Tiger Synergy
BERHAD (Co. 325631-V)

OUR ENVIRONMENT
OUR HOME

annual report 2015

VISION

Deliver high quality residential and commercial projects that correlate with global developers.

Commitment towards quality, integrity and value creation for all customers.

Our shareholders are assured of maximum returns on their investments.

MISSION

To create value and make a difference to our products towards total customer satisfaction.

To become the most respected and highly diversified group fully committed to continuous enhancement of our core business.

To build a strong trusted brand.

CORE VALUES

TRUST

To build trust amongst staff within our organization as well as dealing with customers in pursuit to be a trusted name.

INTEGRITY

To uphold the highest level of integrity in all our dealings amongst staff and customers alike.

GRATITUDE

To be grateful and appreciate each other and do good to one another.

EXCELLENCE

The will to win, the desire to succeed & the urge to reach our potential will unlock the door to personal excellence.

RESPECT

To foster mutual respect amongst staff and customers.

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CORPORATE INFORMATION

BOARD OF DIRECTORS

Executive Chairman

DATO' TAN WEI LIAN

Managing Director

TAN LEE CHIN (F)

Executive Director

DATIN SEK CHIAN NEE (F)
(Appointed on 29th May 2015)

Independent Non-Executive Directors

DATO' KHOO SENG HOCK
CHUA ENG CHIN
DATO' LEE YUEN FONG
LOW BOON CHIN

SECRETARIES

Chua Siew Chuan *(F)*
(MAICSA 0777689)

Cheng Chia Ping
(MAICSA 1032514)

AUDIT COMMITTEE

Chua Eng Chin *(Chairman)*
(Independent Non-Executive Director)

Dato' Khoo Seng Hock
(Independent Non-Executive Director)

Dato' Lee Yuen Fong
(Independent Non-Executive Director)

Low Boon Chin
(Independent Non-Executive Director)
(Appointed as Audit Committee Member on 26th August 2015)

EMPLOYEE' SHARE OPTION SCHEME ("ESOS") COMMITTEE

Dato' Lee Yuen Fong *(Chairman)*
(Independent Non-Executive Director)

Low Boon Chin
(Independent Non-Executive Director)

Thomas Foo Suan Thong
(Group Financial Controller)

NOMINATION COMMITTEE

Chua Eng Chin *(Chairman)*
(Independent Non-Executive Director)

Dato' Khoo Seng Hock
(Independent Non-Executive Director)

Dato' Lee Yuen Fong
(Independent Non-Executive Director)

REGISTRAR

Securities Services (Holdings) Sdn. Bhd.
(Company No. 36869-T)
Level 7, Menara Milenium,
Jalan Damanlela,
Pusat Bandar Damansara,
Damansara Heights,
50490 Kuala Lumpur.
Tel : 03-20849000
Fax : 03-20949940/20950292

REMUNERATION COMMITTEE

Chua Eng Chin *(Chairman)*
(Independent Non-Executive Director)

Dato' Khoo Seng Hock
(Independent Non-Executive Director)

Tan Lee Chin (F)
(Managing Director)

AUDITORS

Messrs. UHY (AF1411)
Suite 11.05, Level 11,
The Gardens South Tower,
Mid Valley City,
Lingkaran Syed Putra,
59200 Kuala Lumpur.
Tel : 03-22793088
Fax : 03-22793099

INVESTOR RELATION

Person to Contact : Wong Chee Hong
Telephone : 06-7679353/7679418
Email : tsb@tigersynergy.my

WEBSITE

www.tigersynergy.my

PRINCIPAL BANKERS

Malayan Banking Berhad
Hong Leong Bank Berhad
AmBank (M) Berhad

STOCK EXCHANGE LISTING

Main Market of the
Bursa Malaysia Securities Berhad
Main Market Stock Code : 7079
Stock Name: TIGER

REGISTERED OFFICE

No. 482, Ground Floor,
Jalan Zamrud 6,
Taman Ko-Op,
70200 Seremban,
Negeri Sembilan Darul Khusus.
Tel : 06-7679353
Fax : 06-7637202

COMPLETED PROJECT

BUKIT SRI PUTRA

The Bukit Sri Putra is the development project on a piece of land located within a locality known as Sungai Buloh to develop into housing project comprising of 170 units of 3 storey linked house.

