

Quarterly rpt on consolidated results for the financial period ended 31/10/2014

SELANGOR PROPERTIES BERHAD

Financial Year End	31/10/2014
Quarter	4
Quarterly report for the financial period ended	31/10/2014
The figures	have not been audited
Remark:	
• Default Currency • Other Currency	
Currency:	Malaysian Ringgit (MYR)

SUMMARY OF KEY FINANCIAL INFORMATION 31/10/2014

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR
	31/10/2014	31/10/2013	31/10/2014	31/10/2013
	\$\$'000	\$\$'000	\$\$'000	\$\$'000
1 Revenue	27,199	59,745	100,985	239,497
2 Profit/(loss) before tax	40,892	49,259	214,949	133,128
3 Profit/(loss) for the period	29,502	36,663	196,891	102,513
4 Profit/(loss) attributable to ordinary equity holders of the parent	30,660	34,340	198,049	96,568
5 Basic earnings/(loss) per share (Subunit)	8.92	9.99	57.64	28.10
6 Proposed/Declared dividend per share (Subunit)	0.00	0.00	0.00	0.00
	AS AT END OF CURRENT QUARTER		AS AT PRECEDING FINANCIAL YEAR END	
7 Net assets per share attributable to ordinary equity holders of the parent (\$\$)	5.9400		5.6700	

Remarks :Definition of Subunit:In a currency system, there is usually a main unit (base) and subunit that is a fraction amount of the main unit. Example for the subunit as follows:

Country	Base Unit	Subunit
Malaysia	Ringgit	Sen
United States	Dollar	Cent
United Kingdom	Pound	Pence

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 OCTOBER 2014

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SELANGOR PROPERTIES BERHAD

(Company Number: 5199-X)

(Incorporated in Malaysia)

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOURTH QUARTER ENDED 31 OCTOBER 2014**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter 31.10.2014 RM'000	Preceding Year Corresponding Quarter 31.10.2013 RM'000	Current Year To Date 31.10.2014 RM'000	Preceding Year Corresponding Period 31.10.2013 RM'000
Revenue	27,199	59,745	100,985	239,497
Investment income/(loss)	(2,860)	1,570	4,286	5,025
Cost of sale of development properties	(4,273)	(1,536)	(9,541)	(13,715)
Operating expenses	(18,995)	(31,529)	(58,046)	(138,910)
Other operating income	42,994	23,522	191,299	59,670
Profit from operations	44,065	51,772	228,983	151,567
Financing costs	(3,173)	(2,513)	(14,034)	(18,439)
Profit before taxation	40,892	49,259	214,949	133,128
Share of result of joint control entity	-	-	-	(6)
Taxation	(11,390)	(12,596)	(16,373)	(30,609)
Profit from continuing operations	29,502	36,663	198,576	102,513
Loss from discontinued operation	-	-	(1,685)	-
Profit for the financial period	29,502	36,663	196,891	102,513
Foreign currency translation	(1,864)	1,356	(2,524)	(3,382)
Fair value changes on hedging instrument	309	570	316	1,249
Other comprehensive income for the period (net of tax)	(1,555)	1,926	(2,208)	(2,133)
Total comprehensive income for the period	27,947	38,589	194,683	100,380
Profit attributable to:				
Owners of the parent				
- Continuing operations	30,660	34,340	199,734	96,568
- Discontinued operation	-	-	(1,685)	-
Non-controlling interest	-	2,323	(1,158)	5,945
Profit for the financial period	30,660	36,663	196,891	102,513
Total comprehensive income attributable to:				
Owners of the parent				
- Continuing operations	29,105	36,266	197,526	94,435
- Discontinued operation	-	-	(1,685)	-
Non-controlling interest	-	2,323	(1,158)	5,945
Total comprehensive income for the period	29,105	38,589	194,683	100,380
Basic EPS (sen)	8.92	9.99	57.64	28.10

