



**MAH SING GROUP BERHAD**

(230149-P)

A Premier Lifestyle Developer

**(Incorporated in Malaysia)**

**Interim Financial Report**

**30 June 2015**

# **MAH SING GROUP BERHAD**

**Company No.: 230149-P  
(Incorporated in Malaysia)**

## **Interim Financial Report - 30 June 2015**

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**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

**As at 30 June 2015**

(The figures have not been audited)

	AS AT 30/06/2015 RM'000	(Restated) AS AT 31/12/2014 RM'000	(Restated) AS AT 01/01/2014 RM'000
<b>ASSETS</b>			
<b>Non-Current Assets</b>			
<i>Property, plant and equipment</i>	113,689	115,272	114,146
<i>Prepaid lease payments</i>	6,733	6,937	7,173
<i>Investment properties</i>	131,507	116,123	86,194
<i>Land held for property development</i>	991,756	927,450	543,794
<i>Intangible assets</i>	6,415	7,353	11,499
<i>Deferred tax assets</i>	77,606	68,581	75,113
	<u>1,327,706</u>	<u>1,241,716</u>	<u>837,919</u>
<b>Current Assets</b>			
<i>Property development costs</i>	2,689,577	2,466,058	2,262,495
<i>Inventories</i>	142,595	158,923	76,097
<i>Trade and other receivables</i>	973,529	818,338	581,748
<i>Current tax assets</i>	9,398	2,139	6,545
<i>Deposits, cash and bank balances</i>	1,543,672	639,176	822,290
	<u>5,358,771</u>	<u>4,084,634</u>	<u>3,749,175</u>
<b>TOTAL ASSETS</b>	<u><u>6,686,477</u></u>	<u><u>5,326,350</u></u>	<u><u>4,587,094</u></u>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity Attributable to Equity Holders of the Company</b>			
<i>Share capital</i>	1,204,708	738,055	706,807
<i>Share premium</i>	541,432	394,557	331,716
<i>Other reserves</i>	86,157	65,700	79,743
<i>Retained earnings</i>	1,123,293	1,090,521	836,983
	<u>2,955,590</u>	<u>2,288,833</u>	<u>1,955,249</u>
<b>Perpetual Sukuk</b>	540,000	-	-
<b>Non-Controlling Interests</b>	8,181	9,682	10,987
<b>Total Equity</b>	<u>3,503,771</u>	<u>2,298,515</u>	<u>1,966,236</u>
<b>Non-Current Liabilities</b>			
<i>Redeemable convertible secured bonds</i>	287,478	292,211	283,720
<i>Term loans</i>	1,102,732	1,089,815	756,470
<i>Long term and deferred payables</i>	31,430	31,407	84,729
<i>Deferred tax liabilities</i>	15,456	16,297	19,546
	<u>1,437,096</u>	<u>1,429,730</u>	<u>1,144,465</u>
<b>Current Liabilities</b>			
<i>Trade and other payables</i>	1,409,942	1,508,465	1,370,262
<i>Term loans</i>	128,676	63,774	74,922
<i>Short term borrowings</i>	4,432	5,577	8,988
<i>Bank overdrafts</i>	545	-	340
<i>Current tax liabilities</i>	45,403	20,289	21,881
<i>Dividend payable</i>	156,612	-	-
	<u>1,745,610</u>	<u>1,598,105</u>	<u>1,476,393</u>
<b>Total Liabilities</b>	<u>3,182,706</u>	<u>3,027,835</u>	<u>2,620,858</u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<u><u>6,686,477</u></u>	<u><u>5,326,350</u></u>	<u><u>4,587,094</u></u>
<b>Net assets per share attributable to equity holders of the Company (RM)</b>	<u>1.23</u>	<u>1.55</u>	<u>1.38</u>

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the financial year ended 31 December 2014 and the accompanying explanatory notes attached to the interim financial report.

**CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS**  
**For the financial period ended 30 June 2015**

*(The figures have not been audited)*

	3 months ended		Period ended		
	30/06/2015	(Restated) 30/06/2014	30/06/2015	(Restated) 30/06/2014	
	RM'000	RM'000	RM'000	RM'000	
Revenue	<b>780,484</b>	705,019	<b>1,564,627</b>	1,347,218	
Cost of sales	<b>(584,163)</b>	(524,205)	<b>(1,154,012)</b>	(1,000,577)	
Gross profit	<b>196,321</b>	180,814	<b>410,615</b>	346,641	
Other income	<b>10,790</b>	1,301	<b>13,823</b>	6,080	
Selling and marketing expenses	<b>(34,889)</b>	(28,672)	<b>(72,961)</b>	(51,667)	
Administrative expenses	<b>(55,844)</b>	(38,551)	<b>(105,058)</b>	(74,940)	
Interest income	<b>2,787</b>	1,057	<b>4,807</b>	2,048	
Finance costs	<b>(1,985)</b>	(1,026)	<b>(3,600)</b>	(1,863)	
Profit before tax	<b>117,180</b>	114,923	<b>247,626</b>	226,299	
Income tax expense	<b>(27,209)</b>	(27,937)	<b>(59,766)</b>	(55,659)	
Profit for the period	<b>89,971</b>	86,986	<b>187,860</b>	170,640	
Profit attributable to:					
Equity holders of the Company	<b>90,491</b>	87,069	<b>189,384</b>	170,849	
Non-controlling interests	<b>(520)</b>	(83)	<b>(1,524)</b>	(209)	
	<b>89,971</b>	86,986	<b>187,860</b>	170,640	
Earnings per share attributable to equity holders of the Company:					
- Basic (sen)	Note B13	<b>3.77</b>	4.53	<b>8.34</b>	8.92
- Diluted (sen)	Note B13	<b>3.51</b>	4.33	<b>7.84</b>	8.52

The Condensed Consolidated Statement of Profit or Loss should be read in conjunction with the audited financial statements for the financial year ended 31 December 2014 and the accompanying explanatory notes attached to the interim financial report.

**CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME**  
**For the financial period ended 30 June 2015**

*(The figures have not been audited)*

	3 months ended		Period ended	
		(Restated)		(Restated)
	30/06/2015	30/06/2014	30/06/2015	30/06/2014
	RM'000	RM'000	RM'000	RM'000
<b>Profit for the period</b>	<b>89,971</b>	86,986	<b>187,860</b>	170,640
<b>Other comprehensive income</b>				
<i>Item that may be reclassified subsequently to profit or loss:</i>				
Foreign currency translation difference for foreign operations	(66)	(1,733)	113	(388)
Other comprehensive income for the period	<u>(66)</u>	<u>(1,733)</u>	<u>113</u>	<u>(388)</u>
<b>Total comprehensive income for the period</b>	<b><u>89,905</u></b>	<u>85,253</u>	<b><u>187,973</u></b>	<u>170,252</u>
Total comprehensive income attributable to:				
Equity holders of the Company	<b>90,433</b>	85,934	<b>189,474</b>	170,550
Non-controlling interests	<b>(528)</b>	(681)	<b>(1,501)</b>	(298)
	<b><u>89,905</u></b>	<u>85,253</u>	<b><u>187,973</u></b>	<u>170,252</u>

The Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2014 and the accompanying explanatory notes attached to the interim financial report.

