UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENT

	3 months ended 31-Mar-2014 RM	3 months ended 31-Mar-2013 RM	Year-to-date 31-Mar-2014 RM	Year-to-date 31-Mar-2013 RM
Continuing Operations				
Revenue	8,055,119	8,835,717	8,055,119	8,835,717
Expenses excluding finance cost	(8,344,677)	(7,568,860)	(8,344,677)	(7,568,860)
Other operating income	761,521	15,490	761,521	15,490
Profit from operations	471,963	1,282,347	471,963	1,282,347
Finance cost	(129,108)	(124,717)	(129,108)	(124,717)
Profit before taxation	342,855	1,157,630	342,855	1,157,630
Income tax expense	(333,120)	(300,000)	(333,120)	(300,000)
Net profit for the period	9,735	857,630	9,735	857,630
Other comprehensive income, net of tax	26,663	(15,464)	26,663	(15,464)
Total comprehensive income for the period	36,398	842,166	36,398	842,166
Earnings per ordinary share attributable to equity holders of the Company (sen)				
Basic, for profit for the period	0.00	0.38	0.00	0.38
Diluted				-

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 December 2013 and the accompanying explanatory notes attached to the interim financial statements.

UNAUDITED CONDENSED STATEMENT OF FINANCIAL POSITION

	As at 31-Mar -2014 RM	As at 31-Dec-2013 RM
	Unaudited	Audited
ASSETS		
Non-Current Assets		
Property, plant and equipment	135,227,057	136,083,841
Investment properties	83,607,000	83,607,000
Prepaid land lease payments	6,983,009	7,004,176
Other investments	461,768	435,105
Land held for development	2,000,000	2,000,000
Total Non-Current Assets	228,278,834	229,130,122
Current Assets		
Property development expenditure	45,079,960	42,725,085
Inventories	5,719,437	5,690,575
Lease and hire-purchase receivables	3,666,487	3,637,142
Trade and other receivables	21,632,919	21,340,973
Tax recoverable	1,335,063	1,133,483
Deposits placed with licensed banks	889,561	889,561
Cash and bank balances	1,404,978	3,965,392
Total Current Assets	79,728,405	79,382,211
		0=0.000
Non-current assets held for sale	79,728,405	850,000 80,232,211
TOTAL ASSETS	308,007,239	309,362,333
	200,007,207	200,002,000
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the Company		
Share capital	122,833,988	122,833,988
Share premium	335,001	335,001
Reserves	57,495,105	57,458,707
Total Equity	180,664,094	180,627,696
Non Commont Linkilling		
Non-Current Liabilities	22 212	52 720
Hire-purchase payables Term loans	32,212	53,730
Deferred tax liabilities	2,087,960	2,356,951
Total Non-Current Liabilities	14,438,067 16,558,239	14,311,067 16,721,748
Total Non-Current Liabilities	10,556,259	10,721,740
Current Liabilities		
Trade and other payables	80,248,966	79,816,685
Provisions for liabilities	26,653,485	27,666,614
Hire-purchase payables	83,895	89,635
Term loan instruments	1,535,068	1,784,200
Term loans	2,263,492	2,655,755
Tax payable		
Total Current Liabilities	110,784,906	112,012,889
	110,784,906	112,012,889
Total Liabilities	127,343,145	128,734,637
TOTAL EQUITY AND LIABILITIES	308,007,239	309,362,333
	200,007,007	207,002,000
Net asset per share (sen)	74	73

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 31 December 2013 and the accompanying explanatory notes attached to the interim financial statements.

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

			Non-distributable			<u>Distributable</u>		
	Share Capital RM	Share Premium RM	Fair Value Reserve RM	Capital Reserve RM	Revaluation Reserve	Retained Profits/ (Accumulated Losses) RM	Total RM	
At 1 January 2013	111,667,288	-	17,136	110,238,037	-	(58,355,367)	163,567,094	
Total comprehensive income	-	-	(39,832)	-	-	5,073,939	5,034,107	
Revaluation on Property, Plant and Equipment	-	-	-	-	524,794	-	524,794	
Issue of ordinary shares	11,166,700	335,001	-	-	-	-	11,501,701	
At 31 December 2013	122,833,988	335,001	(22,696)	110,238,037	524,794	(53,281,428)	180,627,696	
Total comprehensive income	-	-	26,663	-	-	9,735	36,398	
At 31 March 2014	122,833,988	335,001	3,967	110,238,037	524,794	(53,271,693)	180,664,094	

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 31 December 2013 and the accompanying explanatory notes attached to the interim financial statements.

