

**Interim Report For The Financial Period Ended 30 June 2016**

( The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME  
FOR THE PERIOD ENDED 30 JUNE 2016

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER 30.06.2016 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 30.06.2015 RM'000	CURRENT YEAR TO DATE 30.06.2016 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 30.06.2015 RM'000
Revenue	56,390	106,124	301,208	398,740
Operating expenses	(35,105)	(97,319)	(245,439)	(340,693)
Other operating income	729	6,519	10,482	9,541
Profit from operations	22,014	15,324	66,251	67,588
Finance cost	(10,296)	(5,958)	(26,124)	(19,470)
Profit before taxation	11,718	9,366	40,127	48,118
Taxation	(6,705)	(3,366)	(14,398)	(13,871)
<b>Profit for the period</b>	<b>5,013</b>	<b>6,000</b>	<b>25,729</b>	<b>34,247</b>
<b>Total comprehensive income for the year</b>	<b>5,013</b>	<b>6,000</b>	<b>25,729</b>	<b>34,247</b>
Profit attributable to:				
Owners of the Company	6,812	7,712	27,223	33,921
Non Controlling Interest	(1,800)	(1,712)	(1,494)	326
	<b>5,012</b>	<b>6,000</b>	<b>25,729</b>	<b>34,247</b>
Total comprehensive income attributable to:				
Owner of the parent	6,812	7,712	27,223	33,921
Non Controlling Interest	(1,800)	(1,712)	(1,494)	326
	<b>5,012</b>	<b>6,000</b>	<b>25,729</b>	<b>34,247</b>
EPS - Basic (sen)	1.70	1.93	6.80	8.47

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2015)

**Interim Report For The Financial Period Ended 30 June 2016**

( The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION  
FOR THE PERIOD ENDED 30 JUNE 2016

	(UNAUDITED) AS AT 30.06.2016 RM'000	(AUDITED) AS AT 30.06.2015 RM'000
<b>Non Current Assets</b>		
Property, plant and equipment	62,740	66,278
Investment properties	62,628	22,878
Land held for development	34,988	83,149
Deferred tax assets	1,334	-
<b>Current assets</b>		
Property development costs	844,534	728,550
Inventories	30,071	70,008
Tax recoverable	-	2,742
Trade and other receivables	84,211	79,517
Fixed deposits with licensed banks	5,478	2,905
Cash and bank balances	16,098	25,194
	<u>980,393</u>	<u>908,916</u>
<b>Current liabilities</b>		
Trade and other payables	219,501	271,672
Short term borrowings	149,420	121,526
Bank overdrafts	51,704	53,547
Current tax liabilities	783	4,495
	<u>421,408</u>	<u>451,240</u>
<b>Net current assets</b>	<u>558,985</u>	<u>457,676</u>
<b>Total Assets</b>	<u><b>720,674</b></u>	<u><b>629,981</b></u>
<b>Shareholders' Funds</b>		
Share capital	206,250	206,250
Treasury shares	(3,121)	(3,119)
Revaluation reserves	6,788	6,788
Retained earnings	229,473	202,249
Non Controlling Interest	11,327	12,822
	<u>450,717</u>	<u>424,990</u>
Long term borrowings	269,957	204,145
Deferred tax liabilities	-	846
	<u>269,957</u>	<u>204,991</u>
<b>Total Equities and Liabilities</b>	<u><b>720,674</b></u>	<u><b>629,981</b></u>
Net assets per share (RM)	<u>1.07</u>	<u>1.00</u>
(Total Equity/ Number of ordinary share issued)	(439,390/ 412,500)	(412,168/ 412,500)

( The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2015)

**Interim Report For The Financial Period Ended 30 June 2016**

( The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY  
 FOR THE PERIOD ENDED 30 JUNE 2016