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**
**For the financial period ended 30 June 2015**
*(The figures have not been audited)*

	Attributable to equity holders of the Company									
	Non-Distributable					Distributable				
	Share capital	Share premium	Warrants reserve	Exchange fluctuation reserve	Other reserve	Retained earnings	Total	Perpetual Sukuk	Non-controlling interests	Total Equity
RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
6 months ended 30 June 2015										
Balance at 1/1/2015	738,055	394,557	43,451	5,120	17,129	1,090,521	2,288,833	-	9,682	2,298,515
Amount recognised directly in equity:										
Profit for the financial period	-	-	-	-	-	189,384	189,384	-	(1,524)	187,860
Other comprehensive income	-	-	-	90	-	-	90	-	23	113
Total comprehensive income for the period	-	-	-	90	-	189,384	189,474	-	(1,501)	187,973
Dividends for the financial year ended 31 December 2014	-	-	-	-	-	(156,612)	(156,612)	-	-	(156,612)
Expenses on issuance of ordinary shares	-	(7,350)	-	-	-	-	(7,350)	-	-	(7,350)
Issuance of ordinary shares pursuant to:										
- Warrants exercised	610	2,218	(380)	-	-	-	2,448	-	-	2,448
- Rights Issue with warrants	221,593	386,457	21,273	-	-	-	629,323	-	-	629,323
- Bonus Issue	240,064	(240,064)	-	-	-	-	-	-	-	-
- Bonds conversion	4,386	5,614	-	-	(526)	-	9,474	-	-	9,474
Issuance of Perpetual Sukuk	-	-	-	-	-	-	-	540,000	-	540,000
Balance at 30/06/2015	1,204,708	541,432	64,344	5,210	16,603	1,123,293	2,955,590	540,000	8,181	3,503,771

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**
**For the financial period ended 30 June 2014**
*(The figures have not been audited)*

	Attributable to equity holders of the Company									
	Non-Distributable						Distributable			
	Share capital	Share premium	Equity-settled employees benefit reserve	Warrants reserve	Exchange fluctuation reserve	Other reserve	Retained earnings	Total	Non-controlling interests	Total Equity
RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
6 months ended 30 June 2014										
Balance at 1/1/2014	706,807	331,716	11,423	46,589	4,602	17,129	834,026	1,952,292	10,987	1,963,279
Effect of first-time adoption of MFRS	-	-	-	-	-	-	2,957	2,957	-	2,957
Balance at 1/1/2014 (restated)	706,807	331,716	11,423	46,589	4,602	17,129	836,983	1,955,249	10,987	1,966,236
Amount recognised directly in equity:										
Profit for the financial period	-	-	-	-	-	-	170,849	170,849	(209)	170,640
Other comprehensive income	-	-	-	-	(299)	-	-	(299)	(89)	(388)
Total comprehensive income for the period	-	-	-	-	(299)	-	170,849	170,550	(298)	170,252
Dividends for the financial year ended 31 December 2013	-	-	-	-	-	-	(115,843)	(115,843)	-	(115,843)
Issuance of ordinary shares pursuant to:										
- ESOS exercised	17,207	28,794	(9,221)	-	-	-	9,221	46,001	-	46,001
- Warrants exercised	2	7	-	(1)	-	-	-	8	-	8
ESOS lapsed during the period	-	-	(364)	-	-	-	364	-	-	-
Recognition of share-based payment	-	-	3,676	-	-	-	-	3,676	-	3,676
Balance at 30/06/2014 (restated)	724,016	360,517	5,514	46,588	4,303	17,129	901,574	2,059,641	10,689	2,070,330

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the financial year ended 31 December 2014 and the accompanying explanatory notes attached to the interim financial report.

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**For the financial period ended 30 June 2015**

*(The figures have not been audited)*

	<b>6 months ended 30/06/2015 RM'000</b>	(Restated) 6 months ended 30/06/2014 RM'000
<b>Operating Activities</b>		
Profit before tax	247,626	226,299
Adjustments for:		
Non-cash items	22,782	11,242
Non-operating items	10,418	12,359
Operating profit before changes in working capital	<u>280,826</u>	249,900
Net change in property development costs	(216,787)	(72,266)
Net change in inventories	16,841	8,043
Net change in receivables	(160,623)	(24,398)
Net change in payables	(68,694)	(28,868)
Cash (used in) / generated from operations	<u>(148,437)</u>	132,411
Interest received	15,739	7,887
Interest paid	(31,930)	(19,800)
Net tax paid	(51,817)	(40,651)
Net cash (used in) / generated from operating activities	<u>(216,445)</u>	79,847
<b>Investing Activities</b>		
Additions to property, plant and equipment	(6,909)	(11,290)
Additions to investment properties	(15,384)	(14,452)
Additions to land held for property development	(64,305)	(29,158)
Acquisition of land	(27,779)	(188,796)
Proceeds from disposal of property, plant and equipment	81	17
Net cash used in investing activities	<u>(114,296)</u>	(243,679)
<b>Financing Activities</b>		
Issuance of Perpetual Sukuk	540,000	-
Net proceeds from borrowings	75,494	16,052
Net placement of deposits with licensed banks pledged as collateral/Escrow Account/Trustees' Reimbursement Account	(16,533)	(4,682)
Payment for corporate exercise expenses	(7,350)	-
Payment of bonds coupon	(5,267)	(5,267)
Proceeds from ESOS exercised	-	46,001
Proceeds from Rights Issue	629,323	-
Proceeds from warrants exercised	2,448	7
Net cash generated from financing activities	<u>1,218,115</u>	52,111
Net changes in cash and cash equivalents	887,374	(111,721)
Effect of exchange rate changes	44	23
Cash and cash equivalents at beginning of the financial period	613,830	808,321
Cash and cash equivalents at end of the financial period	<u>1,501,248</u>	<u>696,623</u>



**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**For the financial period ended 30 June 2015 (cont'd)**

*(The figures have not been audited)*

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

	<b>6 months ended 30/06/2015 RM'000</b>	(Restated) 6 months ended 30/06/2014 RM'000
Deposits with licensed banks	<b>107,140</b>	68,604
Investments in short term funds	<b>930,172</b>	272,714
Cash and bank balances	<b>506,360</b>	374,075
Bank overdrafts	<b>(545)</b>	(459)
	<b>1,543,127</b>	714,934
Less: Deposits pledged as collateral	<b>(38,502)</b>	(16,971)
Less: Deposits in Escrow Account	<b>(3,347)</b>	(1,340)
Less: Trustees' Reimbursement Account	<b>(30)</b>	-
	<b>1,501,248</b>	696,623

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the financial year ended 31 December 2014 and the accompanying explanatory notes attached to the interim financial report.