It is a prime location in the affluent Sungai Buloh. Built for comfort and luxurious living, these 3 storey linked homes are carefully created to offer unrivalled spaciousness and delightful features to inspire and complement only the finest living.

ON GOING PROJECT

(A) ALAM IMPIAN PROJECT
(Shah Alam, Selangor)

The Alam Impian Project, a Joint Development project by Tiger Synergy Development, a wholly owned subsidiary of Tiger Synergy Berhad which is expected to be launched in early 2016.

This Group's current flagship project consists of 132 units of 3-storey semi-detached houses on freehold lands with a total land area of approximately 13.586 acres located at Alam Impian, Shah Alam, Selangor Darul Ehsan, which thriving commercial hub and is set to benefit from the surrounded established residential and commercial activities due to close proximity to TTDI and easy access to major highway and city centre via the Sprint, LDP and Penchala Link Highways. Furthermore, it will also benefit from the completion of an upcoming MRT station located near to the project.

The estimated gross development value (GDV) and gross development cost (GDC) are approximately RM260 milliion and RM202 million, respectively which will provide an estimated gross profit of RM58 million to the Group over a period of three (3) years.

1, 2 & 3 Artist's impression of 3-storey semi detached houses, Alam Impian, Shah Alam

(B) GOMBAK PROJECT

1 , 2 & 3 Artist's impression of Proposed Apartments on Lot 62808, 62810 – 62818, Mukim Batu, Kuala Lumpur

The Gombak Project is the development of one (1) block comprising of 120 units of apartments on a freehold land with land area of approximately 1.01 acres in Gombak, Selangor Darul Ehsan, which is surrounded by established residential and commercial projects.

Currently, this project is under planning stage and expected to be launched in year 2016, subject to the obtainment of the approval from relevant authorities. The expected completion of the aforesaid project is within 3 years from the commencement of the said project.

The estimated GDV and GDC are approximately RM54 million and RM34 million, respectively which will provide an estimated gross profit of RM20 million to the Group over a period of three (3) years.

ON GOING PROJECT
CONT'D

(C) CHERAS PROJECT

1, 2 & 3 Artist's impression of Permata Avenue Condominium, Cheras

The Cheras Project is a development of one (1) block of building comprising 120 units of condominium on the Cheras land.

The estimated GDV and GDC are approximately RM72 million and RM57 million, respectively which will provide an estimated gross profit of RM15 million to the Group over a period of three (3) years.

The Cheras Project is expected to be launched in 2016 and to be completed within three (3) years from the commencement of the project.

FUTURE PROJECT

(A) SERI KEMBANGAN PROJECT

The Seri Kembangan Project a Joint Development project by Tiger Synergy Land Sdn Bhd, a wholly owned subsidiary of Tiger Synergy Berhad is a development of three (3) blocks of buildings comprising 600 units of condominium on a free hold land with land area of approximately 1,875 acres in Seri Kembangan, Selangor Darul Ehsan that contribute the estimated GDV approximately RM450 million to the Group.

The Seri Kembangan Project is currently in the planning stage and the Group is in the midst of preparing for submission of the planning approvals to the relevant authorities, which expected to be submitted in 2016 and launched in 2017, subject to the obtainment of the above approvals from the relevant authorities.

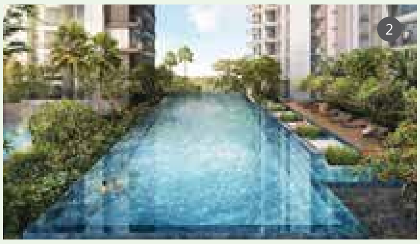
1 , 2 & 3 Artist's impression of Seri Kembangan, Selangor

FUTURE PROJECT
CONT'D

(B) BUKIT SERDANG PROJECT

The Bukit Serdang project estimated GDV is approximately RM250 million that consist of a development of two (2) blocks of buildings comprising 300 units of condominium with a full range of securities and facilities for the enjoyment of all residents with the combination of swimming pool, playground, gymnasium, jogging trail, reflexology path and etc on a freehold land with land area of approximately 2.97 acres in Serdang, Selangor Darul Ehsan.