EASTLAND EQUITY BHD ("EASTLND")

INTERIM REPORT FOR THE PERIOD ENDED 31 MARCH 2014

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

Part		3 months ended 31-March-2014 RM	3 months ended 31-March-2013 RM
Pool fibroir income use expense for the period	CASH FLOWS FROM/(USED IN) OPERATING ACTIVITIES		
Since the content of two current cost held for sale 1,000 1,4370 1,		342,855	1,157,630
State of results of lesserated 150,000 14,	Adjustments for:		
Interest income	·	-	_
Interest income	Gain on disposal of Non-current asset held for sale	(750,000)	-
Allowance for doubtful debts no longer required 1,46			(14,870)
Allowance for doubthil debts	Interest expense	129,108	
Popersiation of property, plant and equipment Amortisation of property and lease payments (21,165) 21,165	Allowance for doubtful debts no longer required	-	-
Autoritation of prepaid leave powerings 21,165 21,165 Operating Proficit Loss) Before Working Capital Changes 396,462 1,416,646 (Inceases) Proficit Loss) Before Working Capital Changes 396,462 1,188,367 Proper Meer Agent Seed for said 2,234,587 1,288,870 Non current assets beld for said 2,234,51 2,208 Lease and interparchase receivables (295,071) 1,621,933 Increase Cheerases In 396,413 2,088,450 Trade and other receivables 396,413 2,088,450 Provision for lishilities 1,913,129 2,235,661 Provision for lishilities 3,136,107 2,235,661 Net Operating Cash How 3,136,107 3,135,252 Assil FLOWS FROM/USED IN INVESTING ACTIVITIES 2,29 2,29 Additions to property, plant and equipment 2,026 1,487 Disposal of non-arrour asset held for sale 1,600,00 1,487 Disposal of non-arrour asset powers 2,29 2,29 Disposal for non-arrour asset powers 2,29 2,29 Disposal for non-arrour asset powers 2,29 <td>Allowance for doubtful debts</td> <td>3,128</td> <td>3,378</td>	Allowance for doubtful debts	3,128	3,378
Poperating Profital Cossis Relians Working Capital Changes (14.16.464 (Increases) Decreases in: Property development expenditure (2.3.44.875) (1.189.867) (1.189	Depreciation of property, plant and equipment	859,412	124,626
Propersy development expenditure (2,184,875) (1,183,577) Numerior tassets held for said (28,862) (22,008) (28,003) (Amortisation of prepaid lease payments	21,165	21,165
Propersy development expenditure (2,184,875) (1,183,577) Numerior tassets held for said (28,862) (22,008) (28,003) (Operating Profit/(Loss) Before Working Capital Changes	596,462	1,416,646
Non current assets held for sale inventories (28,862) 22,08 Investories (29,345) 1 Trade and other receivables (29,345) 1 Increases/Decrease) in: 396,413 2,086,459 Trade and other pupalher 396,413 2,088,459 Provision for liabilities (1,013,129) (253,661) Not Operating Cash Flow (2,728,407) 442,133 Income tax (paidprefunded, net (407,700) (761,858) Not Operating Cash Flow (3,136,107) (319,525) CASH FLOWS FROM/USED IN INVESTING ACTIVITIES 2 2 Additions to property, plant and equipment (2,629) (25,901) Disposal of non-current asse held for sale 1,600,000 - Interest received 9,206 14,870 Deposit fleid as security value (2,71,66) - Very Investing Cash Flow 1,579,411 (11,121) Drawdown/Repayment) of term loans, net (565,801) (165,976) Interest paid (9,32) (2,92) (2,92) Payment of time punchase payables		,	, ,
Nonement assets held for sale inventions (28,861) (22,968) (22,9	Property development expenditure	(2,354,875)	(1,189,367)
Lease and bine purchase receivables (29,345) (1,621,948) Trade and other receivables (295,071) (1,621,948) Increase (Decrease) in: ————————————————————————————————————	Non current assets held for sale	-	-
Increase Decrease Increase Increase	Inventories	(28,862)	22,008
Trade and other payables 396,413 2,068,450 1,013,129 1,025,616) 1,025,162 1,	Lease and hire-purchase receivables	(29,345)	-
Indee and other payables 396.413 2,068,450 Provision for liabilities (1,013,129) 625.661 Income tax (paid)refunded, net (2,728,407) 442,133 Net Operating Cash Flow (3,136,107) (319,525) CASH FLOWS FROM/USED IN INVESTING ACTIVITIES (2,629) (25,991) Disposal of non-current asset held for sale (2,609) 1,600,000 1,4370 Interest received (200) 14,870 1,600,000 <td< td=""><td>Trade and other receivables</td><td>(295,071)</td><td>(1,621,943)</td></td<>	Trade and other receivables	(295,071)	(1,621,943)
Indee and other payables 396.413 2,068,450 Provision for liabilities (1,013,129) 625.661 Income tax (paid)refunded, net (2,728,407) 442,133 Net Operating Cash Flow (3,136,107) (319,525) CASH FLOWS FROM/USED IN INVESTING ACTIVITIES (2,629) (25,991) Disposal of non-current asset held for sale (2,609) 1,600,000 1,4370 Interest received (200) 14,870 1,600,000 <td< td=""><td></td><td></td><td></td></td<>			