The Unaudited Condensed Consolidated Statements of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 October 2013

SELANGOR PROPERTIES BERHAD

(Company Number: 5199-X)

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Unaudited As At 31.10.2014 RM'000	Audited As At 31.10.2013 RM'000	Audited As At 01.11.2012 RM'000
ASSETS			
Non-current assets			
Property, plant and equipment	3,021	204,409	181,471
Land held for development	391,545	433,633	432,210
Long term receivables	16,067	17,280	15,805
Investment properties	1,138,202	1,032,762	998,502
Other Investment	8,929	-	-
Intangible assets	-	6,035	6,252
Deferred tax assets	10,497	26,680	30,354
Total non-current assets	<u>1,568,261</u>	<u>1,720,799</u>	<u>1,664,594</u>
Current assets			
Inventories	56,609	63,118	75,723
Trade receivables	1,257	8,508	6,851
Other receivables	12,699	15,133	21,703
Tax recoverable	3,503	5,669	4,752
Held for trading investments	343,405	329,589	270,977
Non-current asset held for sale	50,251	-	-
Cash and bank balances	412,126	398,797	455,231
Total current assets	<u>879,850</u>	<u>820,814</u>	<u>835,237</u>
TOTAL ASSETS	<u>2,448,111</u>	<u>2,541,613</u>	<u>2,499,831</u>
EQUITY AND LIABILITIES			
Equity attributable to owners of the parent			
Share capital	343,617	343,617	343,617
Reserves	1,698,550	1,605,794	1,544,003
	<u>2,042,167</u>	<u>1,949,411</u>	<u>1,887,620</u>
Non-controlling interests	-	77,390	72,489
Total equity	<u>2,042,167</u>	<u>2,026,801</u>	<u>1,960,109</u>

SELANGOR PROPERTIES BERHAD

(Company Number: 5199-X)

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Unaudited As At 31.10.2014 RM'000	Audited As At 31.10.2013 RM'000	Audited As At 01.11.2012 RM'000
LIABILITIES			
Non-current liabilities			
Long term loan	-	267,919	318,089
Long term payable	-	-	9,000
Deferred taxation	89,512	103,869	90,363
	<hr/>	<hr/>	<hr/>
Total non-current liabilities	89,512	371,788	417,452
Current liabilities			
Provision for liabilities	-	1,232	3,016
Short term borrowings	245,602	50,307	26,038
Trade payables	121	27,000	25,373
Other payables	70,106	62,406	66,062
Taxation	603	2,079	1,781
	<hr/>	<hr/>	<hr/>
Total current liabilities	316,432	143,024	122,270
	<hr/>	<hr/>	<hr/>
Total liabilities	405,944	514,812	539,722
	<hr/>	<hr/>	<hr/>
TOTAL EQUITY AND LIABILITIES	2,448,111	2,541,613	2,499,831
Net assets per share attributable to owners of the parent (RM)	5.94	5.67	5.49

The Unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 October 2013

SELANGOR PROPERTIES BERHAD

(Company Number: 5199-X)

(Incorporated in Malaysia)

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOURTH QUARTER ENDED 31 OCTOBER 2014**

← Attributable to equity holders of the Company →

	Share Capital RM'000	Non- Distributable Reserve RM'000	Retained earnings RM'000	Total RM'000	Non-Controlling Interest RM'000	Total Equity RM'000
Current Year To Date						
As at 1 November 2013	343,617	266,020	1,339,774	1,949,411	77,390	2,026,801
Total comprehensive income	-	(2,208)	198,049	195,841	(1,158)	194,683
Dividend	-	-	(103,085)	(103,085)	-	(103,085)
Disposal of Subsidiaries	-	-	-	-	(76,232)	(76,232)
As at 31 October 2014	<u>343,617</u>	<u>263,812</u>	<u>1,434,738</u>	<u>2,042,167</u>	<u>-</u>	<u>2,042,167</u>
Preceding Year Corresponding Period						
At 1 November 2012	343,617	268,153	1,275,850	1,887,620	72,489	1,960,109
Total comprehensive income	-	(2,133)	96,568	94,435	5,945	100,380
Dividend	-	-	(32,644)	(32,644)	(1,044)	(33,688)
As at 31 October 2013	<u>343,617</u>	<u>266,020</u>	<u>1,339,774</u>	<u>1,949,411</u>	<u>77,390</u>	<u>2,026,801</u>

The Unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 October 2013

SELANGOR PROPERTIES BERHAD

(Company Number: 5199-X)

(Incorporated in Malaysia)

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW
FOR THE YEAR ENDED 31 OCTOBER 2014**

	Year ended 31.10.2014 RM'000	Year ended 31.10.2013 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax		
- From continuing operations	214,949	133,128
- From discontinued operation	(1,685)	-
	<u>213,264</u>	<u>133,128</u>
Adjustments for non-cash item	(134,613)	(45,354)
Working capital changes	<u>27,750</u>	<u>33,550</u>
Net cash generated from operation	106,401	121,324
Interest received	6,918	1,379
Taxes paid	<u>(6,002)</u>	<u>(11,909)</u>
Net cash generated from operating activities	<u>107,317</u>	<u>110,794</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of FVTPL financial assets	(86,016)	(273,206)
Proceeds from disposal of FVTPL financial assets	63,993	235,477
Installment payment for acquisition of property	-	(18,000)
Net cash inflow from disposal of subsidiaries	154,681	
Additions of investment properties	(27,912)	(250)
Additions of other investment	(8,688)	
Purchase of PPE and Intangibles	(1,486)	(33,579)
Proceeds from disposal of PPE	80	5
Dividends received from shares quoted outside Malaysia	<u>6,478</u>	<u>3,148</u>
Net cash generated from / (used in) investing activities	<u>101,130</u>	<u>(86,405)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Repayment of borrowings	(64,088)	(13,251)
Dividend paid to equity holders of the parent	(103,085)	(32,644)
Dividend paid by subsidiary to non-controlling interest	-	(1,044)
Interest paid	<u>(17,262)</u>	<u>(20,193)</u>
Net cash used in financing activities	<u>(184,435)</u>	<u>(67,132)</u>
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	24,012	(42,743)
EFFECTS OF EXCHANGE RATE CHANGES	(10,683)	(13,691)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD/YEAR	<u>398,797</u>	<u>455,231</u>
CASH AND CASH EQUIVALENTS AT END OF PERIOD	<u>412,126</u>	<u>398,797</u>

The Unaudited Condensed Consolidated Cash Flow Statement should be read in conjunction with the Audited Financial Statements for the year ended 31 October 2013

PART A

Explanatory Notes Pursuant to MFRS 134 “Interim Financial Reporting”

1. Basis of Preparation

The condensed consolidated financial statements for the year ended 31 October 2014 of the Group have been prepared in accordance with the International Financial Reporting Standards compliant framework, Malaysian Financial Reporting Standards (“MFRS”), MFRS 134 “Interim Financial Reporting”, Paragraph 9.22 and Appendix 9B of the Bursa Malaysia Securities Berhad (“Bursa Securities”) Main Market Listing Requirements (“Main LR”), and should be read in conjunction with the Group’s audited financial statements for the financial year ended 31 October 2014.

The explanatory notes attached to these condensed consolidated 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 October 2013.