The Bukit Serdang Project is currently in the planning stage and the Group is in the midst of preparing for submission of the planning approvals to the relevant authorities which expected to be submitted in 2016. It is expected to be launched in 2017, subject to the obtainment of the approval from the relevant authorities



1 , 2 & 3 Artist's impression of 300 units of condominium, Bukit Serdang, Selangor

NEW BUSINESS ACTIVITIES

BATCHING PLANT







TSB has invested in its new concrete-mixed batching plant located at Alam Impian, Shah Alam. This batching plant has been designed to produce and supply innovative, highly technical and customize concrete mix and other concrete related products to internal and external parties. It has excellent environmental protection, dust collection system and anti noise design. The plant is mobile in nature and can be dismantled and relocated to another location.

The opening of this plant marks a new chapter in TSB's growth in the concrete business segments through many projects in the Klang Valley region.

CORPORATE STRUCTURE

Tiger Synergy
BERHAD (Co. 325631-V)

PROPERTY, DEVELOPMENT & CONSTRUCTION DIVISION

Property Management Division

Goldenier Property Management Sdn. Bhd. (718591-K)

MHB Property Management Sdn. Bhd. (716419-K)

Property Development Division

Tiger Synergy Housing Development Sdn. Bhd. (718935-D)

Tiger Synergy Development Sdn. Bhd. (717993-V)

MHB Property Development Sdn. Bhd. (766881-X)

Myharmony Developement Sdn. Bhd. (921361-M)

Tiger Synergy Land Sdn. Bhd. (895473-M)

Teladan Bina Sdn. Bhd. (1093988-W)

Tiger Synergy Timber Sdn. Bhd. (183466-T)

Construction Division

Pembinaan Terasia Sdn. Bhd. (895278-H)

TRADING DIVISION

Tiger Synergy Mix Sdn. Bhd. (757150-K)

Ace Décor Sdn. Bhd. (719710-W)

Promosi Juara Sdn. Bhd. (1099188-X)

MANUFACTURING DIVISION

Tiger Synergy Industries (M) Sdn. Bhd. (245200-V)

Allfit Furnitures Industries Sdn. Bhd. (172453-X)

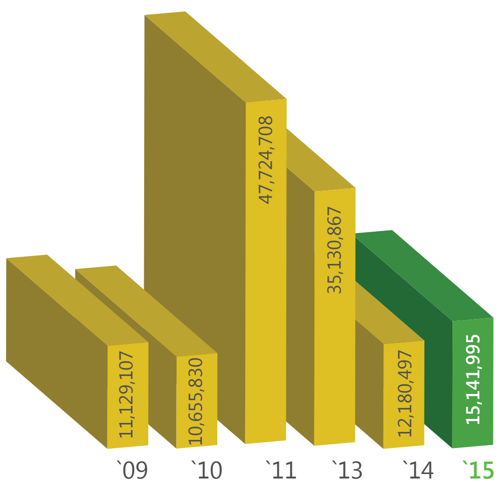
PLANTATION AND TIMBER DIVISION

Tiger Synergy Plantation Sdn. Bhd. (488746-U)

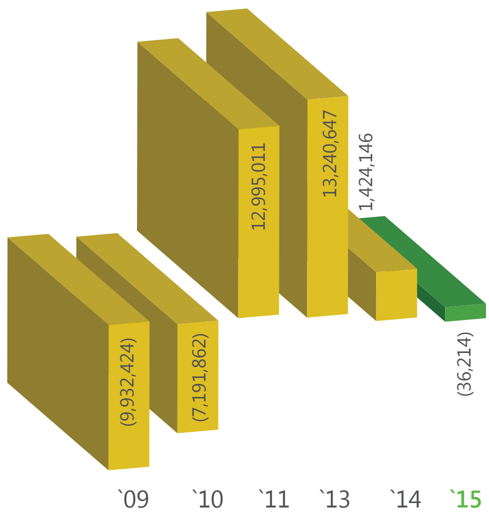
FINANCIAL HIGHLIGHTS

RM/Year	2015	2014	2013	2011	2010	2009
Turnover	15,141,995	12,180,497	35,130,867	47,724,708	10,655,830	11,129,107
Profit / (Loss) before taxation	(36,214)	1,424,146	13,240,647	12,995,011	(7,191,862)	(9,932,424)
Profit / (Loss) After taxation	(2,051,331)	1,409,364	2,046,787	1,531,764	(7,560,347)	(8,426,846)
Net Assets	175,291,103	170,242,434	92,189,202	69,585,945	42,035,182	23,195,529

