



MAH SING GROUP BERHAD

(230149-P)

A Premier Lifestyle Developer

(Incorporated in Malaysia)

Interim Financial Report

31 March 2015

MAH SING GROUP BERHAD

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

Interim Financial Report - 31 March 2015

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CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 31 March 2015
(The figures have not been audited)

	AS AT 31/03/2015 RM'000	(Restated) AS AT 31/12/2014 RM'000	(Restated) AS AT 01/01/2014 RM'000
ASSETS			
Non-current Assets			
<i>Property, plant and equipment</i>	113,972	115,272	114,146
<i>Prepaid lease payments</i>	6,822	6,937	7,173
<i>Investment properties</i>	120,257	116,123	86,194
<i>Land held for property development</i>	960,084	927,450	543,794
<i>Intangible assets</i>	6,882	7,353	11,499
<i>Deferred tax assets</i>	72,833	68,581	75,113
	<u>1,280,850</u>	<u>1,241,716</u>	<u>837,919</u>
Current Assets			
<i>Property development costs</i>	2,421,145	2,466,058	2,262,495
<i>Inventories</i>	144,917	158,923	76,097
<i>Trade and other receivables</i>	1,025,347	818,338	581,748
<i>Current tax assets</i>	3,851	2,139	6,545
<i>Deposits, cash and bank balances</i>	1,589,427	639,176	822,290
	<u>5,184,687</u>	<u>4,084,634</u>	<u>3,749,175</u>
TOTAL ASSETS	<u><u>6,465,537</u></u>	<u><u>5,326,350</u></u>	<u><u>4,587,094</u></u>
EQUITY AND LIABILITIES			
Equity Attributable to Equity Holders of the Company			
<i>Share capital</i>	960,235	738,055	706,807
<i>Share premium</i>	776,196	394,557	331,716
<i>Other reserves</i>	86,749	65,700	79,743
<i>Retained earnings</i>	1,189,414	1,090,521	836,983
	<u>3,012,594</u>	<u>2,288,833</u>	<u>1,955,249</u>
Perpetual bond	540,000	-	-
Non-controlling interests	8,709	9,682	10,987
Total Equity	<u><u>3,561,303</u></u>	<u><u>2,298,515</u></u>	<u><u>1,966,236</u></u>
Non-current Liabilities			
<i>Redeemable convertible secured bonds</i>	297,008	292,211	283,720
<i>Term loans</i>	1,151,508	1,089,815	756,470
<i>Long term and deferred payables</i>	31,314	31,407	84,729
<i>Deferred tax liabilities</i>	15,851	16,297	19,546
	<u>1,495,681</u>	<u>1,429,730</u>	<u>1,144,465</u>
Current Liabilities			
<i>Trade and other payables</i>	1,261,841	1,508,465	1,370,262
<i>Term loans</i>	113,938	63,774	74,922
<i>Short term borrowings</i>	6,005	5,577	8,988
<i>Bank overdrafts</i>	77	-	340
<i>Current tax liabilities</i>	26,692	20,289	21,881
	<u>1,408,553</u>	<u>1,598,105</u>	<u>1,476,393</u>
Total Liabilities	<u><u>2,904,234</u></u>	<u><u>3,027,835</u></u>	<u><u>2,620,858</u></u>
TOTAL EQUITY AND LIABILITIES	<u><u>6,465,537</u></u>	<u><u>5,326,350</u></u>	<u><u>4,587,094</u></u>
Net assets per share attributable to equity holders of the Company (RM)	<u><u>1.57</u></u>	<u><u>1.55</u></u>	<u><u>1.38</u></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 31 March 2015***(The figures have not been audited)*