2. Accounting Policies

The accounting policies and methods of computation and presentation adopted by the Group in this quarterly report are consistent with those adopted in the audited financial statements for the financial year ended 31 October 2013 except for the adoption of the following new MFRSs, Amendments to MFRSs and IC Interpretations which are applicable for the Group’s financial period beginning 1 November 2013:-

MFRS 10: Consolidated Financial Statements

MFRS 11: Joint Arrangements

MFRS 12: Disclosure of Interests in Other Entities

MFRS 13: Fair Value Measurement

Amendment to MFRS 7 Disclosures – Offsetting Financial Assets and Financial Liabilities

Amendment to MFRS 116 Property, Plant and Equipment (Annual Improvements 2009 – 2011 Cycle)

Amendment to MFRS 132 Financial Instruments Presentation (Annual Improvements 2009 – 2011 Cycle)

Amendment to MFRS 134 Interim Financial Reporting (Annual Improvements 2009 – 2011 Cycle)

Amendment to MFRS 10 Consolidated Financial Statements: Transition Guide

Amendment to MFRS 101 Presentation of Financial Statements (Annual Improvements 2009-2011 Cycle)

MFRS 119 Employee Benefits (IAS 19 as amended by IASB in June 2011)

MFRS 127 Separate Financial Statements (IAS 27 as amended by IASB in May 2011)

MFRS 128 Investment in Associates and Joint Ventures

Amendments to IC interpretation 2 Member’s shares in Co-operative Entities and Similar Instruments (Improvements to FRSs (2012))

The adoption of the above MFRSs and amendments to MFRSs does not have any significant impact on the financial statements of the Group.

3. Annual Audited Financial Statements

The audited financial statements of the Company for the preceding financial year ended 31 October 2013 were not subject to any qualification.

4. Comments on the Seasonality or Cyclicity of Operations

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

5. Unusual Items

Save for the information disclosed in this interim financial report, there were no unusual items affecting assets, liabilities, equity, net income or cash flow.

6. Changes in Estimates of Amounts Reported Previously

There were no material changes in estimates of amounts used in the preparation of the financial statements in the current financial quarter and current financial period as compared to the previous corresponding financial quarterly and financial period.

7. Issuances, Cancellations, Repurchases, Resale and Repayments of Debt and Equity

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities for the current quarter and the financial year-to-date.

8. Dividends Paid

There were no dividends paid during the financial quarter ended 31 October 2014. A final dividend in respect of financial year ended 31 October 2013, of 10.0 sen single tier exempt dividend per ordinary share amounting to RM34,361,676 and a special single tier exempt dividend of 20.0 sen per ordinary share amounting to RM68,723,352 on 343,616,761 ordinary shares, was approved by shareholders on 24 April 2014 and was paid on 15 May 2014.

9. Segment Revenue and Segment Result

The analysis of the Group operations for the year ended 31 October 2014 is as follows: -

	Revenue RM'000	Segment Results RM'000	Total Assets Employed RM'000
By Industries			
Property Investment Holding	44,638	186,833	712,084
Property Development	1,261	(1,410)	511,754
Education	-	(1,685)	-
Investment holding	11,060	26,462	665,112
Australia Operations	44,026	5,042	545,155
Others	-	(293)	8
Unallocated Corporate Assets	-	-	13,998
	<u>100,985</u>	<u>214,949</u>	<u>2,448,111</u>

10. Valuation of Property, Plant and Equipment

The valuations of property, plant and equipment have been brought forward, without amendment from the previous annual financial statement.

11. Material Events Subsequent to the End of the Interim Period

There were no material events subsequent to the end of the financial year reported that have not been reflected in this financial statements except for the announcement on 3 March 2014, August 2014 and 30 September 2014 on the proposed disposal of a parcel of freehold land under Geran 70133 Lot 56495 Mukim/ Daerah Kuala Lumpur by its subsidiaries namely Bungsar Hill Holdings Sdn Bhd, Oriseven Sdn Bhd, Orieight Sdn Bhd and Orinine Sdn Bhd to Jendela Mayang Sdn Bhd for a cash consideration of RM450 million. Bungsar Hill Holdings Sdn Bhd has received a deposit of RM45.0 million and the Sale and Purchase Agreement was executed on 30 September 2014. Subject to completion, the proposed disposal will contribute a net gain of RM376.2 million to the Group and is expected to be completed in the next financial year.