	Non-distributable			Distributable	Total	Non Controlling Interest	Total Equity
	Share capital RM'000	Revaluation surplus RM'000	Treasury shares RM'000	Retained earnings RM'000			
At 01.07.2015	206,250	6,788	(3,119)	202,249	412,168	12,822	424,990
Transactions with owners:							
Share buy-back	-	-	-	-	-	-	-
Total comprehensive income	-	-	(2)	27,223	27,221	(1,494)	25,727
At 30.06.2016	<u>206,250</u>	<u>6,788</u>	<u>(3,121)</u>	<u>229,473</u>	<u>439,389</u>	<u>11,327</u>	<u>450,717</u>
At 01.07.2014	206,250	6,788	(3,117)	174,336	384,257	8,895	393,152
Transactions with owners:							
Share buy-back	-	-	(2)	-	(2)	-	(2)
Total comprehensive income	-	-	-	27,913	27,913	3,926	31,839
At 30.06.2015	<u>206,250</u>	<u>6,788</u>	<u>(3,119)</u>	<u>202,249</u>	<u>412,168</u>	<u>12,822</u>	<u>424,989</u>

( The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2015)

**Interim Report For The Financial Period Ended 30 June 2016**

( The figures have not been audited)

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS  
FOR THE PERIOD ENDED 30 JUNE 2016**

	12 MONTHS ENDED 30.06.2016 RM'000	12 MONTHS ENDED 30.06.2015 RM'000
<b>Operating activities</b>		
Profit after taxation	25,729	34,247
Adjustments for non-cash items	45,819	34,175
Operating profit before working capital changes	<u>71,548</u>	<u>68,421</u>
Trade & other receivables	(4,694)	37,614
Inventories	(3,763)	(749)
Property development cost	(67,823)	(209,596)
Trade payables and Other payables	(52,171)	114,171
Net change in working capital	<u>(56,903)</u>	<u>9,861</u>
Net Interest Paid	(25,877)	17
Taxes paid	(12,118)	(17,602)
<b>Net cash (used in)/ from operating activities</b>	<u>(94,898)</u>	<u>(7,724)</u>
<b>Investing activities</b>		
Purchase of property, plant and equipment	-	(3,399)
Proceeds from disposal of property, plant and equipment and investment properties	6,270	6,416
Addition to Land Held for Property Development	-	(663)
<b>Net cash used in investing activities</b>	<u>6,270</u>	<u>2,354</u>
<b>Financing activities</b>		
Proceeds from borrowings	123,706	47,204
Repayment of borrowings	(37,182)	(29,040)
Purchase of treasury shares	(2)	(2)
Fixed deposits pledged to a licensed bank	(2,573)	(44)
Others	-	(3,087)
<b>Net cash from financing activities</b>	<u>83,949</u>	<u>15,030</u>
<b>Net (decrease)/ increase in cash and cash equivalents</b>	(4,679)	9,660
<b>Cash and cash equivalents at beginning of period</b>	(25,448)	(35,108)
<b>Cash and cash equivalents at end of period</b>	<u>(30,128)</u>	<u>(25,448)</u>

( The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2015)

**Notes to the Interim Report For The Financial Period Ended 31 March 2016**

(The figures have not been audited)

**EXPLANATORY NOTES**

**1. Basis of Preparation**

The interim financial report is unaudited and has been prepared in accordance with Financial Reporting Standards ("FRS") 134 - Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad. The report should be read in conjunction with the annual audited financial statements of the Group for the year ended 30 June 2015.

FRSs, Amendments to FRSs, IC Interpretations and Technical Releases issues but not yet effective

At the date of authorisation of these interim financial statements, the following FRSs, Amendments to FRSs, Interpretations and Technical Releases were issued but not yet effective and have not been applied by the Group:

FRSs/IC Interpretations	Descriptions	Effective for annual period beginning on or after
FRS 14	Regulatory Deferral Accounts	1 January 2016
Amendments to FRS 116 and FRS 138	Clarification of Acceptable Methods of Depreciation and Amortisation	1 January 2016
Amendments to FRS 11	Accounting for Acquisitions of Interests in Joint Operations	1 January 2016
Amendments to FRS 127	Equity Method in Separate Financial Statements	1 January 2016
Amendments to FRS 10, FRS12 and FRS 128	Investment Entities: Applying the Consolidation Exception	1 January 2016
Amendments to FRS 116 & FRS 141	Agriculture: Bearer Plants	1 January 2016
Amendments to FRSs	Annual Improvements to FRSs 2012-2014 Cycle	1 January 2016
Amendments to FRS112	Recognition of Deferred Tax Assets for Unrealised Losses	1 January 2017
Amendments to FRS2	Classification and Measurement of Share-Based Payment Transactions	1 January 2017
FRS 15	Revenue from Contracts with Customers	1 January 2018
MFRS 9	Financial Instruments	1 January 2018
Amendments to FRS 10 and FRS 128	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred

As at the date of authorisation of these interim financial report, the following FRSs, IC interpretations and Amendments to IC Interpretation were issued but not yet effective and have not been applied by the Group for the financial year ending 30 June 2015. These standards will not have a material impact on the financial statements in the period of initial application, except as discussed below:

IC interpretation 15: Agreements for Construction

This Interpretation clarifies when and how revenue and related expenses from the sale of a real estate unit should be recognised if an agreement between a developer and a buyer is reached before construction of the real estate is completed. Furthermore, the Interpretation provides guidance on how to determine whether an agreement is within the scope of FRS 111: Construction Contracts or FRS 118: Revenue

At the end of the reporting period, the Group recognises revenue and associated cost from the construction of real estate by reference to the stage of completion of construction works. The Group is in the process of assessing the impact of implementing this Interpretation.

As stated in our audited financial statements for the financial year ended 30 June 2015, the Group has yet to adopt the Malaysian Financial Reporting Standards ("MFRS") framework, but has elected to be a transitioning entity which will only adopt the MFRS framework for financial year ending 30 June 2018.

## 2. Status of Audit Qualifications

The audited financial statements of the Group for the year ended 30 June 2015 was not subject to any audit qualification.

## 3. Seasonal or Cyclical Factors

The business operations of the Group during the financial period under review have not been materially affected by any seasonal or cyclical factors.

## 4. Unusual Items

There was no unusual item affecting assets, liabilities, equity, net income and cash flows during the financial quarter under review.

## 5. Material changes in past estimates and their effect on the current interim period.

There was no material effect on the current interim period from estimates of amounts reported in prior interim periods of the current financial year or prior financial years.

## 6. Issuances or Repayments of Debts and Equity Securities

There was no issuance, cancellation, repurchases, resale and repayment of debts and equity securities in the financial quarter under review except for:

### Share Buy-back

As at to-date, the Company has bought back a total of 12,038,200 shares from the open market at an average purchase price of RM0.26 per share (This average purchase price is adjusted following a share split exercise conducted on 7 January 2016 whereby the initial share par value of RM1.00 per share was halved to RM0.50 per share ). The total consideration paid for the share buy-back, inclusive of transaction costs amounted to RM3,121,003. The shares bought back are held as treasury shares in accordance with Section 67A of the Companies Act, 1965.

## 7. Dividend

The Board does not recommend any interim dividend for the financial quarter under review.

## 8. Segment Information

Segmental information is presented in respect of the Group's business segments and they reflect the Group's internal reporting structures that are regularly reviewed for the purpose of allocating resources to the segment and assessing its performance.

For management purposes, the Group has identified the following four reportable segments as follows:

- a) Property Development : Property Development, Letting of Properties and Project Management
- b) Construction: : Project Construction Services, Manufacturing of Concrete Products and Trading of Building Materials
- c) Hotel : Providing Hotel Services, Food and Beverages and Catering Services
- d) Others : These are dormant companies for future use

	Property development and management activities RM'000	Construction and related activities RM'000	Hotel RM'000	Others RM'000	Elimination RM'000	Total RM'000
<b>12 Months Ended 30.06.2016</b>						
<b>Revenue</b>						
External revenue	285,643	7,516	8,049	-	-	301,208
Inter-segment revenue	-	77,268	-	-	(77,268)	-
<b>Total</b>	<b>285,643</b>	<b>84,784</b>	<b>8,049</b>	<b>-</b>	<b>(77,268)</b>	<b>301,208</b>
<b>Adjusted EBITDA</b>	<b>68,933</b>	<b>(532)</b>	<b>1,083</b>	<b>(5)</b>	<b>-</b>	<b>69,479</b>