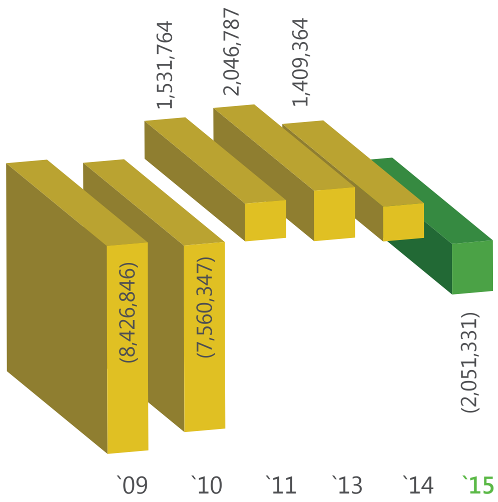
(RM'000)
TURNOVER



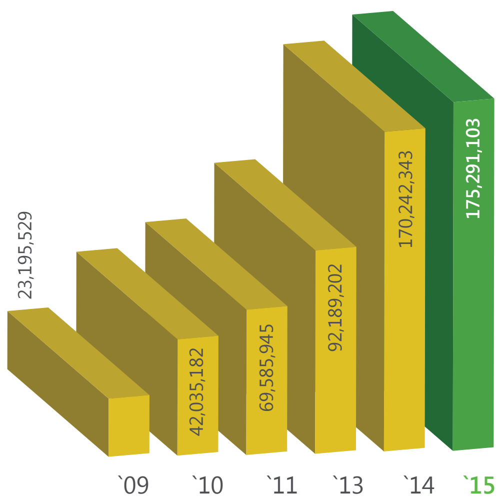
(RM'000)
PROFIT/(LOSS) BEFORE TAXATION



(RM'000)
PROFIT/(LOSS) AFTER TAXATION



(RM'000)
NET ASSETS



EXECUTIVE CHAIRMAN'S STATEMENT

It is my pleasure to present the Annual Report and Audited Financial Statement of the Company and its subsidiaries (the "Group") for the financial year from 1st July 2014 to 30th June 2015.

Dato' Tan Wei Lian
Executive Chairman

GROUP PERFORMANCE REVIEW

The global economy continued to expand during 2014 at a moderate and uneven pace, as the prolonged recovery process from the global financial crisis was still saddled with unfinished post-crisis adjustments. Global recovery was also hampered by some new challenges, including the rapid decline in oil prices, quick adjustments in exchange rates and weakening of most other currencies and the heightened political conflicts in various areas of the world.

For the financial year ended 30th June 2015, the Group recorded a loss before taxation for the twelve (12) months period of RM36,214. The loss is mainly due to administration costs and pending the launching of new projects. Performance of the respective operating business segments for the 4th Quarter ended 30th June 2015 is analyzed as follows:

1) Manufacturing-Minimal loss before taxation due to administration costs.

2) Trading-Loss before taxation was mainly due to lower margin.

3) Property Development-Minimal profit before taxation due to disposal of a subsidiary and as no on-going project pending the launching of new projects soon.

4) Others-Loss before taxation is due to administration expenses.

However, the Board will strive to improve the Group's business including penetrate into new business activity, seeking joint venture partners for its property development and to kick start the new project soon in order to generate higher revenue and profitability to the Group performance.

CORPORATE EXERCISE

- **PROPOSED PAR VALUE REDUCION**

  Pursuant to the announcement on 13th August 2015, the Group embarked on a proposed reduction of the issued and paid up share capital of Tiger Synergy Berhad ("Tiger" or the "Company") via the cancellation of RM0.12 of the par value of the ordinary shares of RM0.20 each in Tiger to RM0.08 each in Tiger pursuant to Section 64(1) of the Companies Act, 1965.