12. Changes in the Composition of the Group

There were no other changes in the composition of the Group for the financial year ended 31 October 2014 except as follow:

- (a) During the financial period, the Group had disposed off its 51% equity interest in Help International Corporation Berhad (“Help”) and its subsidiaries for a cash consideration of RM183,276,292. The sale was completed on 15 January 2014.
- (b) On 8 July 2014, Jupiter Midas Sdn Bhd, a wholly-owned subsidiary of the Company, was placed under members' voluntary liquidation pursuant to the Companies' Act, 1965.

13. Derivatives

The Group has the following derivative agreement to hedge against interest rate risk:

Type of Derivatives	Notional Value AUD'000	Fair Value AUD'000
Interest rate swap		
28/05/2012 – 27/02/2015	25,000	(94)
28/05/2014 – 29/05/2017	25,000	(94)

The rationale of this interest rate swap is to have certainty of interest payment and cash flow. The fair value of the interest rate swap is the estimated amount that the company would receive or pay to terminate the swap. It represents the difference between the fixed and floating rate of the swap as at 31 October 2014.

14. Changes in Contingent Liabilities or Contingent Assets since the Last Annual Reporting Date

There were no material changes in contingent liabilities or contingent assets since the last audited reporting date.

15. Capital Commitments

Capital and development expenditure approved and contracted for amounted to RM24,074,000 (2013 : RM17,334,000)

PART B

Explanatory Notes Pursuant to Appendix 9B of the Bursa Malaysia Securities Berhad Main Market Listing Requirements

1. Review of Performance

The Group recorded a profit before tax of RM214.9 million for the current year under review as compared to RM132.2 million for the preceding year corresponding quarter.

The performances of the respective business sectors are as follows:

	4Q 2014 RM'000	4Q 2013 RM'000	YTD2014 RM'000	YTD2013 RM'000
Revenue				
Property Investment Holding	11,326	10,115	44,638	40,886
Property Development	459	1,690	1,261	4,761
Education	-	33,401	-	123,815
Investment Holding	2,676	1,660	11,060	9,928
Australia Operation	12,738	12,879	44,026	60,107
Others	-	-	-	-
	<u>27,199</u>	<u>59,745</u>	<u>100,985</u>	<u>239,497</u>
	4Q 2014 RM'000	4Q 2013 RM'000	YTD2014 RM'000	YTD2013 RM'000
Profit before tax				
Property Investment Holding	35,369	47,495	186,833	63,017
Property Development	(208)	(857)	(1,410)	(1,335)
Education	-	6,486	(1,685)	21,433
Investment Holding	9,607	(9,634)	26,462	28,775
Australia Operation	(3,666)	5,795	5,042	20,417
Others	(210)	(26)	(293)	(136)
	<u>40,892</u>	<u>49,259</u>	<u>214,949</u>	<u>132,171</u>

Property Investment Holding

Higher profit achieved for the year ended 31 October 2014 of RM186.8 million as compared to the preceding year of RM63.0 million was mainly due to a gain of RM132.7 million from the disposal of Help. The current investment properties still enjoy high occupancy and will continue to contribute positively to the Group.

Property Development

The delay in the new launches has resulted in lower revenue and contributed to the property development division's losses.

Education

The sale of Help was completed on 15 January 2014 and thus its revenue and expenditure for 2 months up to disposal date is reported as the Group's discontinued operation. In the first quarter, the Group's share of Help's result is a loss of RM1.7 million.

Investment Holding

For the 12 months under review, it recorded a profit of RM26.5 million as compared to RM28.8 million profit in preceding year corresponding period. Lower profit was mainly due to lower interest income earned during the year.