	3 months ended		Period ended		
	31/03/2015	(Restated) 31/03/2014	31/03/2015	(Restated) 31/03/2014	
	RM'000	RM'000	RM'000	RM'000	
Revenue	784,143	642,199	784,143	642,199	
Cost of sales	(569,849)	(476,372)	(569,849)	(476,372)	
Gross profit	214,294	165,827	214,294	165,827	
Other income	3,033	4,779	3,033	4,779	
Selling and marketing expenses	(38,072)	(22,995)	(38,072)	(22,995)	
Administrative expenses	(49,214)	(36,389)	(49,214)	(36,389)	
Interest income	2,020	991	2,020	991	
Finance costs	(1,615)	(837)	(1,615)	(837)	
Profit before tax	130,446	111,376	130,446	111,376	
Income tax expense	(32,557)	(27,722)	(32,557)	(27,722)	
Profit for the period	97,889	83,654	97,889	83,654	
Profit attributable to:					
Equity holders of the Company	98,893	83,780	98,893	83,780	
Non-controlling interests	(1,004)	(126)	(1,004)	(126)	
	97,889	83,654	97,889	83,654	
Earnings per share attributable to equity holders of the Company:					
- Basic (sen)	Note B13	5.96	5.49	5.96	5.49
- Diluted (sen)	Note B13	5.70	5.22	5.70	5.22

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 31 March 2015

(The figures have not been audited)

	3 months ended		Period ended	
		(Restated)		(Restated)
	31/03/2015	31/03/2014	31/03/2015	31/03/2014
	RM'000	RM'000	RM'000	RM'000
Profit for the period	97,889	83,654	97,889	83,654
Other comprehensive income				
<i>Item that may be reclassified subsequently to profit or loss:</i>				
Foreign currency translation difference for foreign operations	179	1,345	179	1,345
Other comprehensive income for the period	179	1,345	179	1,345
Total comprehensive income for the period	98,068	84,999	98,068	84,999
Total comprehensive income attributable to:				
Equity holders of the Company	99,041	84,616	99,041	84,616
Non-controlling interests	(973)	383	(973)	383
	98,068	84,999	98,068	84,999

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 31 March 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 bond	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
3 months ended 31 March 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	-	-	-	-	-	98,893	98,893	-	(1,004)	97,889
Other comprehensive income	-	-	-	148	-	-	148	-	31	179
Total comprehensive income for the period	-	-	-	148	-	98,893	99,041	-	(973)	98,068
Expenses on issuance of ordinary shares	-	(6,930)	-	-	-	-	(6,930)	-	-	(6,930)
Issuance of ordinary shares pursuant to:										
- Warrants exercised	587	2,112	(372)	-	-	-	2,327	-	-	2,327
- Rights Issue with warrants	221,593	386,457	21,273	-	-	-	629,323	-	-	629,323
Issuance of perpetual bond	-	-	-	-	-	-	-	540,000	-	540,000
Balance at 31/03/2015	960,235	776,196	64,352	5,268	17,129	1,189,414	3,012,594	540,000	8,709	3,561,303

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
For the financial period ended 31 March 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
3 months ended 31 March 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	-	-	-	-	-	-	83,780	83,780	(126)	83,654
Other comprehensive income	-	-	-	-	836	-	-	836	509	1,345
Total comprehensive income for the period	-	-	-	-	836	-	83,780	84,616	383	84,999
Issuance of ordinary shares pursuant to:										
- ESOS exercised	2,249	3,431	(1,184)	-	-	-	1,184	5,680	-	5,680
- Warrants exercised	1	2	-	-	-	-	-	3	-	3
ESOS lapsed during the period	-	-	(54)	-	-	-	54	-	-	-
Recognition of share-based payment	-	-	1,842	-	-	-	-	1,842	-	1,842
Balance at 31/03/2014 (restated)	709,057	335,149	12,027	46,589	5,438	17,129	922,001	2,047,390	11,370	2,058,760

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 FLOW
For the financial period ended 31 March 2015

(The figures have not been audited)