  The total issued and paid up capital of the Company as at 30th June 2015 is RM161,928,040 comprising 809,640,200 ordinary shares of RM0.20 each. The total credit arising upon the reduction of the par value of Tiger shares is up to RM143,605,236, which intends to utilize to eliminate the accumulated losses at Company level and balance arising thereafter will be utilized as fully paid bonus shares to Company's shareholders.

- **PROPOSED RIGHT ISSUE OF SHARES WITH WARRANTS AND BONUS SHARES**

The Proposed Renounceable Right Issue with Warrant and Bonus Shares of up to 2,393,420,600 new Tiger Shares ("Rights Shares") on the basis of two (2) Rights Shares for every one (1) existing Tiger share held after the Proposed Par Value Reduction, together with up to 957,368,240 free detachable warrant and an attached bonus issue of up to 478,684,120 new Tiger Shares ("Bonus Shares") on the basis of two (2) Warrant and one (1) Bonus Share for every five (5) Rights Shares have successfully subscribed upon the completion of Proposed Par Value Reduction.

The Proposed Renounceable Right Issue with Warrant and Bonus Shares is expected to raise an estimated gross proceeds of up to RM191,473,648 based on the indicative issue price of RM0.08 per Rights Share. The major purpose of the utilization of proceed are acquisition of lands, repayment of bank borrowings and company's working capital.

- **PROPOSED AMENDMENTS**

The present authorised share capital of the Company is RM500,000,000 divided into 2,500,000,000 ordinary shares of RM0.20 each, of which 809,640,200 shares have been fully paid up as at 30th June 2015. The Proposed Amendments entails the consequential amendments to the Company's Memorandum of Articles to facilitate the changes in the par value reduction of Tiger shares from RM0.20 per share to RM0.08 per share resulting from the Proposed Par Value Reduction as well as the amendments to the Articles of Association of Tiger to enable the Company to implement the Proposed Rights Issue of Shares with Warrants and Bonus Shares.

- **ISSUE OF SHARES**

During the financial year, the Company increased its issued and paid-up share capital from RM154,828,040 to RM161,928,040 through the creation of 35,500,000 ordinary shares of RM0.20 from private placement.

The new ordinary shares issued during the financial year rank pari passu in all respects with the existing ordinary shares of the Company.

The holders of ordinary shares are entitled to receive dividends as and when declared by the Company. All ordinary shares carry one vote per share without restrictions and rank equally with regard to the Company's residual assets.

- **WARRANTS**

DETACHABLE WARRANTS 2010/2015

By virtue of a Deed Poll dated 9 July 2010 for the 88,000,000 Detachable Warrants 2010/2015 ("Warrant 2010/2015") issued in connection with the Right Issue allotted and credited on 19th July 2010, each Warrants 2010/2015 entitles the registered holder the right at any time during the exercise period to subscribe in cash for one new ordinary share at an exercise price of RM0.20 each. The total number of outstanding Warrants as at 24th June 2015 is 41,346,450. However, the Detachable Warrants 2010/2015 ("Warrant 2010/2015") has expired on 7th August 2015.

DETACHABLE WARRANTS 2013/2018

By virtue of a Deed Poll dated 18th November 2013 for the 387,070,100 Detachable Warrants 2013/2018 ("Warrant 2013/2018") issued in connection with the Right Issue allotted and credited on 31st December 2013, each Warrants 2013/2018 entitles the registered holder the right at any time during the exercise period to subscribe in cash for one new ordinary share at an exercise price of RM0.20 each. The total number of unexercised Warrants as at 30th June 2015 is 387,070,100 with amounting to RM 77,414,020 at fair value.