Provision for liabilities (1,013,129) (253,661) Income tax (paid/vefunded, net) (2,728,407) 442,133 Income tax (paid/vefunded, net) (3,136,007) 319,525 Net Operating Cash Flow (3,136,107) 319,525 CASH FLOWS FROM/KUSED IN INVESTING ACTIVITIES 2,262 (2,591) Additions to property, plant and equipment (2,629) (25,991) Disposal of non-current asset held for sale 1,600,000 - Interest received 9,206 14,870 Net Investing Cash Flow 1,579,411 (11,121) Net Investing Cash Flow 1,579,411 (11,121) Paradown/Repayment of term loans, net (565,801) (165,976) Interest paid (93,240) (124,772) Payment of term loans, net payments (27,288) (39,230) Repayment of term loans instruments (249,132) (589,999) Net Financing Cash Flow 935,431 (91,225,689) Net Financing Cash Flow 3,897,105 5,847,111 CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 3,897,105 5,847,111 <t< td=""><td></td><td>207.412</td><td>2.070.450</td></t<>		207.412	2.070.450
		•	
Income tax (paids)/refunded, net (407,700) (761,658) Net Operating Cash Flow (3,136,107) (319,525) CASH FLOWS FROM/USED IN) INVESTING ACTIVITIES 2 (2,629) (25,991) Disposal of non-current asset held for sale interest received 9,206 14,870 14,870 Deposit held as security value 1,579,411 (11,121) 11,121 CASH FLOWS FROM/USED IN) FINANCING ACTIVITIES T 1,579,411 (11,121) CASH FLOWS FROM/USED IN) FINANCING ACTIVITIES 93,240 (32,400) (24,712) Draw down/(Repayment of term loans, net (93,240) (32,401) (32,401) Pepayment of hire-purchase payables (27,258) (39,200) Repayment of term loans (249,132) (589,990) NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS (249,132) (1,250,580) CASH AND CASH EQUIVALENTS AT ERGINNING OF PERIOD 3,897,105 5,847,171 CASH AND CASH EQUIVALENTS AT END OF PERIOD COMPRISE THE FOLLOWING: 1,187,319 2,344,01 CASH AND CASH EQUIVALENTS AT END OF PERIOD COMPRISE THE FOLLOWING: 1,187,319 2,344,01 CASH AND CASH EQUIV	Provision for liabilities	(1,013,129)	(253,661)
Income tax (paids)/refunded, net (407,700) (761,658) Net Operating Cash Flow (3,136,107) (319,525) CASH FLOWS FROM/USED IN) INVESTING ACTIVITIES 2 (2,629) (25,991) Disposal of non-current asset held for sale interest received 9,206 14,870 14,870 Deposit held as security value 1,579,411 (11,121) 11,121 CASH FLOWS FROM/USED IN) FINANCING ACTIVITIES T 1,579,411 (11,121) CASH FLOWS FROM/USED IN) FINANCING ACTIVITIES 93,240 (32,400) (24,712) Draw down/(Repayment of term loans, net (93,240) (32,401) (32,401) Pepayment of hire-purchase payables (27,258) (39,200) Repayment of term loans (249,132) (589,990) NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS (249,132) (1,250,580) CASH AND CASH EQUIVALENTS AT ERGINNING OF PERIOD 3,897,105 5,847,171 CASH AND CASH EQUIVALENTS AT END OF PERIOD COMPRISE THE FOLLOWING: 1,187,319 2,344,01 CASH AND CASH EQUIVALENTS AT END OF PERIOD COMPRISE THE FOLLOWING: 1,187,319 2,344,01 CASH AND CASH EQUIV		(2.728.407)	442.133
CASH FLOWS FROM/(USED IN) INVESTING ACTIVITIES Additions to property, plant and equipment (2,629) (25,991) Disposal of non-current asset held for sale 1,600,000 - Interest received 9,206 14,870 Deposit held as security value (27,166) - Net Investing Cash Flow 1,579,411 (11,121) CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES Drawdown/(Repayment) of term loans, net (565,801) (165,976) Interest paid (93,240) (124,717) Payment of hire-purchase payables (27,258) (39,230) Repayment of term loans - - Repayment of term loans instruments (249,132) (589,999) Net Financing Cash Flow (935,431) (919,922) NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS (2,492,127) (1,250,568) CASH AND CASH EQUIVALENTS AT END OF PERIOD 3,897,105 5,847,171 CASH AND CASH EQUIVALENTS AT END OF PERIOD COMPRISE THE FOLLOWING: 1,187,319 2,344,610 CASH AND CASH EQUIVALENTS AT END OF PERIOD COMPRISE THE FOLLOWING: 1,187,319 2,344,610<	Income tax (paid)/refunded, net		,
Additions to property, plant and equipment (2,69) (25,991) Disposal of non-current asset held for sale 1,600,000 - Interest received 9,206 14,876 Deposit held as security value (27,166) - Net Investing Cash Flow 1,579,411 (11,121) CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES Enawdown/(Repayment) of term loans, net (565,801) (165,976) Interest paid (93,240) (124,717) Payment of hire-purchase payables (27,258) (39,230) Repayment of term loans instruments (249,132) (589,999) Net Financing Cash Flow (935,431) (919,922) NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS (2,49,127) (1,250,568) CASH AND CASH EQUIVALENTS AT END OF PERIOD 3,897,105 5,847,171 CASH AND CASH EQUIVALENTS AT END OF PERIOD COMPRISE THE FOLLOWING: 1,187,319 2,344,401 Cash and hab balances 1,187,319 2,344,601 Cash and hab balances 217,659 211,352 Deposits placed with licensed banks 889,561 2,945,	Net Operating Cash Flow	(3,136,107)	(319,525)