	Property development and management activities RM'000	Construction and related activities RM'000	Hotel RM'000	Others RM'000	Elimination RM'000	Total RM'000
<b>12 Months Ended 30.06.2015</b>						
<b>Revenue</b>						
External revenue	374,847	14,902	8,991	-	-	398,740
Inter-segment revenue	-	133,489	-	-	(133,489)	-
<b>Total</b>	<b>374,847</b>	<b>148,391</b>	<b>8,991</b>	<b>-</b>	<b>(133,489)</b>	<b>398,740</b>
<b>Adjusted EBITDA</b>	<b>63,826</b>	<b>4,493</b>	<b>1,607</b>	<b>(5)</b>	<b>-</b>	<b>69,921</b>

<b>Total segment assets</b>	<b>Property development and management activities</b> RM'000	<b>Construction and related activities</b> RM'000	<b>Hotel</b> RM'000	<b>Others</b> RM'000	<b>Elimination</b> RM'000	<b>Total</b> RM'000
30.06.2016	1,410,436	216,626	35,273	364	(521,951)	1,140,748
30.06.2015	994,678	49,394	37,130	19	-	1,081,221

<b>Total segment liabilities</b>	<b>Property development and management activities</b> RM'000	<b>Construction and related activities</b> RM'000	<b>Hotel</b> RM'000	<b>Others</b> RM'000	<b>Elimination</b> RM'000	<b>Total</b> RM'000
30.06.2016	990,908	206,875	15,530	3	(521,951)	691,365
30.06.2015	558,534	95,045	2,639	13	-	656,231

**A reconciliation of total adjusted EBITDA**

	<b>30.06.2016</b> RM'000	<b>30.06.2015</b> RM'000
Adjusted EBITDA	69,479	69,921
Finance income	247	17
Finance cost	(26,124)	(19,454)
Tax	(14,398)	(19,471)
Depreciation	(3,475)	3,232
Net profit for the financial period	<u>25,729</u>	<u>34,247</u>

**Reportable segments assets are reconciled to total assets as follows:**

	<b>30.06.2016</b> RM'000	<b>30.06.2015</b> RM'000
Total segment assets	1,167,962	1,078,479
Tax recoverable	15,564	2,742
Consolidated total assets (as per Statement of Financial Position)	<u>1,183,526</u>	<u>1,081,221</u>

**Reportable segments liabilities are reconciled to total liabilities as follows:**

	<b>30.06.2016</b> RM'000	<b>30.06.2015</b> RM'000
Total segment liabilities	735,567	651,736
Tax payable	-	4,495
Consolidated total liabilities (as per Statement of Financial Position)	<u>735,567</u>	<u>656,231</u>

**9. Carrying Amount of Revalued Assets**

Property, plant and equipment, which are stated at revalued amounts, have been brought forward without amendments from the previous annual financial statements.

**10. Material events not reflected in interim period.**

The Group does not have any material events during the period under review.

**11. Changes in the Composition of the Group**

On 29 September 2015, the Company acquired the entire issued and paid-up capital of Absolute 88 Sdn Bhd, comprising of 2 ordinary shares of RM1.00 each for a total cash consideration of RM2.00, making it a wholly owned subsidiary of the Company. On 27 October 2015, Absolute 88 Sdn Bhd was renamed BCB Medini Development Sdn Bhd ("BCB Medini").

Also on 27 October 2015, the Company acquired the entire issued and paid-up capital of Knights Bridge Express Sdn Bhd ("Knights Bridge"), comprising 2 ordinary shares of RM1.00 each for a total cash consideration of RM2.00, making it a wholly owned subsidiary of the Company. Knights Bridge was renamed to BCB Medini Residences Sdn Bhd ("BCB Medini Residences").

Both BCB Medini and BCB Medini Residences are currently dormant and will ultimately undertake property development activities.

**12. Contingent Liabilities**

There were no significant changes in contingent liabilities in respect of the Group since the last annual Statement of Financial Position date.

**13. Capital Commitments**

On 1 October 2015, Absolute 88 Sdn Bhd (since renamed BCB Medini Development Sdn Bhd) ("BCB Medini"), entered into a Lease Purchase Agreement with Metrogold Assets Sdn Bhd ("MASB") to acquire the rights of a lease over a 22 acres land in Medini Iskandar Malaysia bearing a 1,463,173 gross floor area s.f ("GFA" s.f) for a cash consideration of RM58,526,920.00 or RM40.00 per GFA s.f excluding Goods and Services Tax.