- **ESTABLISHMENT OF AN EMPLOYEES' SHARE OPTION SCHEME ("ESOS")**

In addition, in order to retain and reward our employees, a 5-years ESOS was successfully launched and approved by the shareholders on 29th May 2014. Pursuant to Paragraph 6.43 of the Main Market Listing Requirement of Bursa Malaysia Securities Berhad, the effective date for the implementation date of ESOS has been fixed on 2nd October 2014. In the establishment of the ESOS, we took the seldom-used option of granting the same to our company directors including Executive and Non-Executive Directors in recognition of their stewardship of the Group. The Company did not grant any options under its ESOS since the above effective date of implementation up to the financial year ended 30th June 2015.

FUTURE PROSPECTS & PLANS

The growth for the year of 2015 in property sector is expected to be challenging in light of continued government's cooling measures and macroeconomic factors. Furthermore, the post-effect of the implementation of the Goods and Services Tax after April 2015 is likely to cause inflation with increases in domestic prices follows the other factors such as continued weakening of the local currency against major foreign currencies and other financially judicious policies by the government.

As to move into a new financial year, the Boards remains cautiously confident to the Group prospects as domestic demand in the property market is expected to continue its gradual growth. With anticipated launches of several new projects at the prime location as well as the penetration of new business activity by setup new batching plant to manufacture building material such as concrete for internal use and sell to external should deliver a strong income stream to the Group. Furthermore, the Company unveiled a new Company logo to radiate freshness, a new strategy that reflects the Company moving to new milestone for succeeds.

DIVIDEND

For the financial year under reviewed, the Board of directors does not recommend the payment of any dividend.

APPRECIATION

To entire Tiger's staff, I would like to express my sincere appreciation for their loyalty, commitment, dedication and team work in making the Tiger of today. Moreover, My heartfelt gratitude to our shareholders, business associates, clients, bankers, subcontractors, suppliers and various government agencies for their continued and invaluable support to the Company through smooth and rough times. Furthermore, we extend a warm welcome to Datin Sek Chian Nee, who joined as an Executive Director on 29th May 2015.

With all the continued support provided by both internal and external stakeholders, we look forward the Group in its path to scale greater heights.

DATO' TAN WEI LIAN
Executive Chairman

BOARD OF DIRECTORS

Seating from left to right
DATIN SEK CHIAN NEE, DATO' TAN WEI LIAN, TAN LEE CHIN, CHUA ENG CHIN

Standing from left to right
DATO' LEE YUEN FONG, LOW BOON CHIN, DATO' KHOO SENG HOCK

PROFILE OF
BOARD OF DIRECTORS

DATO' TAN WEI LIAN ('TWL')
Executive Chairman

Malaysian, aged 47, he began his colorful livelihood as a property developer at the age of 21. He has gained over 26 years of experience in the property development and construction industry. Therefore, Dato' TWL has played a major role in leading the Group to diversify its business into Property Development. In addition to his strong communication skills, experience, and in-depth knowledge of the business environment, he is also the President of the Negeri Sembilan Chinese Chamber of Commerce and Industry, Vice President of The Associated Chinese Chambers of Commerce and Industry of Malaysia.

On 28th November 2006, he was appointed to the Board of Tiger Synergy Berhad (TSB) as Managing Director in order to assist the company to diversify into property development. However, he has been redesignated as an Executive Chairman of the Group on 26th November 2014. He has attended five (5) Board of Directors' Meetings held during the financial year ended 30th June 2015. Dato' TWL has no conflict of interest with the Company and has not been convicted of any offences within the past ten years.

Dato' TWL does not hold directorship in other public companies but holds directorship in the subsidiary companies.

Dato' TWL is the brother of Ms Tan Lee Chin, a Managing Director of TSB as well as the spouse of Datin Sek Chian Nee, an Executives Director of TSB. He has direct shareholding of 149,422,600 ordinary shares and indirect shareholding of 44,994,000 ordinary shares as at 28th October 2015.

TAN LEE CHIN (F) ('TLC')
Managing Director

Malaysian, aged 46, was appointed to the Board as an Executive Director of TSB in February 2008. She is a member of Remuneration Committee. She graduated with a LLB (Honours) from the University of Northumbria, United Kingdom. In 1993, she joined the property development and construction company. During her tenure in the said company, she has pioneered to develop the marketing, finance and administrative division of the company. Since then, she has gained experience in the property development, financial, marketing, business management and corporate restructuring. In recognition of her outstanding entrepreneurial achievements, she has received an Outstanding Entrepreneur Award at the Golden Bull Award.