Additions to property, plant and equipment (2,69) (25,991) Disposal of non-current asset held for sale 1,600,000 - Interest received 9,206 14,876 Deposit held as security value (27,166) - Net Investing Cash Flow 1,579,411 (11,121) CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES Enawdown/(Repayment) of term loans, net (565,801) (165,976) Interest paid (93,240) (124,717) Payment of hire-purchase payables (27,258) (39,230) Repayment of term loans instruments (249,132) (589,999) Net Financing Cash Flow (935,431) (919,922) NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS (2,49,127) (1,250,568) CASH AND CASH EQUIVALENTS AT END OF PERIOD 3,897,105 5,847,171 CASH AND CASH EQUIVALENTS AT END OF PERIOD COMPRISE THE FOLLOWING: 1,187,319 2,344,401 Cash and hab balances 1,187,319 2,344,601 Cash and hab balances 217,659 211,352 Deposits placed with licensed banks 889,561 2,945,	CACHELOWS EDOM/JISED IN) INVESTING A CTIVITIES		
Disposal of non-current asset held for sale Interest received Interest paid I		(2.629)	(25 001)
Interest received 9,206 14,876 Deposit held as security value (27,166) - Net Investing Cash Flow 1,579,411 (11,121) CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES Drawdown/(Repayment) of term loans, net (565,801) (165,976) Interest paid (93,240) (124,717) Payment of hire-purchase payables - - Repayment of term loans (249,132) (589,999) Net Financing Cash Flow (335,431) (919,922) Net Financing Cash Flow (335,431) (919,922) Net Financing Cash Flow (335,431) (919,922) CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 3,897,105 5,847,171 CASH AND CASH EQUIVALENTS AT END OF PERIOD COMPRISE THE FOLLOWING: C C Cash and bank balances 1,187,319 2,344,601 Housing Development Account 217,659 211,352 Deposits placed with licensed banks 889,61 2,903,245 Less: Deposits placed with licensed bank (889,361) (86,385,998)		` , , ,	(23,991)
Deposit held as security value (27,166) - Net Investing Cash Flow 1,579,411 (11,121) CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES Drawdown/(Repayment) of term loans, net (565,801) (165,976) Interest paid (93,240) (124,717) Payment of hire-purchase payables (27,258) (39,230) Repayment of term loans 1 - - Repayment of term loans instruments (249,132) (589,999) Net Financing Cash Flow (935,431) (919,922) NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS (2,492,127) (1,250,588) CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 3,897,105 5,847,171 CASH AND CASH EQUIVALENTS AT END OF PERIOD COMPRISE THE FOLLOWING: C C CASH AND CASH EQUIVALENTS AT END OF PERIOD COMPRISE THE FOLLOWING: 1,187,319 2,344,401 Housing Development Account 1,187,319 2,344,401 Housing Development Account 217,659 211,352 Deposits placed with licensed banks 889,561 2,903,245 Less: Deposits pledged with licensed banks			14 870
Net Investing Cash Flow 1,579,411 (11,121) CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES Secondary (Sepayment) of term loans, net (565,801) (165,976) Interest paid (93,240) (124,717) Payment of hire-purchase payables (27,258) (39,230) Repayment of term loans - - Repayment of term loans instruments (249,132) (589,999) Net Financing Cash Flow (935,431) (919,922) NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS (2,492,127) (1,250,568) CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 3,897,105 5,847,171 CASH AND CASH EQUIVALENTS AT END OF PERIOD COMPRISE THE FOLLOWING: CCASH AND CASH EQUIVALENTS AT END OF PERIOD COMPRISE THE FOLLOWING: 1,187,319 2,344,401 Housing Development Account 11,187,319 2,344,401 2,000,324 1,000,302 Deposits placed with licensed banks 889,561 2,903,245 2,204,539 5,458,998 Less: Deposits pledged with licensed bank (880,561) (802,305) 6862,305		•	-
CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES Drawdown/(Repayment) of term loans, net (565,801) (165,976) Interest paid (93,240) (124,717) Payment of hire-purchase payables (27,258) (39,230) Repayment of term loans - - Repayment of term loans instruments (249,132) (589,999) Net Financing Cash Flow (935,431) (919,922) NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS (2,492,127) (1,250,568) CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 3,897,105 5,847,171 CASH AND CASH EQUIVALENTS AT END OF PERIOD COMPRISE THE FOLLOWING: C C Cash and bank balances 1,187,319 2,344,401 Housing Development Account 217,659 211,352 Deposits placed with licensed banks 889,561 2,903,245 Less : Deposits placed with licensed bank (889,561) 2,903,245		4.550.414	(11 101)
Drawdown/(Repayment) of term loans, net (565,801) (165,976) Interest paid (93,240) (124,717) Payment of hire-purchase payables (27,258) (39,230) Repayment of term loans - - Repayment of term loans instruments (249,132) (589,999) Net Financing Cash Flow (935,431) (919,922) NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS (2,492,127) (1,250,568) CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 3,897,105 5,847,171 CASH AND CASH EQUIVALENTS AT END OF PERIOD COMPRISE THE FOLLOWING: Under the company of the compa	Net Investing Cash Flow	1,579,411	(11,121)