The Lease purchase consideration were paid in the following manner:

	<u>RM' 000</u>
Total lease purchase consideration:	58,527
15% Deposit paid	(8,779)
Balance lease purchase consideration	<u>49,748</u>
10% paid on 30th November 2015	(5,853)
75% paid on 15th December 2015	<u>(43,895)</u>
	-



**14. Recurrent Related Party Transactions**

**a) Nature of relationships of BCB Group with the interested related parties**

- (i) Dato' Tan Seng Leong is a director of BCB Berhad and all its subsidiary companies. He is a major shareholder of BCB Berhad via his family controlled company called Evergreen Ratio Sdn Bhd. He is deemed to have an interest with the interested related parties by virtue of his relationship with his spouse and his children namely Datin Lim Sui Yong, Tan Vin Sern, Tan Vin Shyan and Tan Lindy, as they are directors of Marvel Plus Development Sdn Bhd ("MPDSB"), whilst Datin Lim Sui Yong and Tan Vin Sern are also shareholders of MPDSB. Dato' Tan Seng Leong is also a director of Ju-Ichi Enterprise Sdn Bhd ("JIESB") as well as a major shareholder of IBZI Development (Johor) Sdn Bhd ("IBZI").
- (ii) Tan Vin Sern is a director of BCB Berhad and all its subsidiary companies. He is the son of Dato' Tan Seng Leong and brother of Tan Lindy. He is also a director of MPDSB, JIESB and IBZI.
- (iii) Tan Lindy is a Director of BCB Berhad and all its subsidiary companies. She is the daughter of Dato' Tan Seng Leong and the sister of Tan Vin Sern. She is also a director of MPDSB and JIESB.
- (iv) Tan Lay Hiang is a Director of BCB Berhad and most of its subsidiary companies. She is the sister of Dato' Tan Seng Leong.
- (v) Chang Shao-Yu is a Director of MPDSB. He is the spouse of Tan Lindy and son-in-law of Dato' Tan Seng Leong and Datin Lim Sui Yong.
- (vi) Tan Vin Shyan is a Director of BCB Berhad and most of its subsidiaries. He is the son of Dato' Tan Seng Leong and Datin Lim Sui Yong, and brother of Tan Lindy and Tan Vin Sern. He is also a director and shareholder of MPDSB, JIESB and IBZI.
- (vii) Datin Lim Sui Yong is a major shareholder of BCB Berhad via her family controlled company called Evergreen Ratio Sdn Bhd. She is also a director and shareholder of MPDSB.

**b) The related party transactions between BCB Group and the interested related parties are as follows:**

	<b>Quarterly Period Ended 30.06.2016 RM'000</b>	<b>Quarterly Period Ended 30.06.2015 RM'000</b>
<b><u>Marvel Plus Development Sdn Bhd</u></b>		
BCB Construction Sdn Bhd		
- Building construction services	1,116	1,700
BCB Management Sdn Bhd		
- Project management services and sales & marketing services	-	-
BCB Road Builder Sdn Bhd		
- Road construction services	-	-
<b><u>Ju-Ichi Enterprise Sdn Bhd</u></b>		
BCB Berhad		
- Rental of office space	75	75
BCB Construction Sdn Bhd		
- Building construction services	4	1
<b><u>Ibzi Development Sdn Bhd</u></b>		
BCB Construction Sdn Bhd	9	-
- Building construction services		

## ADDITIONAL INFORMATION AS REQUIRED BY APPENDIX 9B OF BMSB LISTING REQUIREMENTS

### 1. Review of Performance of the Group for the Quarter and Financial Year-To-Date

- 1. a** The Group turnover decreased by 47% to RM56.39 million for the fourth quarter of 2016 as compared to RM106.12 million recorded for the corresponding quarter of last year. The Group recorded a 25% increase in profit before tax of RM11.72 million in the current quarter as compared to a profit before tax of RM9.37 million recorded in the corresponding quarter of last year.