TLC was appointed to the Board as an Executive Director of TSB on 29th February 2008 and redesignated as Managing Director on 26th November 2014. She has attended five (5) Board of Directors' Meetings during the financial year ended 30th June 2015. She has no conflict of interest with the Company and has not been convicted of any offences within the past ten years.

TLC does not hold directorship in other public companies. She currently holds directorship in the subsidiary companies.

TLC is the sister of Dato' Tan Wei Lian, the Executive Chairman of TSB. She holds a direct shareholding of 20,902,000 ordinary shares and indirect shareholding of 149,422,600 ordinary shares as at 28th October 2015.

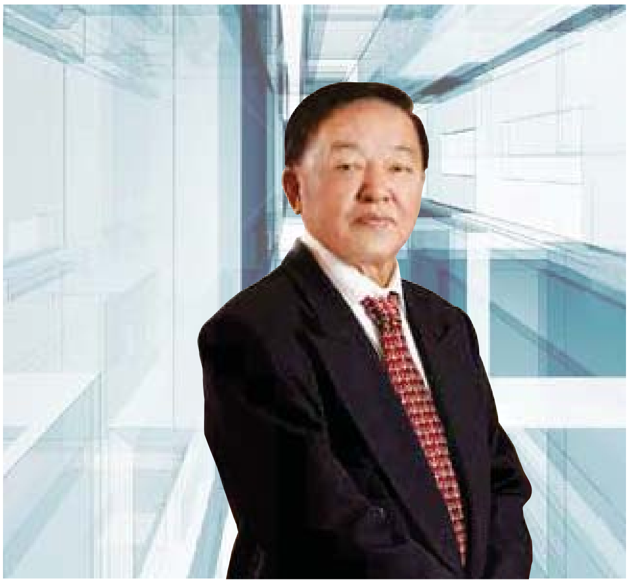
Malaysian, aged 48, was appointed as an Executive Director of TSB on 29th May 2015. She completed her Diploma in Perguruan Kementerian Pelajaran Malaysia in 1993. Upon graduation, she joined the education industry in Bahau, Negeri Sembilan Darul Khusus as a Teacher. She joined TSB as a Group Human Resource and Admin General Manager since 2006. Currently, she oversees the entire organisation's human resources by planning, implementing, and evaluating employee relations and human resources policies, programs, and practices.

Datin SCN has attended one (1) Board of Directors' Meeting during the financial year ended 30th June 2015. Datin SCN has no conflict of interest with the Company and has not been convicted of any offences within the past ten years.

Datin SCN does not hold directorship in other public companies. She currently holds directorship in the subsidiary companies.

Datin SCN is the spouse of Dato' Tan Wei Lian, the Executive Chairman of TSB. She holds a direct shareholding of 24,092,000 ordinary shares and indirect shareholding of 149,422,600 ordinary shares as at 28th October 2015.

DATIN SEK CHIAN NEE (F) ("SCN")
Executive Director



DATO' KHOO SENG HOCK
Independent Non-Executive Director

Malaysian, aged 67, was appointed to the Board of the Company on 7th October 2010 as an Independent and Non-Executive Director in TSB. Dato' Khoo is one of the member of Audit Committee, Nomination Committee and Remuneration Committee. From 1986 to 1995, Dato' Khoo was elected and served as the State Assemblyman for Lobak Constituency, Negeri Sembilan after completed his upper secondary education from Chung Hwa High School, Seremban. Subsequently in 1987, Dato' Khoo served as the Chief of Negeri Sembilan MCA Public Services and Complaints Bureau; and the Vice President of MCA Branch Taman Permata. During the financial year ended 30th June 2015, he has attended five (5) Board of Directors' Meetings.

Dato' Khoo does not hold directorship in other public companies.

He does not have any family relationship with any Director and/or major shareholder nor any conflict of interest with TSB. He has not been convicted for any offences within the last ten years.

