 132,189 5,712
Total Liabilities	318,506	297,088
TOTAL EQUITY AND LIABILITIES	1,265,295	1,193,065
Net Assets per share attributable to Equity Holders of the Company (RM)	2.24	2.16

(The unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 31 March 2017 and the accompanying notes attached to the interim financial statements)

(Company No. 5572-H) (Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 31 DECEMBER 2017

	<		Attrib			mpany Distributable		>	
	Share <u>Capital</u> RM'000	Treasury Shares RM'000	Capital Reserve RM'000	Other Reserve RM'000	Shares held by ESTS Trust RM'000	Retained Profits RM'000	Shareholders' Equity RM'000	Non-controlling interests RM'000	Total Equity RM'000
9 months ended 31.12.2016									
Balance at 1 April 2016	310,000	(337)	30,815	(29,913)	(25,444)	298,785	583,906	(673)	583,233
Treasury shares repurchased		(14)					(14)		(14)
Additional subscription of shares by non-controlling interests in subsidiaries				(501)			(501)	563	62
Dividend						(5,640)	(5,640)		(5,640)
Profit for the period						20,984	20,984	(1,041)	19,943
Balance at 31 December 2016	310,000	(351)	30,815	(30,414)	(25,444)	314,129	598,735	(1,151)	597,584
9 months ended 31.12.2017									
Balance at 1 April 2017	310,000	(351)	30,815	(30,414)	(25,444)	324,967	609,573	(1,673)	607,900
Treasury shares repurchased		(9)					(9)		(9)
Dividend						(8,459)	(8,459)		(8,459)
Profit for the period						29,349	29,349	(556)	28,793
Balance at 31 December 2017	310,000	(360)	30,815	(30,414)	(25,444)	345,857	630,454	(2,229)	628,225

(The unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 31 March 2017 and the accompanying notes attached to the interim financial statements)

(Company No. 5572-H) (Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 31 DECEMBER 2017

	Period ended 31/12/2017 RM'000	Period ended 31/12/2016 RM'000
Profit before tax	31,247	26,935
Adjustment for non-cash flow:-		
Depreciation and amortisation Share of results of associates and jointly controlled entities Fair value adjustments on investment securities Gain on disposal of a subsidiary Other non-operating items (which are investing and financing) Operating profit before changes in working capital	1,523 (33,354) 184 (7,980) (152) (8,532)	1,606 (15,311) 2,056 - (722) 14,564
Changes in working capital Net change in current assets Net change in current liabilities Land held for property development Taxation paid Net cash flows from operating activities	33,617 (21,175) (21,763) (2,974) (20,827)	(2,378) (46,537) (4,978) (6,079) (45,408)
Investing Activities - Property, plant and equipment - Dividends - Jointly controlled entities - Non-controlling interests in subsidiaries	(35,261) 152 (20,000) - (55,109)	(14,956) 722 (5,000) 62 (19,172)
Financing Activities - Bank borrowings - Short term deposits - Dividends - Equity investment	71,361 - (8,459) (9) 62,893	69,614 (10,000) (5,640) (14) 53,960
Net Change in Cash and Cash Equivalents	(13,043)	(10,620)
Cash and Cash Equivalents at beginning of the period	42,086	32,703
Cash and Cash Equivalents at end of the period	29,043	22,083
Analysis of cash and cash equivalents at end of the financial period:		
Cash and bank balances Deposits with licensed financial institutions Less: Deposits pledged with licensed financial institutions Bank overdrafts	26,502 5,088 31,590 (91) (2,456)	21,000 70,261 91,261 (69,178)
	29,043	22,083

(The unaudited Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the year ended 31 March 2017 and the accompanying notes attached to the interim financial statements)

(Company No. 5572-H) (Incorporated in Malaysia)

Unaudited interim report for the period ended 31 December 2017

Explanatory Notes

A1. Basis of Preparation

The interim financial report is unaudited and has been prepared in accordance with Financial Reporting Standard (FRS) 134: Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad and should be read in conjunction with the Group's audited financial statements for the year ended 31 March 2017.