	3 months ended 31/03/2015 RM'000	(Restated) 3 months ended 31/03/2014 RM'000
Operating Activities		
Profit before tax	130,446	111,376
Adjustments for:		
Non-cash items	10,013	6,755
Non-operating items	8,105	6,214
Operating profit before changes in working capital	<u>148,564</u>	<u>124,345</u>
Net change in property development costs	53,048	8,795
Net change in inventories	10,284	12
Net change in receivables	(205,801)	(35,926)
Net change in payables	<u>(220,637)</u>	<u>(115,718)</u>
Cash used in operations	(214,542)	(18,492)
Interest received	4,356	3,614
Interest paid	(15,922)	(9,918)
Tax paid	(32,562)	(29,190)
Net cash used in operating activities	<u>(258,670)</u>	<u>(53,986)</u>
Investing Activities		
Additions to property, plant and equipment	(3,052)	(6,923)
Additions to investment properties	(4,134)	(5,348)
Additions to land held for property development	(32,634)	(15,391)
Acquisition of land	(27,779)	(122,468)
Proceeds from disposal of property, plant and equipment	30	-
Net cash used in investing activities	<u>(67,569)</u>	<u>(150,130)</u>
Financing Activities		
Issuance of perpetual bond	540,000	-
Net proceeds from/(repayment of) borrowings	111,677	(9,607)
Net placement of deposits with licensed banks as collateral/Escrow Account/Trustees' Reimbursement Account	(6,471)	(10,126)
Payment for corporate exercise expenses	(6,930)	-
Proceeds from ESOS exercised	-	5,680
Proceeds from Rights Issue	629,323	-
Proceeds from warrants exercised	2,327	3
Net cash generated from/(used in) financing activities	<u>1,269,926</u>	<u>(14,050)</u>
Net changes in cash and cash equivalents	943,687	(218,166)
Effect of exchange rate changes	16	39
Cash and cash equivalents at beginning of the financial period	<u>613,830</u>	<u>808,321</u>
Cash and cash equivalents at end of the financial period	<u><u>1,557,533</u></u>	<u><u>590,194</u></u>

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW
For the financial period ended 31 March 2015 (cont'd)

(The figures have not been audited)

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

	3 months ended 31/03/2015 RM'000	(Restated) 3 months ended 31/03/2014 RM'000
Deposits with licensed banks	661,383	73,395
Investments in short term funds	541,562	271,461
Cash and bank balances	386,482	269,316
Bank overdrafts	(77)	(222)
	1,589,350	613,950
Less: Deposits pledged as collateral	(30,643)	(13,684)
Less: Deposits in Escrow Account	(1,144)	(10,072)
Less: Trustees' Reimbursement Account	(30)	-
	<u>1,557,533</u>	<u>590,194</u>

The Condensed Consolidated Statement of Cash Flow 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 Standard 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 Standard ("MFRS Framework") (continued)

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

Reconciliation of statement of financial position

	Audited As at 31/12/2014 RM'000	Effect of transition to MFRSs RM'000	Restated As at 31/12/2014 RM'000	Audited As at 01/01/2014 RM'000	Effect of transition to MFRSs RM'000	Restated As at 01/01/2014 RM'000
ASSETS						
Non-current Assets						
<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>
Current Assets						
<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>
TOTAL ASSETS	<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 Standard ("MFRS Framework") (continued)

Reconciliation of statement of financial position (continued)

	Audited As at 31/12/2014 RM'000	Effect of transition to MFRSs RM'000	Restated As at 31/12/2014 RM'000	Audited As at 01/01/2014 RM'000	Effect of transition to MFRSs RM'000	Restated As at 01/01/2014 RM'000
<u>EQUITY AND LIABILITIES</u>						
Equity Attributable to Equity Holders of the Company						
<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>
Non-controlling interests	9,682	-	9,682	10,987	-	10,987
Total Equity	<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>
Non-current Liabilities						
<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>
Current Liabilities						
<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>
Total Liabilities	<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>
TOTAL EQUITY AND LIABILITIES	<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 Standard ("MFRS Framework") (continued)