Interest paid (93,240) (124,717) Payment of hire-purchase payables (27,258) (39,230) Repayment of term loans - - Repayment of term loans instruments (249,132) (589,999) Net Financing Cash Flow (935,431) (919,922) NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS (2,492,127) (1,250,568) CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 3,897,105 5,847,171 CASH AND CASH EQUIVALENTS AT END OF PERIOD 1,404,978 4,596,603 CASH AND CASH EQUIVALENTS AT END OF PERIOD COMPRISE THE FOLLOWING: 1,187,319 2,344,401 Housing Development Account 217,659 211,352 Deposits placed with licensed banks 889,561 2,903,245 Less: Deposits pledged with licensed bank (889,561) 5,458,998 Less: Deposits pledged with licensed bank (889,561) (862,395)			
Payment of hire-purchase payables (27,258) (39,230) Repayment of term loans - - Repayment of term loans (249,132) (589,999) Net Financing Cash Flow (935,431) (919,922) NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS (2,492,127) (1,250,568) CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 3,897,105 5,847,171 CASH AND CASH EQUIVALENTS AT END OF PERIOD 1,404,978 4,596,603 CASH AND CASH EQUIVALENTS AT END OF PERIOD COMPRISE THE FOLLOWING: 1,187,319 2,344,401 Housing Development Account 217,659 211,352 Deposits placed with licensed banks 889,561 2,903,245 Less: Deposits pledged with licensed banks (889,561) (862,395)			· · · · ·
Repayment of term loans 2 6 6 6 6 6 8 9	•		
Repayment of term loans instruments (249,132) (589,999) Net Financing Cash Flow (935,431) (919,922) NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS (2,492,127) (1,250,568) CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 3,897,105 5,847,171 CASH AND CASH EQUIVALENTS AT END OF PERIOD 1,404,978 4,596,603 CASH AND CASH EQUIVALENTS AT END OF PERIOD COMPRISE THE FOLLOWING: 1,187,319 2,344,401 Housing Development Account 217,659 211,352 Deposits placed with licensed banks 889,561 2,903,245 Less: Deposits pledged with licensed bank (889,561) (862,395)		(27,258)	(39,230)
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS (2,492,127) (1,250,568) CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 3,897,105 5,847,171 CASH AND CASH EQUIVALENTS AT END OF PERIOD 1,404,978 4,596,603 CASH AND CASH EQUIVALENTS AT END OF PERIOD COMPRISE THE FOLLOWING: 1,187,319 2,344,401 Housing Development Account 217,659 211,352 Deposits placed with licensed banks 889,561 2,903,245 Less: Deposits pledged with licensed bank (889,561) (862,395)		- (249,132)	(589,999)
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS (2,492,127) (1,250,568) CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 3,897,105 5,847,171 CASH AND CASH EQUIVALENTS AT END OF PERIOD 1,404,978 4,596,603 CASH AND CASH EQUIVALENTS AT END OF PERIOD COMPRISE THE FOLLOWING: 1,187,319 2,344,401 Housing Development Account 217,659 211,352 Deposits placed with licensed banks 889,561 2,903,245 Less: Deposits pledged with licensed bank (889,561) (862,395)	Net Financing Cash Flow	(935,431)	(919,922)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 3,897,105 5,847,171 CASH AND CASH EQUIVALENTS AT END OF PERIOD 1,404,978 4,596,603 CASH AND CASH EQUIVALENTS AT END OF PERIOD COMPRISE THE FOLLOWING: Cash and bank balances 1,187,319 2,344,401 Housing Development Account 217,659 211,352 Deposits placed with licensed banks 889,561 2,903,245 Less: Deposits pledged with licensed bank (889,561) (862,395)			
CASH AND CASH EQUIVALENTS AT END OF PERIOD 1,404,978 4,596,603 CASH AND CASH EQUIVALENTS AT END OF PERIOD COMPRISE THE FOLLOWING: 1,187,319 2,344,401 Housing Development Account 217,659 211,352 Deposits placed with licensed banks 889,561 2,903,245 Less: Deposits pledged with licensed bank (889,561) (862,395)			
CASH AND CASH EQUIVALENTS AT END OF PERIOD COMPRISE THE FOLLOWING: Cash and bank balances 1,187,319 2,344,401 Housing Development Account 217,659 211,352 Deposits placed with licensed banks 889,561 2,903,245 Less: Deposits pledged with licensed bank (889,561) (862,395)	CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	3,897,105	5,847,171
Cash and bank balances 1,187,319 2,344,401 Housing Development Account 217,659 211,352 Deposits placed with licensed banks 889,561 2,903,245 Less: Deposits pledged with licensed bank (889,561) (862,395)	CASH AND CASH EQUIVALENTS AT END OF PERIOD	1,404,978	4,596,603
Housing Development Account 217,659 211,352 Deposits placed with licensed banks 889,561 2,903,245 2,294,539 5,458,998 Less: Deposits pledged with licensed bank (889,561) (862,395)	CASH AND CASH EQUIVALENTS AT END OF PERIOD COMPRISE THE FOLLOWING:		
Deposits placed with licensed banks 889,561 2,903,245 2,294,539 5,458,998 Less: Deposits pledged with licensed bank (889,561) (862,395)	Cash and bank balances	1,187,319	2,344,401
2,294,539 5,458,998 Less: Deposits pledged with licensed bank (889,561) (862,395)	Housing Development Account	217,659	211,352
Less: Deposits pledged with licensed bank (862,395)	Deposits placed with licensed banks	889,561	2,903,245
		2,294,539	5,458,998
1,404,978 4,596,603	Less: Deposits pledged with licensed bank		
		1,404,978	4,596,603