The Group's quarterly performance as per segmental divisions is as follows:

**Property Development division's** revenue decreased by 48% to RM51.97 million in Q4' 2016 (Q4' 2015: RM100.17 million). Profit before tax increased by 62% to RM13.59 million (Q4'2015: RM8.38million). The decrease in revenue is mainly due to lower sales as a result of a subdued property market. The better profit is mainly due to higher margins recorded from certain projects during the period.

**Construction division's** revenue decreased by 37% to RM2.54 million in Q4' 2016 ( Q4' 2015: RM4.01 million). Loss before tax is RM1.30 million (Q4' 2015: RM0.95 million). The decrease in revenue is mainly due to the construction division concentrating more resources on in-house jobs for the Group. The division incurred more losses mainly attributed by increases in direct costs as a result of the implementation of the Goods and Service Tax (GST) in April 2015.

**Hotel division's** revenue decreased by 3% to RM1.88 million in Q4' 2016 ( Q4' 2015: RM1.95 million). Loss before tax is RM0.57 million compared to profit before tax of RM0.04 million in Q4'2015. The loss before tax is mainly due to a one off settlement of wages disputes with the Hotel Union amounting to RM0.63 million during the period.

- 1. b** For the financial year to-date, the Group's revenue decreased by 24% to RM301.21 million (2015: RM398.74 million) while the Group's profit before tax decreased by 17% to RM40.13 million (Q4' 2015: RM48.14 million).

The Group's financial year to-date performance as per segmental divisions is as follows:

**Property Development division's** revenue decreased by 24% to RM285.64 million as at Q4' 2016 (2015: RM374.85 million). Profit before tax for the financial year to-date decreased by 13% to RM42.53 million (2015: RM48.64 million). The decrease in revenue is mainly due to lower sales as a result of the current soft property market. In addition, there was also a fair value loss of RM4.34 million recorded on investments in the new hotel wing of Prime City Hotel in Kluang, Johor.

**Construction division's** revenue decreased by 50 % to RM7.52 million as at Q4' 2016 (2015: RM14.90 million). Loss before tax for the financial year to-date is RM1.98 million compared to loss before tax of RM0.61 million in 2015. The decrease in revenue is mainly due to the construction division concentrating more resources on in-house jobs for the Group. The division incurred more losses mainly as a result of higher overheads stemming from the implementation of the Goods and Services Tax in April 2015.

**Hotel division's** revenue decreased by 10.48% to RM8.05 million as at Q4' 2016 ( 2015: RM8.99 million). Loss before tax is RM0.43 million compared to profit before tax of RM0.11 million last year. The loss before tax is mainly due to a one off settlement of wages disputes with the Hotel Union amounting to RM0.63 million during the year.

### 2. Material Changes in Profit Before Taxation for the Quarter Reported On as Compared with the Immediate Preceding Quarter

Group profit before tax increased from RM2.54 million in the preceding quarter to RM11.72 million in the current quarter. This is mainly due to higher progress billings recorded achieved during the quarter.

### 3. Prospects for the Financial Year

Despite the cooling measures initiated by the government since the end of last year to check the property market from rising too rapidly, the Board is optimistic of the Group's performance for the financial year 2016 mainly from contributions by its two main Klang Valley projects:

a) Concerto North Kiara in Kuala Lumpur: A high-end condominium project consisting of 3 tower blocks with a total of 440 units and bearing a total gross development value of about RM575 million. It was completed in December of 2015.

As at to-date, the Group received good sales response from the launching of all three towers with more than RM440 million sales recorded.

b) Home Tree in the vicinity of Kota Kemuning, Shah Alam, Selangor: This development on 151 acres of land will comprise about 200 units of high-end bungalows and various other types of other houses and a similar number of commercial units bearing a total gross development value of at least RM1.8 billion. It is ear-marked for completion in about 4 years time.

Phase 1, comprising 101 units of bungalows was launched in July 2013 and is close to fully sold. As at to-date, more than RM265 million in sales has been recorded. It was completed in July 2016.

The Group is optimistic that these projects as well as existing ones will contribute positively to its earnings.

### 4. Variance on Profit Forecast

The Group did not issue any profit forecast or profit guarantee.