**A Explanatory notes**

**A1 Basis of preparation**

The interim financial report has been prepared in accordance with Malaysian Financial Reporting Standards No. 134 : *Interim Financial Reporting* and with IAS14 *Interim Financial Reporting* and applicable disclosure provisions of the Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities").

The interim financial report should be read in conjunction with the Group's audited financial statements for the financial year ended 31 December 2014. The consolidated financial statements of the Group as at and for the year ended 31 December 2014 were prepared under Financial Reporting Standards ("FRSs"). The explanatory notes attached to the interim financial report 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 2014.

**Malaysian Financial Reporting Standard ("MFRS Framework")**

On 19 November 2011, the Malaysian Accounting Standards Board ("MASB") issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards Framework ("MFRS Framework"), a fully-IFRS compliant framework. Entities other than private entities should apply the MFRS Framework for annual periods beginning on or after 1 January 2012, with the exception of Transitioning Entities.

Transitioning Entities, being entities within the scope of MFRS 141 *Agriculture* and/or IC Interpretation 15: *Agreements for the Construction of Real Estate*, including its parents, significant investors and venturers were allowed to defer the adoption of the MFRS Framework until such time as mandated by the MASB. On 2 September 2014, with the issuance of MFRS 15 *Revenue from Contracts with Customers* and Amendments to MFRS 116 and MFRS 141 *Agriculture: Bearer Plants*, the MASB announced that Transitioning Entities which have chosen to continue with the FRS Framework is now required to adopt the MFRS Framework latest by 1 January 2017.

The Group has, however, elected to early adopt the MFRS framework which is originally effective for annual periods beginning on or after 1 January 2017.

This is the Group's condensed consolidated interim financial report for the period covered by the Group's first MFRS framework and MFRS 1 *First-time Adoption of Malaysian Financial Reporting Standards* has been applied. Comparative figures, where applicable, have been restated as result of transition to MFRS framework.

Except as described below, the accounting policies applied by the Group in this condensed interim financial report are the same as those applied by the Group in its consolidated annual financial statements as at and for the year ended 31 December 2014.

**MFRS 15 -**

Adoption of this MFRS requires the Group to recognise revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. The Group recognises revenue from property development over time if it has an enforceable right to payment for performance completed to date.

Incremental costs of obtaining a contract with a customer are recognised as assets if the entity expects to recover those costs. The incremental costs of obtaining a contract are those costs that an entity incurs to obtain a contract with a customer that it would not have incurred if the contract had not been obtained. Costs to obtain a contract that would have been incurred regardless of whether the contract was obtained shall be recognised as an expense when incurred, unless those costs are explicitly chargeable to the customer regardless of whether the contract is obtained. The Group has, upon adoption, recognised the incremental costs of obtaining a contract with a customer which are expected to be recovered as an asset.

**MAH SING GROUP BERHAD (230149-P)**  
(Incorporated in Malaysia)

**A1 Basis of preparation (continued)**

**Malaysian Financial Reporting Standards ("MFRS Framework") (continued)**

The financial impacts to the condensed interim financial report of the Group arising from the adoption of MFRS Framework are disclosed in the following tables.

**Reconciliation of statement of financial position**

	Audited As at 31/12/2014 RM'000	Effect of transition to MFRS Framework RM'000	Restated As at 31/12/2014 RM'000	Audited As at 01/01/2014 RM'000	Effect of transition to MFRS MFRSs RM'000	Restated As at 01/01/2014 RM'000
<b>ASSETS</b>						
<b>Non-Current Assets</b>						
<i>Property, plant and equipment</i>	115,272	-	115,272	114,146	-	114,146
<i>Prepaid lease payments</i>	6,937	-	6,937	7,173	-	7,173
<i>Investment properties</i>	116,123	-	116,123	86,194	-	86,194
<i>Land held for property development</i>	927,450	-	927,450	543,794	-	543,794
<i>Intangible assets</i>	7,353	-	7,353	11,499	-	11,499
<i>Deferred tax assets</i>	68,562	19	68,581	75,496	(383)	75,113
	<u>1,241,697</u>	<u>19</u>	<u>1,241,716</u>	<u>838,302</u>	<u>(383)</u>	<u>837,919</u>
<b>Current Assets</b>						
<i>Property development costs</i>	2,449,882	16,176	2,466,058	2,258,641	3,854	2,262,495
<i>Inventories</i>	154,754	4,169	158,923	76,225	(128)	76,097
<i>Trade and other receivables</i>	818,338	-	818,338	581,748	-	581,748
<i>Current tax assets</i>	2,139	-	2,139	6,545	-	6,545
<i>Deposits, cash and bank balances</i>	639,176	-	639,176	822,290	-	822,290
	<u>4,064,289</u>	<u>20,345</u>	<u>4,084,634</u>	<u>3,745,449</u>	<u>3,726</u>	<u>3,749,175</u>
<b>TOTAL ASSETS</b>	<u>5,305,986</u>	<u>20,364</u>	<u>5,326,350</u>	<u>4,583,751</u>	<u>3,343</u>	<u>4,587,094</u>