A2. Changes in Accounting Policies

The accounting policies and methods of computation by the Group in this interim report are consistent with those adopted in the most recent annual audited financial statements, save for the adoption of the new Financial Reporting Standards (FRSs), Amendments to FRSs and Interpretations which came into effect from 1 January 2017 as set out below:

Description

FRS 107: Disclosures Initiative (Amendments to FRS 107)

FRS 112: Recognition of Deferred Tax for Unrealised Losses (Amendments to FRS 112)

Annual Improvements to FRSs 2014 - 2016 Cycle: Amendments to FRS 12 Disclosure of Interests in Other Entities

The adoption of these FRSs do not have a material impact on 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 and IC Interpretation 15 Agreements for Construction of Real Estate, including its parents, significant investors and venturer (herein called 'Transitioning Entities').

On 8 September 2015, the MASB announced that the effective date of MFRS 15: Revenue from Contracts with Customers will be deferred to annual periods beginning on or after 1 January 2018. As a result, the effective date for Transitioning Entities to apply MFRS Framework will also deferred to annual periods beginning on or after 1 January 2018.

The Group falls within the scope 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 2019.

A3. Audit Qualification

The audit report of the Group's most recent annual audited financial statements for the year ended 31 March 2017 was not qualified.

A4. Seasonality or Cyclical Factors

There were no material seasonal or cyclical factors which affected the results of the operations for the quarter under review.

A5. Changes in estimates

There were no major changes in estimates that had a material effect on the results of the quarter under review.

A6. Debt and Equity Securities

There were no issuance, cancellation, repurchase, resale and repayment of debt and equity securities during the quarter under review.

As at 31 December 2017, the total number of shares purchased amounted to 438,329 ordinary shares at an average price of RMO.82 per share. The shares purchased are retained as treasury shares.

(Company No. 5572-H) (Incorporated in Malaysia)

Unaudited interim report for the period ended 31 December 2017

A7. Dividends Paid

At the Annual General Meeting held on 23 August 2017, the shareholders approved the payment of first and final single-tier dividend of 3.0 sen per share in respect of the financial year ended 31 March 2017.

The first and final single-tier dividend was paid on 20 September 2017.

A8. Segmental Reporting

	<				
Business segments	Property Development RM'000	Property Investment RM'000	Quarry & Construction RM'000	Other Operations RM'000	Total RM'000
Revenue	92,636	4,254	906	153	97,949
Less : Eliminations of inter-segment Total revenue				_	97,949
Continuing operations Segment results from continuing operations	(1,748)	526	388	6,116	5,282
Head office expenses					(8,152)
Operating profit				_	(2,870)
Finance costs					(7,033)
Other investing activities results					7,796
Share of results of associates and jointly controlled	ed entities				33,354
Profit before taxation					31,247
Taxation					(2,454)
Profit for the period					28,793

Segment results include items directly attributable to a segment as well as those that can be allocated on a reasonable basis.

A9. Valuation of property, plant and equipment

There were no valuations done on the Group's property, plant and equipment.

A10. Subsequent Events

There were no material subsequent events since 31 December 2017.

A11. Changes in the Composition of the Group

(a) On 23 June 2017, the Company announced that Symlife had entered into a Share Sale Agreement for the proposed disposal of 65,029 shares in Midah Jaya Realty Sdn. Bhd. ("MJRSB"), a wholly-owned subsidiary of the Company, representing the entire equity interest in MJRSB for a total consideration of RM9,030,756 ("Proposed Disposal").

The Company had on 24 July 2017 announced that the Proposed Disposal had been completed. Accordingly, MJRSB ceased to be a subsidiary of the Company.

(b) On 13 October 2017, the Company announced that Symlife had entered into a Share Sale Agreement ("SSA") to purchase 65,029 shares in Midah Jaya Realty Sdn. Bhd. ("MJRSB"), representing the entire equity interest in MJRSB for a total cash consideration of RM9,030,756 ("Proposed Acquisition") as a result of the Company's inability to complete the transfer of land to MJRSB before 30 September 2017 pursuant to the post completion obligation stated in the initial SSA dated 23 June 2017.