## 5. Profit for the period

Profit before taxation is derived after taking into consideration of the following:

	Current 30.06.2016	Cumulative year to date 30.06.2016
	RM'000	RM'000
Interest Income	70	247
Other Income	(1,310)	7,964
Gain or loss on disposal of properties	2,135	2,271
Interest expenses	(10,296)	(26,124)
Depreciation and amortisation	(1,001)	(3,475)

Other than the above, there were no disposal of quoted or unquoted investment or properties and amortisation of assets for the financial quarter ended 30 June 2015.

## 6. Taxation

Taxation consists of the followings:

	Quarter Current year	Quarter Preceding year corresponding	Cumulative Current year to- date	Cumulative Preceding year corresponding
	RM'000	RM'000	RM'000	RM'000
Income tax				
- current financial period	8,754	3,366	16,447	13,341
- prior year	130	-	130	593
Deferred taxation				
- current financial period	(119)	-	(119)	(6)
- prior year	(2,060)	-	(2,060)	(56)
	<u>6,705</u>	<u>3,366</u>	<u>14,398</u>	<u>13,872</u>

The effective tax rate for the financial quarter ended 30 June 2016 was higher than the statutory tax rate mainly due to certain expenses disallowed for tax purposes.

## 6. Profit / (loss) on sale of unquoted investments and / or properties.

There was no disposal of unquoted investment or property during the financial quarter under review other than in the ordinary course of the Group's business.

## 7. Quoted Securities

There was no purchase and disposal of quoted securities for the financial quarter under review.

## 8. Status of Corporate Proposal

On 3 November 2015, The Board of Directors of BCB announced that the Company intend to undertake the following:

(i) Share Split involving the subdivision of every one (1) existing BCB Berhad ("BCB") Share held by the entitled shareholders of BCB into two (2) ordinary shares of RM0.50 each in BCB and

(ii) Amendments to the Memorandum and Articles of Association of BCB to facilitate the implementation of the Proposed Share Split.

The initial issued and paid-up share capital of BCB was RM206,250,000 comprising 206,250,000 BCB Shares (including 6,018,600 BCB Shares held as treasury shares).

On 7 January 2016, upon the completion of the Share Split exercise, the initial 206,250,000 ordinary shares of RM1.00 each in BCB were subdivided into 412,500,000 ordinary shares of RM0.50 each. However the paid-up capital of BCB remains unchanged at RM206,250,000. Total treasury shares were like-wise halved to 12,037,200 shares.

## 9. Dividend

The Board of Directors has not recommended any interim dividend for the current quarter or financial period to-date.

## 10. Group Borrowings

The tenure of Group borrowings classified as short and long term categories are as follows:-

Short term borrowings	RM'000
- Secured	201,123
- Unsecured	-
	<u>201,123</u>
Long-term borrowings	
- Secured	269,957
- Unsecured	-
	<u>269,957</u>
Total	<u><u>471,081</u></u>

**11. Financial instruments with off balance sheet risk**

There was no off balance sheet financial instrument during the financial quarter under review.

**12. Material litigation**

The Group does not have any material litigation during the financial period under review.

**13. Earnings per share**

	Individual Current year quarter	Individual Preceding year corresponding quarter	Cumulative Current year to- date	Cumulative Preceding year corresponding
	RM'000	RM'000	RM'000	RM'000
<b>a) Basic earnings per share</b>				
Net profit attributable to owners for the period	6,812	7,712	27,223	33,921
Weighted average number of ordinary shares in issue	400,463	400,464	400,463	400,464
Basic earnings/(loss) per share (sen)	1.70	1.93	6.80	8.47
<b>b) Diluted earnings per share</b>				
Diluted earnings per share (sen)	N/A	N/A	N/A	N/A

**14. Realised and Unrealised Profits**

	As At End of Current Quarter 30/06/2016 RM'000
<b>Total retained earnings/ (accumulated losses) of BCB Berhad and its subsidiaries:</b>	
- Realised	235,488
-Unrealised	1,334
	236,822
<b>Total share of retained profits/ (accumulated losses) from associated companies:</b>	
- Realised	-
-Unrealised	-
	-
<b>Total share of retained profits/ (accumulated losses) from jointly controlled entities:</b>	
- Realised	-
-Unrealised	-
	-
Less: Consolidation Adjustments	(7,349)
<b>Total group retained profits/ (accumulated losses) as per consolidated accounts</b>	229,473