**MAH SING GROUP BERHAD (230149-P)**  
(Incorporated in Malaysia)

**A1 Basis of preparation (continued)**

**Malaysian Financial Reporting Standards ("MFRS Framework") (continued)**

**Reconciliation of statement of financial position (continued)**

	Audited As at 31/12/2014 RM'000	Effect of transition to MFRS Framework RM'000	Restated As at 31/12/2014 RM'000	Audited As at 01/01/2014 RM'000	Effect of transition to MFRS MFRSs RM'000	Restated As at 01/01/2014 RM'000
<b><u>EQUITY AND LIABILITIES</u></b>						
<b>Equity Attributable to Equity Holders of the Company</b>						
<i>Share capital</i>	738,055	-	738,055	706,807	-	706,807
<i>Share premium</i>	394,557	-	394,557	331,716	-	331,716
<i>Other reserves</i>	65,700	-	65,700	79,743	-	79,743
<i>Retained earnings</i>	1,070,317	20,204	1,090,521	834,026	2,957	836,983
	<u>2,268,629</u>	<u>20,204</u>	<u>2,288,833</u>	<u>1,952,292</u>	<u>2,957</u>	<u>1,955,249</u>
<b>Non-Controlling Interests</b>	9,682	-	9,682	10,987	-	10,987
<b>Total Equity</b>	<u>2,278,311</u>	<u>20,204</u>	<u>2,298,515</u>	<u>1,963,279</u>	<u>2,957</u>	<u>1,966,236</u>
<b>Non-Current Liabilities</b>						
<i>Redeemable convertible secured bonds</i>	292,211	-	292,211	283,720	-	283,720
<i>Term loans</i>	1,089,815	-	1,089,815	756,470	-	756,470
<i>Long term and deferred payables</i>	31,407	-	31,407	84,729	-	84,729
<i>Deferred tax liabilities</i>	16,137	160	16,297	19,160	386	19,546
	<u>1,429,570</u>	<u>160</u>	<u>1,429,730</u>	<u>1,144,079</u>	<u>386</u>	<u>1,144,465</u>
<b>Current Liabilities</b>						
<i>Trade and other payables</i>	1,508,465	-	1,508,465	1,370,262	-	1,370,262
<i>Term loans</i>	63,774	-	63,774	74,922	-	74,922
<i>Short term borrowings</i>	5,577	-	5,577	8,988	-	8,988
<i>Bank overdrafts</i>	-	-	-	340	-	340
<i>Current tax liabilities</i>	20,289	-	20,289	21,881	-	21,881
	<u>1,598,105</u>	<u>-</u>	<u>1,598,105</u>	<u>1,476,393</u>	<u>-</u>	<u>1,476,393</u>
<b>Total Liabilities</b>	<u>3,027,675</u>	<u>160</u>	<u>3,027,835</u>	<u>2,620,472</u>	<u>386</u>	<u>2,620,858</u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<u>5,305,986</u>	<u>20,364</u>	<u>5,326,350</u>	<u>4,583,751</u>	<u>3,343</u>	<u>4,587,094</u>

**MAH SING GROUP BERHAD (230149-P)**  
(Incorporated in Malaysia)

**A1 Basis of preparation (continued)**

**Malaysian Financial Reporting Standards ("MFRS Framework") (continued)**

**Reconciliation of statement of profit or loss**

	3 months ended 30/06/2014			6 months ended 30/06/2014		
	As previously reported RM'000	Effect of transition to MFRS Framework RM'000	Restated RM'000	As previously reported RM'000	Effect of transition to MFRS Framework RM'000	Restated RM'000
Revenue	705,019	-	705,019	1,347,218	-	1,347,218
Cost of sales	(515,952)	(8,253)	(524,205)	(983,773)	(16,804)	(1,000,577)
Gross profit	189,067	(8,253)	180,814	363,445	(16,804)	346,641
Other income	1,301	-	1,301	6,080	-	6,080
Selling and marketing expenses	(38,373)	9,701	(28,672)	(69,738)	18,071	(51,667)
Administrative expenses	(38,551)	-	(38,551)	(74,940)	-	(74,940)
Interest income	1,057	-	1,057	2,048	-	2,048
Finance costs	(1,026)	-	(1,026)	(1,863)	-	(1,863)
Profit before tax	113,475	1,448	114,923	225,032	1,267	226,299
Income tax expense	(28,823)	886	(27,937)	(56,479)	820	(55,659)
Profit for the period	<u>84,652</u>	<u>2,334</u>	<u>86,986</u>	<u>168,553</u>	<u>2,087</u>	<u>170,640</u>
Profit attributable to:						
Equity holders of the Company	84,735	2,334	87,069	168,762	2,087	170,849
Non-controlling interests	(83)	-	(83)	(209)	-	(209)
	<u>84,652</u>	<u>2,334</u>	<u>86,986</u>	<u>168,553</u>	<u>2,087</u>	<u>170,640</u>

**Reconciliation of statement of cash flows**

There are no material differences between the statement of cash flows presented under MFRS Framework and statement of cash flows presented under FRSSs.

**A2 Seasonal or cyclical factors**

The operations of the Group were not significantly affected by any seasonal or cyclical factors during the financial period under review.

**A3 Unusual items affecting assets, liabilities, equity, net income or cash flows**

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

**A4 Changes in estimates**

There were no material changes in estimates for the financial period under review.

**A5 Debt and equity securities**

During the financial period ended 30 June 2015, the Company increased its issued and paid up ordinary share capital from RM738,054,727 to RM1,204,708,418 by way of:

- a) issuance of 1,174,942 new ordinary shares of RM0.50 each pursuant to the exercise of Warrant B 2013/2018;
- b) issuance of 443,185,318 new ordinary shares of RM0.50 each together with 132,954,970 Warrant C 2015/2020 pursuant to the Rights Issue with warrants;
- c) issuance of 46,583 new ordinary shares of RM0.50 each pursuant to the exercise of Warrant C 2015/2020;
- d) issuance of 480,128,609 new ordinary shares of RM0.50 each pursuant to the Bonus Issue and additional 37,237,975 Warrant B 2013/2018 and 33,226,002 Warrant C 2015/2020 arising from the Bonus Issue adjustment; and
- e) issuance of 8,771,929 new ordinary shares of RM0.50 each pursuant to the conversion of redeemable convertible secured bonds.

The Company has issued RM540.0 million nominal value unrated perpetual sukuk under the Shariah principle of Musharakah by way of private placement which was completed on 31 March 2015.

Save for the above, there were no issuance and repayment of debt and equity securities, share buybacks, share cancellations, share held as treasury shares and resale of treasury shares during the financial period under review.

**A6 Dividends paid**

No dividend was paid in current financial period under review.

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**A7 Segment reporting**

Period ended 30 June 2015

	Properties RM'000	Plastics RM'000	Investment Holding & Others RM'000	Elimination RM'000	Consolidated RM'000
<b>REVENUE</b>					
External revenue	1,417,168	112,764	34,695	-	1,564,627
Inter-segment	-	6	110,243	(110,249)	-
	<u>1,417,168</u>	<u>112,770</u>	<u>144,938</u>	<u>(110,249)</u>	<u>1,564,627</u>
<b>RESULTS</b>					
Operating profit	232,271	5,271	8,877	-	246,419
Interest income	4,783	24	-	-	4,807
Finance costs	(1,629)	(867)	(1,104)	-	(3,600)
Profit before tax	<u>235,425</u>	<u>4,428</u>	<u>7,773</u>	-	<u>247,626</u>
Income tax expense					(59,766)
Profit for the period					<u>187,860</u>
<b>OTHER INFORMATION</b>					
Capital expenditure	2,524	4,365	234	-	7,123
Depreciation and amortisation	2,411	6,247	333	-	8,991
<b>ASSETS AND LIABILITIES</b>					
Segment assets	5,413,830	181,148	1,004,495	-	6,599,473
Current and deferred tax assets					87,004
Total assets					<u>6,686,477</u>
Segment liabilities	2,575,306	57,787	488,754	-	3,121,847
Current and deferred tax liabilities					60,859
Total liabilities					<u>3,182,706</u>

**MAH SING GROUP BERHAD (230149-P)**  
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**A7 Segment reporting (continued)**

Period ended 30 June 2014 (restated)