Reconciliation of statement of profit or loss

	3 months ended 31/03/2014			Period ended 31/03/2014		
	As previously reported RM'000	Effect of transition to MFRSs RM'000	Restated RM'000	As previously reported RM'000	Effect of transition to MFRSs RM'000	Restated RM'000
Revenue	642,199	-	642,199	642,199	-	642,199
Cost of sales	(467,821)	(8,551)	(476,372)	(467,821)	(8,551)	(476,372)
Gross profit	174,378	(8,551)	165,827	174,378	(8,551)	165,827
Other income	4,779		4,779	4,779		4,779
Selling and marketing expenses	(31,365)	8,370	(22,995)	(31,365)	8,370	(22,995)
Administrative expenses	(36,389)	-	(36,389)	(36,389)	-	(36,389)
Interest income	991	-	991	991	-	991
Finance costs	(837)	-	(837)	(837)	-	(837)
Profit before tax	111,557	(181)	111,376	111,557	(181)	111,376
Income tax expense	(27,656)	(66)	(27,722)	(27,656)	(66)	(27,722)
Profit for the period	<u>83,901</u>	<u>(247)</u>	<u>83,654</u>	<u>83,901</u>	<u>(247)</u>	<u>83,654</u>
Profit attributable to:						
Equity holders of the Company	84,027	(247)	83,780	84,027	(247)	83,780
Non-controlling interests	(126)	-	(126)	(126)	-	(126)
	<u>83,901</u>	<u>(247)</u>	<u>83,654</u>	<u>83,901</u>	<u>(247)</u>	<u>83,654</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 FRSs.

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 31 March 2015, the Company increased its issued and paid up ordinary share capital from RM738,054,727 to RM960,235,022 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; and
- c) issuance of 330 new ordinary shares of RM0.50 each pursuant to the exercise of Warrant C 2015/2020.

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 31 March 2015

	Properties RM'000	Plastics RM'000	Investment Holding & Others RM'000	Elimination RM'000	Consolidated RM'000
REVENUE					
External revenue	706,718	61,660	15,765	-	784,143
Inter-segment	-	5	16,723	(16,728)	-
	<u>706,718</u>	<u>61,665</u>	<u>32,488</u>	<u>(16,728)</u>	<u>784,143</u>
RESULTS					
Operating profit	124,382	3,592	2,067	-	130,041
Interest income	2,008	8	4	-	2,020
Finance costs	(828)	(436)	(351)	-	(1,615)
Profit before tax	<u>125,562</u>	<u>3,164</u>	<u>1,720</u>	-	<u>130,446</u>
Income tax expense					<u>(32,557)</u>
Profit for the period					<u>97,889</u>
OTHER INFORMATION					
Capital expenditure	885	1,935	232	-	3,052
Depreciation and amortisation	1,221	3,128	225	-	4,574
ASSETS AND LIABILITIES					
Segment assets	5,035,728	177,009	1,176,116	-	6,388,853
Current and deferred tax assets					<u>76,684</u>
Total assets					<u>6,465,537</u>
Segment liabilities	2,471,345	53,153	337,193	-	2,861,691
Current and deferred tax liabilities					<u>42,543</u>
Total liabilities					<u>2,904,234</u>

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A7 Segment reporting (continued)

Period ended 31 March 2014 (restated)

	Properties RM'000	Plastics RM'000	Investment Holding & Others RM'000	Elimination RM'000	Consolidated RM'000
REVENUE					
External revenue	569,399	60,607	12,193	-	642,199
Inter-segment	-	-	12,704	(12,704)	-
	<u>569,399</u>	<u>60,607</u>	<u>24,897</u>	<u>(12,704)</u>	<u>642,199</u>
RESULTS					
Operating profit	105,193	3,936	2,093	-	111,222
Interest income	980	11	-	-	991
Finance costs	(272)	(471)	(94)	-	(837)
Profit before tax	<u>105,901</u>	<u>3,476</u>	<u>1,999</u>	<u>-</u>	<u>111,376</u>
Income tax expense					(27,722)
Profit for the period					<u>83,654</u>
OTHER INFORMATION					
Capital expenditure	394	6,244	320	-	6,958
Depreciation and amortisation	1,175	3,246	88	-	4,509
ASSETS AND LIABILITIES					
Segment assets	3,878,036	181,632	333,865	-	4,393,533
Current and deferred tax assets					80,496
Total assets					<u>4,474,029</u>
Segment liabilities	2,002,834	67,356	306,449	-	2,376,639
Current and deferred tax liabilities					38,630
Total liabilities					<u>2,415,269</u>