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the year ended 31 December 2013 and the accompanying explanatory notes attached to the interim financial statements.

EXPLANATORY NOTES

A1 Basis of preparation

This interim report is unaudited and has been prepared in accordance with FRS 134 "Interim Financial Reporting" and paragraph 9.22 of the Listing Requirement of Bursa Malaysia Securities Berhad and should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2013. 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 December 2013.

The significant accounting policies, methods of computation and basis of consolidation applied in the interim financial statements are consistent with those adopted in the Group's audited financial statements for the financial year ended 31 December 2013.

In conjunction with the planned convergence of FRSs with International Financial Reporting Standards as issued by the International Accounting Standards Board on 1st January 2012, the MASB had on 19th November 2011 issue a new MASB approved accounting standards, MFRSs ("MFRSs Framework") for application in the annual periods beginning on or after 1st January 2012.

The Group and the Company which are Transitioning Entities have chosen to defer the adoption of the MFRSs framework to financial year beginning on 1 January 2015. The Group and the Company will prepare their first MFRSs financial statements using the MFRSs framework for the financial year ending 31 December 2015.

A2 Audit qualifications

The auditors' report on the audited annual financial statements for the financial year ended 31 December 2013 was not subject to any qualification.

A3 Seasonality or cyclicality of operation

For the financial period under review, the operations of the Group are not subject to material seasonal or cyclical fluctuations except for the Hospitality segment.

A4 Changes in the composition of the Group

For the financial period under review, there were no material changes in the composition of the Group.

A5 Unusual items

There were no unusual items affecting assets, liabilities, equity, net income or cashflows because of their nature, size or incidence during the financial period under review.

A6 Changes in estimates

There were no material changes in estimates in the current quarter results.

A7 Debt and equity securities

There were no issuance, repurchase and repayment of debt and equity securities for the financial period under review.

A8 Dividends paid

There was no dividend paid for the financial period under review.

A9 Segmental reporting

The Group's segmental report for the financial period to date is as follows:

	Investment properties RM'000	Leasing & financing RM'000	Hospitality RM'000	Investment holding RM'000	Property development RM'000	Others RM'000	Total RM'000
Revenue	1,442	-	5,132	-	1,481	-	8,055
Results							
Segment profit/(loss)	64	(39)	323	26	89	-	463
Interest income	8	-	-	-	1	-	9
Finance cost	(91)	-	-	(2)	(36)	_	(129)
Share of result of assocaite							-
Profit before taxation							343
Income tax expense							(333)
Profit for the period							10

A10 Carrying amount of revalued assets

The carrying value of land and building is based on the valuation incorporated in the annual financial statements for the year ended 31 December 2013 and valuation performed as of date of this report.

A11 Subsequent material event

There were no material events subsequent to the end of the period that have not been reflected in the financial statements for the period.

A12 Changes in contingent liabilities and contingent assets

Save for disclosures that were made in the audited financial statements for the year ended 31 December 2013, there were no material changes in the contingent liabilities and contingent assets of the Group.

A13 Capital Commitments

During the financial period under review, there were no material capital commitments that the Group had contracted for and approved.

ADDITIONAL INFORMATION AS REQUIRED BY APPENDIX 9B OF THE BURSA MALAYSIA SECURITIES BHD'S LISTING REQUIREMENTS

B1 Review of performance

The Group recorded revenue of RM8.06 million for the current quarter, compared to the revenue of RM8.84 million recorded in previous year corresponding quarter.

In the Investment Properties segment, the Group recorded revenue of RM1.4 million in both this quarter and the previous year corresponding quarter.

In the Hospitality segment, there were slight reduction in revenue of RM5.13 million of Renaissance Kota Bharu Hotel in the current quarter compared to previous year corresponding quarter of RM5.30 million. Except for banquets which recorded higher revenue as compared to previous year corresponding quarter, other revenue components of namely rooms, restaurants and lounges registered lower revenue.

In the property segment, the Group recorded a revenue of RM1.48 million compared to RM2.10 million in previous year corresponding quarter. Lower revenue is mainly due to slower sales and work-in-progress of the Bandar Tasek Raja project in Pasir Mas, Kelantan.

In the Leasing and Financing segment, similar to the previous corresponding quarter, no revenue was recorded in the current quarter as there were no active or new customers.