	Properties RM'000	Plastics RM'000	Investment Holding & Others RM'000	Elimination RM'000	Consolidated RM'000
<b>REVENUE</b>					
External revenue	1,193,906	124,986	28,326	-	1,347,218
Inter-segment	-	-	105,177	(105,177)	-
	<u>1,193,906</u>	<u>124,986</u>	<u>133,503</u>	<u>(105,177)</u>	<u>1,347,218</u>
<b>RESULTS</b>					
Operating profit	214,201	7,817	4,096	-	226,114
Interest income	2,027	21	-	-	2,048
Finance costs	(676)	(969)	(218)	-	(1,863)
Profit before tax	<u>215,552</u>	<u>6,869</u>	<u>3,878</u>	<u>-</u>	<u>226,299</u>
Income tax expense					(55,659)
Profit for the period					<u>170,640</u>
<b>OTHER INFORMATION</b>					
Capital expenditure	1,085	9,914	326	-	11,325
Depreciation and amortisation	2,356	6,556	165	-	9,077
<b>ASSETS AND LIABILITIES</b>					
Segment assets	4,373,954	173,879	341,021	-	4,888,854
Current and deferred tax assets					77,886
Total assets					<u>4,966,740</u>
Segment liabilities	2,362,424	56,165	425,241	-	2,843,830
Current and deferred tax liabilities					52,580
Total liabilities					<u>2,896,410</u>

**A8 Material subsequent events**

Save as disclosed in B6, there were no material events subsequent to the reporting date up to 26 August 2015, being the latest practicable date which is not earlier than 7 days from the date of issuance of this Interim Financial Report.

**A9 Related party transactions**

Transactions with Directors of the Company and subsidiary companies and companies in which they have interests:

	<b>01/01/2015 to 30/06/2015 RM'000</b>
(i) Rental paid to a Company in which a Director of the Company has interest	<b>736</b>
(ii) Maintenance services rendered from a Company in which the Directors are family members of a Director of the Company	<b>85</b>
(iii) Sales of development properties to a Director of the Company and/or subsidiary companies	<b>1,427</b>
(iv) Professional fees paid to a firm in which a Director of a subsidiary company has interest	<b>1,690</b>
	<u><b>1,690</b></u>



**MAH SING GROUP BERHAD (230149-P)**  
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**A10 Changes in the composition of the Group**

There were no changes in the composition of the Group for the financial period except for the following:

- a) On 26 January 2015, the Company acquired the entire issued and paid-up share capital of Fusion Heights Development Sdn Bhd, a private limited company incorporated in Malaysia, with an authorised share capital of RM400,000 comprising 400,000 ordinary shares of RM1.00 each, of which 2 ordinary shares of RM1.00 each have been issued and fully paid-up, for a cash consideration of RM2.00.
- b) On 30 April 2015, a wholly-owned subsidiary of the Company, MSGB (Australia) Sdn Bhd (formerly known as Idealvista Development Sdn Bhd) incorporated a new wholly-owned subsidiary known as MSGB Australia Pty Ltd, a private limited company incorporated in Australia with an issued and paid up share capital of AUD10.00 comprising 10 ordinary shares of AUD1.00 each.
- c) On 12 June 2015, the Company acquired the entire issued and paid-up share capital of Mont Meridian Development Sdn Bhd, a private limited company incorporated in Malaysia, with an authorised share capital of RM400,000 comprising 400,000 ordinary shares of RM1.00 each, of which 2 ordinary shares of RM1.00 each have been issued and fully paid-up, for a cash consideration of RM2.00.

**A11 Changes in contingent liabilities or contingent assets**

There were no contingent assets. Contingent liabilities of the Group are as follows:

	<b>30/06/2015</b>	31/12/2014
	<b>RM'000</b>	RM'000
Bank guarantees issued in favour of third parties	<b>43,108</b>	31,947
Corporate guarantees issued in favour of third parties	<b>6,491</b>	7,797
Others	<b>678</b>	1,147
	<b><u>50,277</u></b>	<u>40,891</u>

**A12 Capital commitments**

	<b>30/06/2015</b>
	<b>RM'000</b>
Contractual commitment in relation to:	
- Proposed acquisition of land *	<b>294,729</b>
- Development Agreement for proposed development of land in Kota Kinabalu	<b>158,740</b>
Commitment for acquisition of property, plant and equipment:	
- Approved and contracted for	<b>29,831</b>
Commitment for construction of investment property:	
- Approved and contracted for	<b>10,114</b>
	<b><u>493,414</u></b>

\* The proposed acquisitions of a freehold land in Mukim Rantau, Daerah Seremban, Negeri Sembilan of RM359,557,153.36 and a leasehold land in Puchong, Selangor of RM656,896,779 have been excluded from the above as the sales and purchase agreements are rescinded as disclosed in B6 and B8.

**B Explanatory notes pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad**

**B1 Review of Group performance**

The Group posted revenue of approximately RM1.6 billion and net profit of approximately RM189.4 million for the six-months ended 30 June 2015. This represented 16.1% improvement in revenue and 10.8% improvement in net profit as compared to the corresponding quarter last year. The current quarter revenue of approximately RM780.5 million and net profit of approximately RM90.0 million represented 10.7% and 3.9% improvement respectively over the same quarter last year.

As at 30 June 2015, the Group had a cash pile of approximately RM1.54 billion and in a net cash position.

**Property development**

For the six-months ended 30 June 2015, revenue from property development was approximately RM1.4 billion, marking near to 18.7% improvement as compared to approximately RM1.2 billion achieved in the corresponding quarter last year. Operating profit also increased 8.4% from approximately RM214.2 million to approximately RM232.3 million. Improvement in results for the six-months ended 30 June 2015 compared to the same quarter last year was attributable to the higher work progress and sales from the Group's ongoing development projects such as **Icon City** in Petaling Jaya, **M City** in Jalan Ampang and **Southville City @ KL South**. In the last year corresponding period, profit recognition was mainly from **Icon City** in Petaling Jaya and **M Residence @ Rawang**.

Other projects that contributed to the Group's results in Greater KL and Klang Valley included **Kinrara Residence** in Puchong, **Garden Residence**, **Clover @ Garden Residence** and **Garden Plaza** in Cyberjaya, **M Residence** and **M Residence 2 @ Rawang**, **Icon Residence** in Mont' Kiara, **Lakeville Residence** in Taman Wahyu, **D'sara Sentral** in Sungai Buloh, **Aman Perdana** in Meru - Shah Alam, **One Legenda** in Cheras, and **M Suites** in Jalan Ampang. Commercial projects included **Star Avenue @ D'sara**. Furthermore, projects in Penang Island i.e. **Ferringhi Residence**, **Southbay City** and **Legenda @ Southbay** and projects in Iskandar, Johor Bahru i.e. **Mah Sing i-Parc @ Tanjung Pelepas**, **Austin Perdana**, **Sri Pulai Perdana 2**, **Sierra Perdana** and **The Meridin @ Medini** as well as **Sutera Avenue** in Kota Kinabalu, Sabah also contributed.