A8 Material subsequent events

Save as disclosed in B6, there were no material events subsequent to the reporting date up to 27 May 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:

	01/01/2015 to 31/03/2015 RM'000
(i) Rental paid to a Company in which a Director has interest	368
(ii) Maintenance services rendered from a Company in which the Directors are family members of a Director of the Company	42
(iii) Professional fees paid to a firm in which a Director of a subsidiary company has interest	<u>1,690</u>

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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:

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.

A11 Changes in contingent liabilities or contingent assets

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

	31/03/2015	31/12/2014
	RM'000	RM'000
Bank guarantees issued in favour of third parties	34,702	31,947
Corporate guarantees issued in favour of third parties	6,490	7,797
Others	635	1,147
	<u>41,827</u>	<u>40,891</u>

A12 Capital commitments

	31/03/2015
	RM'000
Contractual commitment in relation to:	
- Proposed acquisition of land	1,209,538
- Development Agreement for proposed development of land in Kota Kinabalu	158,740
Commitment for acquisition of property, plant and equipment:	
- Approved and contracted for	2,787
Commitment for construction of investment properties:	
- Approved and contracted for	10,618
	<u>1,381,683</u>

As Lessor - for the lease of investment properties

The Group leases out its investment properties. The future minimum lease receivable under non-cancellable leases is as follow:-

	<u>Lease rentals receivable</u>
	31/03/2015
	RM'000
Less than one year	<u>8</u>

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 RM784.1 million and profit after tax of approximately RM97.9 million for the first quarter ended 31 March 2015. This represented 22.1% improvement in revenue and 17.0% improvement in profit after tax as compared to the same quarter last year.

As at 31 March 2015, the Group had a cash pile of approximately RM1.59 billion and in a net cash position.

Property development

For the period ended 31 March 2015, revenue from property development was approximately RM706.7 million, marking near to 24.1% improvement as compared to approximately RM569.4 million achieved in the corresponding quarter last year. Operating profit also increased 18.2% from approximately RM105.2 million to approximately RM124.4 million. Improvement in results for the period ended 31 March 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, **M Residence** and **M Residence 2 @ Rawang**, **Southville City@KL South** and **Southbay City** in Penang.

Other projects that contributed to the Group's results in Greater KL and Klang Valley included **Garden Residence**, **Clover @ Garden Residence** and **Garden Plaza** in Cyberjaya, **Kinrara Residence** in Puchong, **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** 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 31 March 2015, a total of RM48.71 billion comprising unbilled sales of RM5.12 billion combined with remaining GDV of RM43.59 billion is expected to sustain revenue growth for the next 8 to 10 years.

Plastics

The plastics segment continued to contribute positively to the revenue and operating profit of the Group. Revenue grew by 1.7% from approximately RM60.6 million to approximately RM61.7 million.

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

There was no major fluctuation in the Group's current quarter profit before tax of approximately RM130.4 million compared to the immediate preceding quarter of approximately RM126.0 million (restated).

B3 Prospects for the current financial year

Malaysia's property market is experiencing a softening of demand as buyers are still adjusting to the various cooling measures and the implementation of the Goods and Services Tax. However, underpinned by location and product mix that is in tune with market demand, the Group has intensified its market efforts and strategies to pursue product differentiation by offering diversified range of attractively priced properties at various growth locations. 75% of the Group's remaining landbank are in Klang Valley/ Greater Kuala Lumpur, and 84% of planned residential launches are priced below RM1 million. Performances overall have been satisfactory, with year-to-date sales of RM761 million as at 22 April 2015, 22% and 17% improvement in quarterly revenue and profit after tax compared with the prior-year period, and a net cash position.