Australian Operation

For the 12 months under review, it recorded lower profits of RM 5.0 million as compared to RM 20.4 million in the preceding year corresponding period. Lower profits in the current period was mainly attributable to higher foreign exchange losses of RM6.4 million as the Australian Dollar weakened against the Ringgit. Other contributing factor was the lower revaluation gains in Australia operation resulting in lower fair value gain of RM 4.5 million, as compared to the preceding year is a gain of RM18.7 million.

2. Comments on Material Changes in the Profit/(Loss) Before Taxation for the Quarter Reported as Compared with the Preceding Quarter

For the quarter under review, the Group achieved a profit before tax of RM33.2 million as compared to RM9.6 million in the preceding quarter ended 31 October 2014.

The performance of the respective business sectors are as follows:

	4Q2014 RM'000	3Q2014 RM'000
Profit before tax		
Property Investment Holding	35,369	15,571
Property Development	(208)	(13)
Education	-	-
Investment Holding	9,607	(7,181)
Australia Operation	(3,666)	1,305
Others	(210)	(19)
	<u>40,892</u>	<u>9,663</u>

Property Investment Holding

For the quarter under review, it recorded a profit of RM35.4 million as compared to previous quarter of RM15.6 million which had the increase in profits by RM19.8 million mainly due to the inclusion of fair value gain on properties of RM 27.3 million.

Property Development

For the quarter under review, the property development division incurred some loss as a result of delay in the new project launches.

Education

For the quarter under review, there is no contribution to the result of the Group as the sale of Help was completed on 15 January 2014.

Investment Holding

For the quarter it recorded a profit of RM9.6 million as compared to a loss of RM 7.2 million in the preceding quarter. The profit for the quarter was mainly due high dividend income, interest income and a significant increase in gain on foreign exchange due to the weakening of Ringgit Malaysia against USD and SGD.

Australian Operation

For the quarter under review, it recorded a loss of RM3.6 million as compared to a profit of RM 1.3 million in the preceding quarter. This was mainly attributable to, higher foreign exchange loss of RM6.4 million as AUD weakened against RM and the inclusion of a fair value loss on investments.

3. Current Financial Year Prospects

The property investment sector of the Group are expected to remain stable and will continue to contribute positively to the Group. The occupancy rate for Menara Milenium in Damansara Heights and Claremont Shopping Centre in Perth, Australia remain high. For property development, the Group is reviewing its development plan in Bukit Permata and new launches are expected to be made in 2015. For the Group's land in Damansara Heights, the proposed development of the land will be strategically designed to maximise return values through the integration and connectivity with the Mass Rapid Transit project.

Barring unforeseen circumstances, the Group expects the operation in Malaysia and Australia to remain positive in 2015. However, the Groups profitability will be subject to currency fluctuations in view of currency exposures in overseas investment.

4. Variances between Actual Profit and Forecast Profit

Not applicable as no profit forecast was published.

5. Tax Expense

Tax expense comprise of the following:

	As at 31.10.2014	
	Current Quarter RM'000	Year To-Date RM'000
Current year provision	2,827	14,548
Deferred taxation	8,563	1,825
	<u>11,390</u>	<u>16,373</u>

The effective rate of taxation of the Group is lower than the statutory rate of taxation because of the profits from an overseas subsidiary company, is tax free and the gain from its disposal of long term quoted investments is not subject to tax.

6. Profits/(losses) from Sale of Unquoted Investments and/or Properties Respectively for the Current Quarter and Financial Year-to-date

There was no disposal of unquoted investments and/or properties outside the ordinary course of the Group's business for the current quarter and the full year.

7. Purchase or disposal of quoted securities other than securities in existing subsidiaries and associated companies

Particulars of the purchase or disposal of quoted securities for the year to date at 31 October 2014:-

a) Summary of Dealings in Quoted Securities:

	RM'000
Proceeds from Disposal	63,993
Cost of Disposal	(61,881)
Total gain on disposal	<u>2,112</u>

b) Total investments in quoted securities as at end of the reporting period: -

	RM' 000
i. At cost	373,503
ii. Provision for impairment	(30,098)
iii. Fair value	<u>343,405</u>

The sales and purchases of the securities as mentioned in note 7(a) were carried out by the overseas subsidiary company, during the year in the ordinary course of business. The principal activity of the said subsidiary company is that of investment holding and the transactions are of a revenue nature.