As at 30 June 2015, a total of approximately RM31.2 billion comprising unbilled sales of approximately RM4.8 billion combined with remaining GDV of approximately RM26.4 billion is expected to sustain revenue growth for at least the next six to eight years.

**Plastics**

The plastics segment continued to contribute to the revenue and operating profit of the Group amounting to approximately RM112.8 million and approximately RM5.3 million respectively.

**Investment holding & Others**

Revenue and profit for the segment comprise mainly interest income from the depository of funds and the trading of building materials.

**B2 Material change in quarterly results compared with the immediate preceding quarter**

The Group's current quarter profit before tax of approximately RM117.2 million was 10.2% lower than the immediate preceding quarter of RM130.4 million. The lower profit was mainly due to property product mix and higher profit recognition from completed projects in the immediate preceding quarter.

**B3 Prospects for the current financial year**

The strong balance sheets and net cash position favourably position the Group for future opportunities as they arise and enhance our operating capacity to deal with unforeseen market changes. In a challenging environment, the Group will continue to be disciplined and prudent in its business development decisions, and will emphasize a good balance between growth and stability.

The strong unbilled sales position of RM4.8 billion, and the spread-out of new and matured development projects evenly throughout the project life cycle will drive recurring and stable delivery of cash flows, liquidity and earnings. The strong portfolio of projects within its landbank, with remaining Gross Development Value amounting to RM26.4 billion provides growth visibility for at least the next six to eight years.

The operating environment in the short term is expected to stay challenging. Market outlook has softened post GST implementation and sentiment is further affected by amongst others the weakening Ringgit. Responding to changing market conditions, the Group has scaled back launches from RM3.4 billion planned for the year to RM2.0 billion, and revised its sales target for the year from RM3.4 billion to RM2.3 billion.

The medium and long term prospects remain attractive supported by young demographic, favorable demand and supply condition for the right products in selected locations, healthy employment conditions and ongoing public transportation infrastructure projects. The Group's focus going forward is on further strengthening of business fundamentals, both operationally and financially, to position ourselves for opportunities as they arise, and the delivery of steady, sustainable performances over the longer term.

**B4 Profit forecast**

Not applicable as the Group has not issued profit forecast or profit guarantee in a public document.

**B5 Income tax expense**

	3 months ended		Period ended	
	30/06/2015	(Restated) 30/06/2014	30/06/2015	(Restated) 30/06/2014
	RM'000	RM'000	RM'000	RM'000
Current tax:				
Malaysian income tax	32,416	31,484	69,671	56,584
Foreign tax	-	196	-	359
	<b>32,416</b>	31,680	<b>69,671</b>	56,943
Deferred tax:				
Malaysian deferred tax	(5,207)	(3,743)	(9,905)	(1,284)
	<b>27,209</b>	27,937	<b>59,766</b>	55,659

The Group's effective tax rates for the current quarter and current financial period were lower than the statutory tax rate of 25% mainly due to certain income of the Group which are exempt from income tax.

**B6 Status of corporate proposals**

The following corporate proposals as announced by the Company have not been completed as at 26 August 2015 (being the latest practicable date which is not earlier than 7 days from the date of issuance of this Interim Financial Report):

- 1) On 5 July 2010, the Company's wholly-owned subsidiary, Grand Prestige Development Sdn Bhd ("**Grand Prestige**") entered into a Joint Venture Agreement ("**JVA**") with Medan Damai Sdn Bhd ("**Medan Damai**") for the joint development of a piece of residential land in Kinrara with total gross area measuring approximately 13.2 acres (net aggregate area of 7.59 acres) in Mukim Petaling, Daerah Petaling, Negeri Selangor Darul Ehsan ("**Kinrara Land**"). Under the terms of the JVA, Medan Damai shall grant Grand Prestige the exclusive rights to continue with the sales and development of the Kinrara Land and in return for an entitlement sum of RM35,403,863.85.

The JVA is pending fulfilment by Medan Damai of certain obligations pertaining to the development components.

- 2) On 26 March 2012, the Company's wholly-owned subsidiary, Capitol Avenue Development Sdn Bhd ("**Capitol Avenue**") entered into a Joint Development Agreement ("**JDA**") with Paduan Hebat Sdn Bhd ("**Paduan Hebat**") for the proposed joint development of a parcel of prime leasehold commercial land measuring approximately 4.26 acres ("**KK Land**") in Kota Kinabalu, Negeri Sabah. Under the terms of the JDA, Paduan Hebat agreed with Capitol Avenue to jointly develop the KK Land for an entitlement of RM39 million. RM25 million of the entitlement for the KK Land shall be satisfied by way of cash and the remaining balance shall be settled by way of conveyance of such number of unit(s) which shall be developed on the KK Land with total value equivalent to RM14 million or such other lesser sum as may be adjusted in accordance with the provisions of the JDA.

On 4 December 2012, all Paduan Hebat's obligations have been fully performed pursuant to the JDA. The development of KK Land has commenced in December 2013.

- 3) On 29 May 2013, the Company's subsidiary, Convention City Development Sdn Bhd ("**Convention City**") entered into a development agreement ("**DA**") with Yayasan Sabah ("**Yayasan Sabah**" or "**Landowner**") for the proposed development of a parcel of prime land measuring approximately 8.33 acres ("**Parcel A**") forming part of all that piece of master land held under title no. 016290976 in the locality of Tanjung Lipat, District of Kota Kinabalu, Negeri Sabah. Under the terms of the DA, Yayasan Sabah agrees to grant an exclusive right to Convention City to develop Parcel A for a cash consideration of RM163 million. Convention City has also been granted an exclusive option to develop 2 parcels of adjacent land with a total land area measuring approximately 5.95 acres ("**Option Land**") at an entitlement price of RM117 million. The option is exercisable by Convention City within 2 years from the date the Landowner procures the separate issue document of title to the Option Land.

Convention City and Yayasan Sabah are currently in discussions on an extension of time to enable the Landowner to perform the Landowner's obligations.

**B6 Status of corporate proposals (continued)**

- 4) On 12 March 2014, the Company's wholly-owned subsidiary, Enchanting View Development Sdn Bhd entered into a sale and purchase agreement ("**SPA**") with Great Doctrine (M) Sdn Bhd for the proposed acquisition of a portion of prime land measuring approximately 85.43 acres forming part of all that piece of leasehold land measuring approximately 77.02 hectares held under master title known as PN 11895, Lot 741 Seksyen 13, Bandar Shah Alam, Daerah Petaling, Negeri Selangor for a cash consideration of RM327,477,110.40.

The proposed acquisition is pending fulfilment of the conditions precedent of the SPA.

- 5) On 11 August 2014, the Company's wholly-owned subsidiary, Grand Prestige Development Sdn Bhd ("**Grand Prestige**") entered into a sale and purchase agreement ("**Seremban SPA**") with the respective vendors for the proposed acquisition of a piece of prime freehold land in Mukim Rantau, Daerah Seremban, Negeri Sembilan ("**Seremban Land**") for a total cash consideration of RM359,557,153.36.