The Group has benefited from operating and financial synergies arising from a balanced portfolio of projects that are well spread-out along the project life cycle. These synergies greatly enhanced the Group's competitiveness, and further strengthened its capacity to stay ahead of changing market conditions. New projects that are key drivers of sales include **Southville City@KL South**, **D'sara Sentral** in Sungai Buloh, and **Lakeville Residence** in Taman Wahyu. Matured projects that provide steady streams of revenue and cash flow include **M City** in Jalan Ampang, **Icon City** in Petaling Jaya, **M Residence** and **M Residence 2 @ Rawang**, **Garden Residence** in Cyberjaya and **Southbay City** in Penang. Upcoming projects to drive future sales include **Meridin East** in Iskandar Malaysia and **Festival Lakecity@Puchong CBD**.

The Group is confident of market prospects in the long run particularly in view of the healthy fundamentals that are supported by strong household formation, young demographic and steady employment condition. The Group's strategic positioning in the four property hotspots with greater focus in Klang Valley/Greater Kuala Lumpur and its timely swift to mass market segment favorably position it for significant growth potential. This is due to extensive ongoing and proposed public transportation infrastructure investments in the key corridors where its projects are strategically located.

With a net cash position and unbilled sales of RM5.12 billion, the Group can build on its strong financial capability and capitalise on suitable land acquisition or joint venture opportunities as they arise, to further strengthen its property portfolio for continued long term growth momentum.

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	
	31/03/2015	31/03/2014	31/03/2015	31/03/2014
	RM'000	RM'000	RM'000	RM'000
Current tax:				
Malaysian income tax	37,255	25,100	37,255	25,100
Foreign tax	-	163	-	163
	<u>37,255</u>	<u>25,263</u>	<u>37,255</u>	<u>25,263</u>
Deferred tax:				
Malaysian deferred tax	(4,698)	2,459	(4,698)	2,459
	<u>32,557</u>	<u>27,722</u>	<u>32,557</u>	<u>27,722</u>

The Group's effective tax rate for the current financial period is approximate the statutory tax rate of 25%.

B6 Status of corporate proposals

The following corporate proposals as announced by the Company have not been completed as at 27 May 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.

- 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.

B6 Status of corporate proposals (continued)

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

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

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

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

On the same date, in consideration for RM1.00 paid by Mah Sing Ventures to Huges Development, Huges Development and Mah Sing Ventures 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 Mah Sing Ventures 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 Mah Sing Ventures. Failing which, Mah Sing Ventures shall have the first right of refusal for any arrangement in respect of the Subject Land.

- 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.

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B6 Status of corporate proposals (continued)

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 27 May 2015 is as follow:

Details of utilisation	Approved utilisation RM'000	Actual utilisation RM'000	Balance unutilised RM'000	Timeframe for utilisation RM'000
Land acquisition and property development activities	530,000	(244,830)	285,170	Within 24 months
General working capital	91,323	(32,495)	58,828	Within 12 months
Estimated expenses in relation to the Corporate Exercise	8,000	(7,336)	664	Within 6 months
Total	629,323	(284,661)	344,662	

On 27 May 2015, the Company announced that the entitlement date for the Bonus Issue will be on 5.00 p.m. on 10 June 2015. The Bonus Issue will be completed on 11 June 2015 following the listing and quotation of the Bonus Shares on the Main Market of Bursa Securities.

B7 Group borrowings

Total group borrowings as at 31 March 2015 were as follows:

(Denominated in)	Secured RM'000 (RM)	Secured RM'000 (Indonesian Rupiah)	Secured RM'000 (USD)	Total RM'000
Redeemable convertible bonds				
- after 12 months	297,008	-	-	297,008
Term loans payable				
- within 12 months	110,308	3,630	-	113,938
- after 12 months	1,149,397	2,111	-	1,151,508
	1,259,705	5,741	-	1,265,446
Short term borrowings	1,902	1,132	2,971	6,005
Bank overdrafts	-	77	-	77
Finance lease and hire purchase				
- within 12 months	1,637	841	-	2,478
- after 12 months	2,407	2,420	-	4,827
	4,044	3,261	-	7,305
Total	1,562,659	10,211	2,971	1,575,841

B8 Material litigation

The Group is not engaged in any material litigation as at 27 May 2015, being the latest practicable date which is not earlier than 7 days from the date of issuance of this Interim Financial Report.