B2 Material changes in the profit before taxation

The Group recorded profit before tax for the current quarter of RM343 thousand compared to previous quarter loss before tax of RM2.05 million. Current quarter profit is mainly attributed to the gain on disposal of a non-current asset held for sale of RM750 thousand. However, the Group also recorded depreciation of hotel building of RM763 thousand. Previous quarter loss was mainly due to the RM1.8 million LAD related to the delay of the Bandar Tasek Raja project in Pasir Mas, Kelantan and the reversal of sales of condominium of RM438 thousand.

B3 Group prospects

For the financial year 2014, the Group is expected to focus its attention on the current businesses in Investment Property segment, Hospitality segment and Project Development segment. The management will also explore for other business opportunity.

B4 Variance of profit forecast and profit guarantee

Not applicable.

B5 Taxation

	3 months ended	3 months ended	Year-to-date	Year-to-date
	31-Mar-14	31-Mar-13	31-Mar-14	31-Mar-13
	RM'000	RM'000	RM'000	RM'000
Tax (expense)/income				
Income tax				
-current year	(206)	-	(206)	-
-prior year	-	-	-	-
Deferred tax				
-current year	(127)	(300)	(127)	(300)
-prior year				
	(333)	(300)	(333)	(300)

The effective income tax rate of the Group for the current quarter and financial year-to-date is higher than the statutory tax rate mainly due to certain expenses not deductible for tax purposes.

B6 Status of corporate proposal

(i) On 20 September 2013, 24 September 2013 and 25 September 2013, the Company made an announcement on the Debt Restructuring Agreement entered into between Eastern Biscuit Factory Sdn Bhd, Fazwin Construction Sdn Bhd, FBO Land (Setapak) Sdn Bhd and Explicit Vantage Sdn Bhd. The debt restructuring exercise is pending approval from the Ruler-in-Council for the land transfer and release of charge from the Bank for the condominium units.

B7 Group borrowings and debts securities

The Group borrowings, all denominated in Ringgit Malaysia, as at 31 March 2014 are as follows: -

	Secured RM'000	Total RM'000
Current:		
Term loans	3,799	3,799
Hire-purchase payables	84	84
	3,883	3,883
Non-current:		
Term loans	2,088	2,088
Hire-purchase payables	32	32
	2,120	2,120
Total	6,003	6,003

B8 Changes in material litigation

There were no material litigations for the financial period under review other than the following:

(i) FBO Land (Setapak) Sdn Bhd ("Plaintiff"), a wholly owned subsidiary of the Company had filed a suit against two previous Directors & 13 others for the return of 9 units of shoplots belonging to the Plaintiff on 3 March 2006.

The defendants were 1st Tow Kong Liang, 2nd Aubrey George Menezes, 3rd Chow Lye Khoon,
Tow Lye Good, 5th Chow Kong Han, 6th Arulananda K. Manickam, 7th Pristine Park Sdn. Bhd.,
Potowin Sdn. Bhd., 9th Sapphire Dynamics Sdn. Bhd., 10th Eminent Pacific Sdn. Bhd., 11th Bay
Trading Sdn. Bhd., 12th Pendaftar Hakmilik Tanah Kuala Lumpur, 13th Malayan Banking Berhad, 14th
Standard Chartered Bank Malaysia Berhad and 15th EON Bank Berhad.

The High Court conducted the trials on 18-20 January 2012, 29 February 2012, 5-6th March 2012 and 23rd March 2012.

On 30 April 2012, the High Court ruled in favour of the Plaintiff allowing their claim against the 1st to 10th Defendants with costs. However, the High Court at the same time dismissed the Plaintiff's claim against the 11th Defendant with costs.

The Plaintiff had withdrawn the suits against the 13th to 15th Defendants upon the three defendants entering into a Consent Order before a Judge to deposit any surplus from the proceeds of auction on properties charged to them into their Solicitors' firm account as stakeholder pending the disposal of the suit.

The 12th Defendant had through the Public Prosecutor's office informed the High Court that they will abide to whatever Order issued by the Court in respect of the properties involved in the case.

The Plaintiff had on 28 May 2012 received notice of appeal by defendants 1st to 10th.

Defendants 1st to 10th had also on 25 February 2013 filed for Stay of Execution of the Court Judgment. Subsequently, the Plaintiff filed an objection to the Defendants application for the Stay of Execution

and Assessment of Damages claims both on 11 November 2013. The Court of Appeal has now fixed on 17 June 2014 for the hearing on the Defendants' appeal against the High Court ruling.

(ii) FBO Land (Setapak) Sdn Bhd ("Defendant"), a wholly owned subsidiary of the Company had on 29 June 2011 received a sealed copy of Writ of Summon and Statement of Claim (Dalam Mahkamah Sesyen di Kuala Lumpur, Guaman No.:S-52-22153-2011) in regard to a suit commenced by Koh Tip Pee ("Plaintiff").

The Plaintiff alleged that he had entered a Sale and Purchase Agreement ("SPA") on 5 January 2001 with the Defendant to purchase a low cost flat at a price of RM25,000. A new SPA was subsequently entered by both parties on 5 December 2007. The Plaintiff claims that the new SPA does not comply with Jadual H Peraturan-Peraturan Kemajuan Perumahan (Kawalan dan Perlesenana) 1966 and also does not provide for period of delivery of vacant possession and defect liability period.