On 14 August 2015, Grand Prestige, had through its solicitors sent a letter to the vendors informing that the SPA is void and/or rescinded, due to, amongst others, misrepresentation and/or the breach of terms and conditions of the SPA by the vendors and/or events that are unlawful have occurred. Grand Prestige has also demanded for the refund of the deposit being 10% of the purchase consideration, equivalent to approximately RM35.96 million, together with interests earned thereon, which is currently deposited in an interest bearing trust account opened and operated jointly by the vendors and the vendors' solicitors.

On 25 August 2015, Grand Prestige has filed an application for essentially an interim injunction to prohibit the operators of the trust account (in which the deposit is held) from, amongst others, paying out, transferring and/or dealing in any way the deposit together with interest earned thereon. The interim injunction application is fixed for hearing on 29 September 2015.

- 6) On 28 August 2014, the Company's wholly-owned subsidiary, MS Lakecity Sdn Bhd (formerly known as Mah Sing Group Ventures Sdn Bhd and prior to that, Grand Pavilion Development Sdn Bhd) ("**MS Lakecity**") entered into a sale and purchase agreement ("**Puchong SPA**") with Huges Development Sdn Bhd ("**Huges Development**") for the proposed acquisition of a piece of prime leasehold land in Puchong, Selangor ("**Puchong Land**") measuring approximately 88.7 acres for a total cash consideration of RM656,896,779.

On the same date, in consideration for RM1.00 paid by MS Lakecity to Huges Development, Huges Development and MS Lakecity have entered into a memorandum of understanding effective from the date of the memorandum for a period of 4 years. During the duration of the memorandum of understanding, Huges Development shall negotiate first with MS Lakecity to enter into a sale and purchase, joint venture or such other arrangement in respect of a piece of prime land measuring approximately 170 acres ("**Subject Land**") upon terms and conditions to be mutually agreed upon by Huges Development and MS Lakecity. Failing which, MS Lakecity shall have the first right of refusal for any arrangement in respect of the Subject Land.

On 26 August 2015, MS Lakecity has decided to rescind the Puchong SPA in accordance with the terms of the Puchong SPA.

**B6 Status of corporate proposals (continued)**

- 7) Through an announcement made on 20 November 2014 and subsequent announcements, the Company proposes to undertake the following ("**Corporate Exercise**"):
- i) A renounceable rights issue of new ordinary shares of RM0.50 each in the Company ("**Mah Sing Shares**") together with free detachable warrants to raise proceeds of up to RM630.00 million ("**Rights Issue with Warrants**");
  - ii) A bonus issue of new Mah Sing Shares ("**Bonus Shares**") to be credited as fully paid-up on the basis of one (1) Bonus Share for every four (4) Mah Sing Shares held after the Rights Issue with Warrants; and
  - iii) The increase in the authorised share capital of the Company from RM1,000,000,000 comprising 2,000,000,000 Mah Sing Shares to RM2,500,000,000 comprising 5,000,000,000 Mah Sing Shares ("**Increase In The Authorised Share Capital**") and the corresponding amendment to the Company's Memorandum and Articles of Association as a consequence of the Increase In The Authorised Share Capital ("**Amendment**").

At an extraordinary general meeting held on 7 January 2015, the shareholders of the Company had approved the Corporate Exercise. The completion of the Amendment and the Increase in the Authorised Share Capital had been announced on 12 January 2015.

The renounceable rights issue of 443,185,318 new ordinary shares of RM0.50 each in the Company together with 132,954,970 free detachable warrants was completed on 26 February 2015.

The bonus issue was completed on 11 June 2015 following the listing of and quotation for 480,128,609 new ordinary shares of RM0.50 each in the Company, 37,237,975 additional Warrants B 2013/2018 and 33,226,002 additional Warrant C 2015/2020.

The total gross proceeds raised by the Company from the Rights Issue amounted to RM629,323,152. The status of the utilisation of proceeds as at 26 August 2015 is as follow:

<b>Details of utilisation</b>	<b>Approved utilisation</b>	<b>Actual utilisation</b>	<b>Balance unutilised</b>	<b>Timeframe for utilisation</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
Land acquisition and property development activities	530,000	(164,085)	365,915	Within 24 months
General working capital	91,323	(48,620)	42,703	Within 12 months
Estimated expenses in relation to the Corporate Exercise	8,000	(7,476)	524	Within 6 months
<b>Total</b>	<u>629,323</u>	<u>(220,181)</u>	<u>409,142</u>	

Approximately RM370.0 million of the total proceeds raised from the Rights Issue with Warrants was earmarked for part payment of the acquisition of the Seremban Land and Puchong Land. With the rescission of the proposed acquisitions, the balance RM363.4 million, after deducting RM6.6 million as commitment fee and agreed liquidated damages payable to the vendor for the Puchong Land, has been proposed to be re-allocated for other potential land acquisitions and/or property development activities, should the opportunity arise.

The Company will be seeking the approval of its shareholders at an Extraordinary General Meeting to be convened on the variation of the utilisation of the proceeds from the Rights Issue with Warrants.

**MAH SING GROUP BERHAD (230149-P)**  
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**B7 Group borrowings**

Total group borrowings as at 30 June 2015 were as follows:

<i>(Denominated in)</i>	<b>Secured RM'000 (RM)</b>	<b>Secured RM'000 (Indonesian Rupiah)</b>	<b>Secured RM'000 (USD)</b>	<b>Total RM'000</b>
Redeemable convertible bonds				
- after 12 months	<b>287,478</b>	-	-	<b>287,478</b>
Term loans payable				
- within 12 months	<b>125,046</b>	<b>3,630</b>	-	<b>128,676</b>
- after 12 months	<b>1,101,529</b>	<b>1,203</b>	-	<b>1,102,732</b>
	<b>1,226,575</b>	<b>4,833</b>	-	<b>1,231,408</b>
Short term borrowings	-	<b>1,415</b>	<b>3,017</b>	<b>4,432</b>
Bank overdrafts	-	<b>545</b>	-	<b>545</b>
Finance lease and hire purchase				
- within 12 months	<b>1,579</b>	<b>868</b>	-	<b>2,447</b>
- after 12 months	<b>2,297</b>	<b>2,193</b>	-	<b>4,490</b>
	<b>3,876</b>	<b>3,061</b>	-	<b>6,937</b>
<b>Total</b>	<b>1,517,929</b>	<b>9,854</b>	<b>3,017</b>	<b>1,530,800</b>

**B8 Material litigation**

On 5 August 2015, Grand Prestige Development Sdn Bhd ("**Grand Prestige**"), a wholly-owned subsidiary of the Company had been served with a writ and statement of claim made in the High Court of Seremban by the plaintiffs i.e. the alleged undivided registered proprietors/beneficial owners to the piece of freehold land in Mukim Rantau, Daerah Seremban, Negeri Sembilan against the vendors, being the defendants, praying for, amongst others, a declaration that the sale and purchase agreement ("**SPA**") signed on 11 August 2015 is invalid. Grand Prestige has also been named as one of the defendants.