On 24 November 2017, the Company announced that the Proposed Acquisition had been completed and MJRSB became a wholly-owned subsidiary of the Company.

A12. Changes in contingent liabilities and contingent assets

As at 31 December 2017, there were no material changes in contingent liabilities since the last annual audited statement of financial position as at 31 March 2017. There were no contingent assets as at 31 December 2017.

(Company No. 5572-H) (Incorporated in Malaysia)

Unaudited interim report for the period ended 31 December 2017

ADDITIONAL INFORMATION AS REQUIRED BY APPENDIX 9B OF THE BURSA MALAYSIA SECURITIES BERHAD LISTING REQUIREMENTS.

B1. Review of Performance

	Individual quarter ended		Cumulative qu			
	31/12/17 RM'000	31/12/16 RM'000	Changes RM'000	31/12/17 RM'000	31/12/16 RM'000	Changes RM'000
Revenue	30,462	62,739	(32,277)	97,950	180,065	(82,115)
Gross profit	5,920	16,384	(10,464)	22,579	47,793	(25,214)
Share of results - joint venture	17,257	7,314	9,943	33,354	15,311	18,043
Profit before interest and tax	16,265	14,373	1,892	38,280	32,330	5,950
Profit before tax	13,662	12,517	1,145	31,247	26,935	4,312
Profit after tax	11,804	9,775	2,029	28,793	19,943	8,850
Profit attributable to equity holders of the Company	11,788	10,005	1,783	29,349	20,984	8,365

(a) Performance of Current Quarter as Compared to the Preceding Year's Corresponding Quarter

For the quarter ended 31 December 2017, the Group achieved revenue and gross profit of RM30.46 million and RM5.92 million respectively, which is RM32.28 million and RM10.46 million lower compared to the preceding year's corresponding quarter. This is mainly due to the completion of two projects, Desiran Bayu and Tijani Ukay during the last financial year. Despite the lower gross profit during the current quarter under review, the Group achieved higher profit before tax of RM13.66 million as compared to RM12.52 million in the preceding year's corresponding quarter, mainly due to the higher contribution from Star Residences.

The main contributors to revenue and gross profit for the current quarter were:

- TWY Mont' Kiara (484 units of condominiums in Mont' Kiara); and
- Tijani Raja Dewa (205 units in total comprising an apartment, terrace & semi-detached houses in Kota Bharu).

(b) Performance of Current Year-To-Date ("YTD") as Compared to the Preceding YTD

The lower revenue and gross profit recorded during current YTD compared to preceding YTD is mainly due to completion of two projects, Desiran Bayu and Tijani Ukay that contributed a total revenue of RM73.99 million and a total gross profit of RM19.89 million in the preceding YTD.

Profit before taxation of the Group for current YTD stands at RM31.25 million, which is RM4.31 million higher than profit before taxation in the preceding YTD, largely due to inclusion of gain on disposal of a subsidiary as mentioned in Note A11(a) amounting to RM7.99 million and higher contribution from the Star Residences.

B2. Material Changes in the Quarterly Results as Compared to the Immediate Preceding Quarter

	Individual qu			
	31/12/17	30/9/17	Changes	
	RM'000	RM'000	RM'000	
Revenue	30,462	30,623	(161)	
Gross profit	5,920	7,254	(1,334)	
Share of results - joint venture	17,257	9,045	8,212	
Profit before interest and tax	16,265	6,351	9,914	
Profit before tax	13,662	3,949	9,713	
Profit after tax	11,804	3,961	7,843	
Profit attributable to equity holders of the Company	11,788	4,233	7,555	

The result for the current quarter is higher than that of the immediate preceding quarter due mainly to higher contribution from our Star Residences of RM17.26 million in the current quarter as compared to RM9.05 million in the immediate preceding quarter.