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B9 Derivatives financial instrument

The Group's outstanding derivatives financial instrument as at 31 March 2015 were analysed as follows:

	Notional Value RM'000	Fair Value Asset RM'000
Foreign currency forward contracts		
- Less than one year	<u>1,245</u>	<u>93</u>

Foreign currency forward contracts were entered into by a subsidiary company within the Plastics Division of the Group to manage its exposure against adverse fluctuations in foreign currency risks as a results of transactions denominated in currency other than the functional currency of the subsidiary company.

These derivatives are stated at fair value, using the prevailing market rates and any changes in fair value of these derivatives during the financial period are taken directly to profit or loss.

B10 Realised and unrealised earnings or losses disclosure

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

	31/03/2015 RM'000	(Restated) 31/12/2014 RM'000
Total retained earnings of the Group		
- Realised	1,137,709	1,022,547
- Unrealised	68,166	62,345
	<u>1,205,875</u>	<u>1,084,892</u>
Total share of accumulated losses from associated company		
- Realised	(73)	(73)
	<u>1,205,802</u>	<u>1,084,819</u>
Consolidation adjustments	(16,388)	5,702
Total group retained earnings as per consolidated accounts	<u>1,189,414</u>	<u>1,090,521</u>

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

	3 months ended 31/03/2015 RM'000	Period ended 31/03/2015 RM'000
Depreciation and amortisation	(4,574)	(4,574)
Gain on redemption of investments in short term funds	27	27
Impairment of intangible assets	(471)	(471)
Net foreign exchange gain	25	25
Net gain on foreign exchange forward contracts	81	81
Reversal of write down of slow-moving inventories	423	423

Other than the items above which have been included in profit or loss, there were no allowance for doubtful debts, impairment of assets or exceptional items which may have an effect on the results for the current financial period ended 31 March 2015.

B12 Dividend proposed

No dividend has been proposed for the first quarter ended 31 March 2015.

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

- i) The Board of Directors has proposed first and final single-tier dividend of 6.5 sen per ordinary share of RM0.50 each (2013: 8.0 sen per ordinary share of RM0.50 each) in respect of the financial year ended 31 December 2014, which is subject to the approval of the shareholders of the Company at the forthcoming Annual General Meeting.

As the share capital base is enlarged due to rights issue and the proposed bonus issue, the 6.5 sen proposed dividend is expected to result in above 40% dividend payout ratio, subject to the number of shares in issue on dividend entitlement date which to be announced later.

- ii) The date payable of the dividend will be determined at a later date.
- iii) In respect of deposited securities, entitlement to dividends will be determined on the basis of the record of depositors as at a date to be determined later.

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	
		(Restated)		(Restated)
	31/03/2015	31/03/2014	31/03/2015	31/03/2014
Net profit for the period (RM'000)	98,893	83,780	98,893	83,780
Weighted average number of ordinary shares in issue ('000)*	1,659,298	1,526,206	1,659,298	1,526,206
Basic EPS (sen)	5.96	5.49	5.96	5.49

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

(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	
	31/03/2015	(Restated) 31/03/2014	31/03/2015	(Restated) 31/03/2014
Net profit for the period (RM'000)	98,893	83,780	98,893	83,780
Weighted average number of ordinary shares in issue ('000)*	1,659,298	1,526,206	1,659,298	1,526,206
Weighted average number of ordinary shares deemed issued at no consideration ('000)				
ESOS	-	19,129	-	19,129
Bonds conversion	61,671	52,490	61,671	52,490
Warrants B	14,158	8,627	14,158	8,627
Warrants C ⁽¹⁾	n/a	-	n/a	-
Adjusted weighted average number of ordinary shares ('000)	1,735,127	1,606,452	1,735,127	1,606,452
Diluted EPS (sen)	5.70	5.22	5.70	5.22

* 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 Issue which was completed on 26 February 2015. .

⁽¹⁾ 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
28 May 2015