The sales and purchases of the above securities were in respect of quoted securities held overseas.

8. Status of Corporate Proposals

There were no outstanding corporate proposals as at the date of this report.

9. Group Borrowings

Total Group borrowings and debt securities as at 31 October 2014 are as follows: -

Security	Currency	Short Term RM'000	Long Term RM'000	Total RM'000
Secured	AUD	234,576	-	234,576
Unsecured	RM	11,026	-	11,026
Total		<u>245,602</u>	<u>-</u>	<u>245,602</u>

The foreign currency term loan which bears interest at rate ranging from 5.58% to 6.61% will mature on 28 February 2015 and is secured by a registered mortgage over investment properties of the Group.

10. Derivatives

The Group has the following derivative agreement to hedge against interest rate risk:

Type of Derivatives	Notional Value AUD '000	Fair Value AUD '000
Interest rate swap (28/05/2012 – 27/02/2015)	25,000	(94)
(28/05/2014 – 29/05/2017)	25,000	(94)

The rationale of this interest rate swap is to have certainty of interest payment and cash flow. The fair value of the interest rate swap is the estimated amount that the company would receive or pay to terminate the swap. It represents the difference between the fixed and the floating rate of the swap as at 31 October 2014.

11. Material Litigation

There are no other changes in material litigation since the last annual reporting date.

12. Dividend

No decision has been made on dividend for the current quarter ended 31 October 2014.

13. Earnings Per Share

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter Ended 31.10.2014	Preceding Year Corresponding Quarter Ended 31.10.2013	Current Year To Date Ended 31.10.2014	Preceding Year Corresponding Period 31.10.2013
Net profit/(loss) for the period attributable to shareholders of the parent (RM'000)	30,660	34,340	198,049	96,568
Basic earnings/(loss) per share (sen)	8.92	9.99	57.64	28.10
Number of ordinary shares in issue ('000)	343,617	343,617	343,617	343,617

14. Additional Disclosures

Notes to the Condensed Consolidated Statements Of Comprehensive Income comprises:-

	Year Ended 31.10.2014 RM'000	Year Ended 31.10.2013 RM'000
Interest income	6,934	11,086
Other income including investment income	6,478	31,368
Interest expense	(14,034)	(18,432)
Depreciation and amortization	(488)	(10,808)
Provision for write off of receivables	N/A	(217)
Provision for and write off of inventories	N/A	N/A
Gain or (loss) on disposal of quoted or unquoted investments or properties	2,112	1,638
Impairment of assets	N/A	N/A
Foreign exchange gain/(loss)	(8,912)	3,244
Gain or loss on derivatives	N/A	N/A
Exceptional item	N/A	N/A

PART C

1. Disclosure of Realised and Unrealised Profits or losses

The breakdown of the retained profits of the Group as at the reporting date into realised and unrealised profits is presented in accordance with the directive issued by Bursa Malaysia Securities Berhad dated 25 March 2010 and prepared in accordance with guidance on special matter No.1 determination of realised and unrealised profits or losses in the context of disclosure pursuant to Bursa Malaysia Securities Berhad listing requirements as issued by the Malaysian Institute of Accountants.

	As At 31.10.2014 RM'000	As At 31.10.2013 RM'000
Total retained profits of the Company and its subsidiaries		
- Realised	1,860,879	1,735,003
- Unrealised	<u>407,931</u>	<u>390,831</u>
	2,268,810	2,127,065
Less: Consolidated adjustments	<u>(834,072)</u>	<u>(787,291)</u>
Retained earnings as per financial statements	<u>1,434,738</u>	<u>1,339,774</u>