B3. Prospects for the financial year ending 31 March 2018

As the market environment is expected to remain competitive and challenging in 2018, the Group continues to take measures to make our products more affordable. The current take up rate of our projects are as follows:

- TWY Mont' Kiara, with a projected Gross Development Value ("GDV") of RM430 million, is a development which will cater to investors and the younger generation of house buyers looking for small-sized condominium units in the exclusive Mont' Kiara enclave. The project received good response and has achieved sales of more than 97%.
- Elevia Residences, Puchong which offers a combination of 128 units of condominium and 34 units of villas in our Taman Tasik Prima township in Puchong with a projected GDV of RM130 million has todate achieved sales of close to 74%.
- Desiran Bayu, a jointly developed project, is Symlife's first Build Then Sell project comprising low density development with 70 units of superlink terrace houses in Sri Rampai area of Kuala Lumpur with a projected GDV of RM110 million. Symlife's entitlement is 48 units with a GDV of RM80 million. Todate, the project has achieved sales of more than 95%.
- Tijani Raja Dewa in Kota Bharu offers a combination of terrace houses and semi-detached houses and a block of condominiums with a projected GDV of RM180 million for the 1st phase of development. Todate, the project has achieved sales of close to 50% for the higher priced landed units.
- Star Residences, a RM2.8 billion mixed development in KLCC area comprising 3 residential towers and signature retail has received very good response. The Residential Tower 1 (RT 1) and Residential Tower 2 (RT2) have achieved sales of more than 96% and 83% respectively. The signature retail (SR) also received a good response and has achieved sales of more than 77%. The Residential Tower 3 (RT3) was launched in October 2017 with encouraging response.
- Union Suites@ Bandar Sunway, a newly launched project in April 2017 with a projected GDV of RM480 million which offers 626 units of mainly small fully fitted apartments targeted for students' accommodation and investors due to its proximity to several established universities, colleges and medical centres in the Bandar Sunway area. The take up rate of this project is 50% of the number of units offered during the launch.

The Group recorded unbilled sales of RM995 million as at 31 December 2017 (including our 50% share in the joint venture, Star Residences) which will contribute positively to future earnings.

However, the Group is cautious given the soft property market which is expected to remain subdued in the medium term. We will continue to take measures such as implementing cost efficiencies through organisation and manpower restructuring to manage our costs in the slow business environment.

(Company No. 5572-H) (Incorporated in Malaysia)

Unaudited interim report for the period ended 31 December 2017

Profit Forecast/Profit Guarantee

Not applicable

B5. Profit Before Tax

Profit before tax is arrived at after charging/(crediting):-	Individual quarter ended 31/12/17 RM'000	Cumulative quarter ended 31/12/17 RM'000
Depreciation and amortisation	532	1,523
Interest income	(1,934)	(3,234)
Dividend income	-	(152)
Interest expenses	2,603	7,033
Allowance for doubtful debts	-	-
Allowance for doubtful debts no longer required	-	-
Bad debts written off	-	-
Impairment loss on inventories	-	-
Inventories written off	-	-
Gain on disposal of property, plant and equipment	-	-
Impairment on assets	-	-
Gain/Loss on foreign exchange	-	-
Gain/Loss on derivatives		
Included in other investing results were :-		
- Gain on disposal of investment securities	-	-
- Fair value adjustment of investment securities	(47)	(184)
- Gain on disposal of a subsidiary		7,980
	(47)	7,796

B6. Taxation

Taxation comprises the following :-	Individual quarter ended 31/12/17 RM'000	Cumulative quarter ended 31/12/17 RM'000
Current taxation - current year	678	2,285
Current taxation - prior year	19	19
Deferred taxation	1,161	150
	1,858	2,454

The effective tax rate of the Group for the period under review is lower than the statutory tax rate mainly due to gain arising on disposal of a subsidiary which is not subject to tax.