The Plaintiff claims from the Defendant:

- (a) A declaration that the Sale and Purchase Agreement signed on has 5 December 2007 has to comply to Jadual H Peraturan-Peraturan Kemajuan Perumahan (Kawalan dan Perlesenan) 1966;
- (b) A declaration that the Defendant to pay to the Plaintiff specific claims of RM13,008.56;
- (c) A declaration that the Defendant to pay interest of 10% per annum on RM13,008.56 which amounts to RM1,318.68 from 13.12.2007 till 17.12.2008 until full settlement;
- (d) A declaration that the Defendant to pay compensation of RM11,850.00;
- (e) A declaration that the Defendant to pay interest on RM11,850.00 from 13.12.2007 till 17.12.2008 amounting to RM879.82 until full settlement;
- (f) A declaration that the Defendant to pay compensation of RM23,000;
- (g) Any other relief costs deem fit by the Court.

The Board wishes to inform that the Company had never signed any SPA in 2001 as alleged by the Plaintiff. As for the SPA dated 5 December 2007, the Company had delivered vacant possession of the property to the Plaintiff in accordance of the SPA dated 5 December 2007. The Plaintiff had fully settled the purchase price and the property were delivered to the Plaintiff on 13 December 2007. Hence there was no breach of contract.

The Session Court has no jurisdiction to hear the case and hence struck out the Plaintiff's suit on 22 December 2011.

On 13 April 2012, the Plaintiff re-filed a fresh Summons and Statement of Claims at the Kuala Lumpur Sessions Court.

The Company had filed application to strike out the Plaintiff's claim on the ground that the subordinate Court does not have jurisdiction to grant any declaratory orders. However, the Court have struck off the application.

The High Court on 25 March 2014 dismissed the Plaintiff's appeal with costs of RM5,000.00

(iii) Rimaflex Sdn Bhd ("Plaintiff"), a wholly owned subsidiary of the Company had on 19 September 2013 filed at Kuala Lumpur High Court, the Writ of Summons and Statement of Claims against Chong Sze San, Len Yoong Chan and Lim Beng Koon ("Defendant"). Defendant 2 and 3 are guarantors for Defendant 1. The claims of outstanding of RM17,654,977.31 with 8% interest commencing from 17 September 2013 until date of full settlement due under Money Lending Agreement signed by the Defendant with the Plaintiff on 19 January 2009 and 24 May 2010. The claims against guarantors of outstanding of RM17,404,977.31 with 8% interest commencing from 17 September 2013 until date of full settlement.

The defendants had on 15 November 2013 applied for Order 33 r.2 Rules of Court 2012 for the Court to determine the preliminary issues regarding the legality of the Money Lending Agreement.

The High Court granted the Plaintiff Summary Judgement against the Defendants on 14 February 2014 and at the same time dismissed the defendants application for Order 33r.2 Rules of Court. The sealed Summary of Judgment was extracted from Court on 10 March 2014 and served on the Defendants' lawyer accordingly on 11 March 2014. On the same date, the defendants have filed an appeal to the Court of Appeal against the Summary Judgement granted to the Plaintiff, which will be fixed for hearing on 7 July 2014.

In view of non compliance by the Defendants, the Plaintiff via its lawyer have filed an extracted sealed copies of the Judgment Notices and served on the Defendants on 5 May 2014. The Court fixed on 6 August 2014 for the case management.

B9 Dividend

There was no dividend paid for the financial period under review.

B10 Earnings per shares

	3 months ended 31-Mar-14 RM'000	3 months ended 31-Mar-13 RM'000	Year-to-date 31-Mar-14 RM'000	Year-to-date 31-Mar-13 RM'000
Net profit/(loss) attributable to equity holders of the Company				
- from continuing operation	10	858 858	10 10	858 858
Number of ordinary share in issue ('000)	245,668	223,335	245,668	223,335
Earnings/(Loss) per share (sen)				
Basic, for profit/(loss) from - continuing operations Basic, for profit/(loss) for the period	0.00	0.38	0.00	0.38 0.38
Diluted				

B11 Disclosure of realised and unrealised profits/losses

The breakdown of accumulated losses of the Group as at 31 March 2014, into realised and unrealised profits is as follows:

	12 months ended 31-Dec-13 RM'000	3 months ended 31-Mar-14 RM'000
Total retained profits/(accumulated losses) of the Group:		
- Realised	74,349	73,473
- Unrealised	12,566	13,452
	86,915	86,925
Total share of retained profits/(accumulated losses) from associate:		
- Realised	(400)	(400)
- Unrealised		
	86,515	86,525
Consolidation adjustments	(139,797)	(139,797)
Total Group accumulated losses	(53,282)	(53,272)

	Current Quarter RM'000	Year-to-date RM'000
This is arrived at after (charging)/crediting:		
Interest income	9	9
Depreciation and amortization	(880)	(880)
Provision for and write off of receivables	(3)	(3)
Foreign exchange loss	(5)	(5)

Other disclosure items pursuant to Appendix 9B, Part A(16) of the Listing Requirements of Bursa Malaysia Securities Berhad are not applicable.