On 14 August 2015, Grand Prestige, had through its solicitors sent a letter to the vendors informing that the SPA is void and/or rescinded, due to, amongst others, misrepresentation and/or the breach of terms and conditions of the SPA by the vendors and/or events that are unlawful have occurred. Grand Prestige has also demanded for the refund of the deposit being 10% of the purchase consideration, equivalent to approximately RM35.96 million, together with interests earned thereon.

On 25 August 2015, Grand Prestige has filed an application for essentially an interim injunction to prohibit the operators of the trust account (in which the deposit is held) from, amongst others, paying out, transferring and/or dealing in any way the deposit together with interest earned thereon. The interim injunction application is fixed for hearing on 29 September 2015.

**B9 Derivatives financial instrument**

As at 30 June 2015, there were no outstanding foreign currency forward contracts.

**MAH SING GROUP BERHAD (230149-P)**  
(Incorporated in Malaysia)

**B10 Realised and unrealised earnings or losses disclosure**

The retained earnings as at 30 June 2015 and 31 December 2014 were analysed as follows:

	<b>30/06/2015</b>	(Restated) 31/12/2014
	<b>RM'000</b>	RM'000
Total retained earnings of the Group		
- Realised	<b>1,089,577</b>	1,022,547
- Unrealised	<b>71,180</b>	62,345
	<b>1,160,757</b>	1,084,892
Total share of accumulated losses from associated company		
- Realised	<b>(73)</b>	(73)
	<b>1,160,684</b>	1,084,819
Consolidation adjustments	<b>(37,391)</b>	5,702
Total group retained earnings as per consolidated accounts	<b>1,123,293</b>	1,090,521

**B11 Additional disclosures pursuant to para 16, Part A, Appendix 9B of Bursa Malaysia Securities Berhad Listing Requirements**

	<b>3 months ended 30/06/2015</b>	<b>Period ended 30/06/2015</b>
	<b>RM'000</b>	<b>RM'000</b>
Allowance for doubtful debts	<b>(5,628)</b>	<b>(5,628)</b>
Depreciation and amortisation	<b>(4,417)</b>	<b>(8,991)</b>
Gain on redemption of investments in short term funds	<b>793</b>	<b>820</b>
Impairment of intangible assets	<b>(467)</b>	<b>(938)</b>
Net foreign exchange gain	<b>(14)</b>	<b>11</b>
Net gain on foreign exchange forward contracts	<b>12</b>	<b>93</b>
Reversal of write down of slow-moving inventories	<b>68</b>	<b>491</b>

Other than the items above which have been included in profit or loss, there were impairment of assets or exceptional items which may have an effect on the results for the current financial period ended 30 June 2015.

**B12 Dividend proposed**

No dividend has been proposed for the first half of the year ended 30 June 2015.

In respect of the previous financial year ended 31 December 2014:

- i) At the Annual General Meeting held on 18 June 2015, the shareholders of the Company approved the first and final single-tier dividend of 6.5 sen per ordinary share of RM0.50 each in respect of the financial year ended 31 December 2014 (2013: 8.0 sen per ordinary share of RM0.50 each).
- ii) The dividend will be paid on 17 September 2015.
- iii) A depositor shall qualify for entitlement to the dividend only in respect of:
  - (a) Shares transferred into the Depositor's Securities Account before 4.00pm on 4 September 2015 in respect of transfers; and
  - (b) Shares bought on the Bursa Malaysia Securities Berhad up to 5.00pm on 1 September 2015 i.e. on a cum entitlement basis according to the Rules of Bursa Malaysia Securities Berhad.



**MAH SING GROUP BERHAD (230149-P)**  
(Incorporated in Malaysia)

**B13 Earnings per share ("EPS")**

**(a) Basic EPS**

The basic earnings per share has been calculated by dividing the Group's net profit attributable to ordinary equity holders for the financial period by the weighted average number of ordinary shares in issue.

	3 months ended		Period ended	
	30/06/2015	(Restated) 30/06/2014	30/06/2015	(Restated) 30/06/2014
Net profit for the period (RM'000)	<b>90,491</b>	87,069	<b>189,384</b>	170,849
Weighted average number of ordinary shares in issue ('000)*	<b>2,401,782</b>	1,924,113	<b>2,271,323</b>	1,915,867
Basic EPS (sen)	<b>3.77</b>	4.53	<b>8.34</b>	8.92

**(b) Diluted EPS**

The diluted earnings per share has been calculated by dividing the Group's net profit attributable to ordinary equity holders for the financial period by the weighted average number of ordinary shares that would have been in issue assuming conversion of bonds and full exercise of the remaining warrants and options under the ESOS, adjusted for the number of such ordinary shares that would have been issued at fair value.

	3 months ended		Period ended	
	30/06/2015	(Restated) 30/06/2014	30/06/2015	(Restated) 30/06/2014
Net profit for the period (RM'000)	<b>90,491</b>	87,069	<b>189,384</b>	170,849
Weighted average number of ordinary shares in issue ('000)*	<b>2,401,782</b>	1,924,113	<b>2,271,323</b>	1,915,867
Weighted average number of ordinary shares deemed issued at no consideration ('000)				
ESOS	-	14,221	-	17,308
Bonds conversion	<b>123,822</b>	58,151	<b>97,114</b>	58,151
Warrants B	<b>52,578</b>	13,701	<b>45,759</b>	13,701
Warrants C <sup>(1)</sup>	<b>n/a</b>	-	<b>n/a</b>	-
Adjusted weighted average number of ordinary shares ('000)	<b>2,578,182</b>	2,010,186	<b>2,414,196</b>	2,005,027
Diluted EPS (sen)	<b>3.51</b>	4.33	<b>7.84</b>	8.52

\* Comparative figures for the weighted average number of ordinary shares for both the basic and fully diluted earnings per ordinary share computations have been restated to reflect the adjustment arising from the Rights and Bonus Issues which were completed on 26 February 2015 and 11 June 2015 respectively.

<sup>(1)</sup> The effects of potential ordinary shares arising from the conversion of Warrants C is anti-dilutive and accordingly is excluded in the Diluted EPS computation above.

**B14 Auditors' report on preceding annual financial statements**

The auditors' report on the financial statements for the financial year ended 31 December 2014 was not subject to any qualification.

**B15 Comparative figures**

Comparative figures, where applicable, have been modified to conform to the current year presentation.

BY ORDER OF THE BOARD

YANG BAO LING  
KUAN HUI FANG

Kuala Lumpur  
26 August 2015