B7. Corporate Developments

On 8 October 2015, the Company announced that Symlife had entered into a Development Agreement ("DA") with Majlis Kebajikan Dan Sukan Anggota - Anggota Kerajaan Malaysia ("MAKSAK") for the proposed development of a parcel of leasehold land measuring approximately 13,595 square metres held under PN 22976, Lot 51867, Mukim and District of Kuala Lumpur for a total consideration of RM100.081 million ("the Proposed Development"). The Land is located along Jalan Cheras.

The Proposed Development comprises service apartments and shop offices/strata offices and is expected to generate an estimated Gross Development Value of RM600 million.

The Company and Maksak have mutually agreed to extend the conditional period of the DA for a further period of six (6) months to expire on 7 April 2018 to fulfill the conditions precedent as stated in the DA.

(Company No. 5572-H) (Incorporated in Malaysia)

Unaudited interim report for the period ended 31 December 2017

B8. Group Borrowings and Debt Securities

The Group's borrowings and debt securities as at 31 December 2017 and 31 December 2016 were as follows:

		Weighted	As a	at 31 December 20	17
	Туре	average Interest rate	Long term RM'000	Short term RM'000	Total RM'000
Secured					
Bank overdrafts	Floating	6.18%	-	2,456	2,456
Revolving credits	Floating	5.13%	-	162,300	162,300
Term loans	Floating	5.59%	280,146	4,820	284,966
	Ū.	·-	280,146	169,576	449,722
		•			
			As a	at 31 December 20°	16
			As a Long term	at 31 December 20 ⁻ Short term	16 Total
Secured			Long term	Short term	Total
Secured Bank overdrafts	Floating	5.85%	Long term	Short term RM'000	Total RM'000
Bank overdrafts	Floating Floating	5.85% 5.31%	Long term	Short term	Total
	Floating Floating Floating	5.85% 5.31% 5.47%	Long term	Short term RM'000	Total RM'000
Bank overdrafts Revolving credits	Floating	5.31%	Long term RM'000	Short term RM'000 1,926 87,300	Total RM'000 1,926 87,300

All borrowings are denominated in Ringgit Malaysia.

The increase in borrowings is mainly to finance project expenditure and for working capital purposes.

B9. Off Balance Sheet Financial Instruments

There is no financial instrument with off balance sheet risk as at the date of this report.

B10. Material Litigation

There is no material litigation against the Group pending as at the date of this report.

B11. Dividends Proposed

No interim dividend has been proposed during the quarter under review.

B12. Earnings per share

	Individual quarter ended		Cumulative quarter ended	
	31/12/17 RM'000	31/12/16 RM'000	31/12/17 RM'000	31/12/16 RM'000
Profit for the period attributable to the ordinary equity holders of the Company	11,788	10,005	29,349	20,984
Weighted average number of ordinary shares excluding treasury shares and shares held				
by Employees' Share Trust Scheme ('000)	281,999	282,015	282,001	282,020
Basic earnings per share (sen) for : Profit for the period	4.18	3.55	10.41	7.44

The diluted earnings per share is not presented as the effect of the assumed conversion of warrants outstanding will be antidilutive and the Company has no other dilutive potential ordinary shares in issue as at end of the reporting period.

(Company No. 5572-H) (Incorporated in Malaysia)

Unaudited interim report for the period ended 31 December 2017

B13. Retained Earnings

Retained Larnings	Current Quarter ended 31/12/17 RM'000	Preceding Quarter ended 30/9/17 RM'000
Total retained profits of the Company and its subsidiaries		
- Realised	287,449	287,163
- Unrealised	(9,661)	(6,951)
	277,788	280,212
Total share of accumulated losses from associated companies		
- Realised	(2)	(2)
Total share of retained profits from jointly controlled entities		
- Realised	53,069	35,812
	330,855	316,022
Add: Consolidated adjustments	15,002	17,219
Total Group retained profits as per consolidated financial statements	345,857	333,241

LIM SENG YON ALAN CHAN CHEE MING Secretaries

Petaling Jaya, Selangor Date: 28 February 2018