PROFILE OF BOARD OF DIRECTORS
CONT'D

CHUA ENG CHIN
Independent Non-Executive Director

Malaysian, aged 56, was appointed as an Independent Non-Executive Director of TSB since 15th December 2006. Currently, Mr. Chua is the Chairman of the Audit Committee, Nomination Committee and Remuneration Committee. He attended five (5) Board of Directors' Meetings held during the financial year ended 30th June 2015.

Mr Chua is a qualified Chartered Accountant since 1984. He is a registered Fellow Member of the Association of Chartered Accountants (United Kingdom) and Malaysian Institute of Accountants. He has extensive experience in auditing and consultancy. He held various key positions with some established companies, i.e. as an internal auditor in Lion Group and Berjaya Group. He also served as Senior Accountant in Berjaya Textiles Berhad and Senior Manager in Malpac Holdings Berhad. Currently, he is a Commissioned Dealer Representative with PM Securities Sdn. Bhd and hold directorship in Naim Indah Corporation Berhad which is listed company in the Main Market of the Bursa Malaysia Securities Berhad.

He does not have any family relationship with any Director and/or major shareholder nor any conflict of interest with TSB. He has not been convicted for any offences within the last ten years.

LOW BOON CHIN
Independent Non-Executive Director

Malaysian, aged 67, was appointed to the Board of the Company on 12th September 2014 as an Independent and Non-Executive Director of TSB. He is a member of Audit Committee and Employee' Share Option Scheme Committee.

Mr. Low is graduated with a Degree in Business & Administration from National Chengchi University, Taiwan. He began his career in the direct sales industry and joined Win Win Sdn. Bhd., dealing in health food and pioneered the Direct Sales Division of the said company. Since then, he has gained about more than ten (10) years experience in direct selling & emporium operations. In recognition of his outstanding entrepreneurial achievements and contributions to the society, he was awarded the Negeri Sembilan's ANS, PMC, PJK and the Pahang State's Setia Mahkota Pahang (SMP). Mr Low was also bestowed with a National Honour of Ahli Mangku Negara (AMN) by His Majesty the Yang Dipertuan. In addition, Mr. Low is an active member and holds several prominent positions in a number of Associations and societies in Malaysia including that of Honorary Secretary in the Negeri Sembilan Chinese Chamber of Commerce & Industry. He also sits on Boards of several other private companies in Malaysia where he holds executive function positions. He holds direct warrant holdings of 20,000 warrants as at 28th October 2015.

Mr. Low does not hold directorship in other public companies.

He does not have any family relationship with any Director and/or major shareholder nor any conflict of interest with TSB. He has not been convicted for any offences within the last ten years.

Malaysian, aged 65, was appointed to the Board of the Company on 30th July 2014 as an Independent and Non-Executive Director of TSB. He is the member of Audit Committee and Nomination Committee. In addition, he is the Chairman of the Employee' Share Option Scheme Committee. He attended four (4) out of five (5) Board of Directors' Meetings held during the financial year ended 30th June 2015.

From 1986 to 2008, He was devoted and active Member of the State Legislative Assembly of Negeri Sembilan Darul Khusus, where he has gained much recognition through his earnest participation, involvement and contribution. He was bestowed and conferred the Dato' Setia Negeri Sembilan (DSNS). Since 2008, Dato' Lee has steadfastly and ardently played a key role as the Executive Chairman of the Negeri Sembilan Basketball Association and is also a dedicated and an active Member of the Persatuan Pengusaha-Pengusaha Burung Walit Negeri Sembilan Darul Khusus wherein he sits as the Chairman through to the present date. Through his many years of participating and engaging in various executive functions, roles and positions in these Associations, Dato' Lee has gained immeasurable experience in the areas of management, promotion, sponsorship, marketing, operation, controlling and organizational development. Currently, he is the Secretary General of Persekutuan Persatuan Pedagang Sarang Burung Malaysia.

Dato' Lee does not hold directorships in other public companies.

He does not have any family relationship with any Director and/or major shareholder nor any conflict of interest with TSB. He has not been convicted for any offences with the last ten years.

DATO' LEE YUEN FONG
Independent Non-Executive Director

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The Directors are required by the Companies Act, 1965 to prepare financial statements for each financial year which has been made in accordance with applicable approved accounting standards in Malaysia. The Directors take responsibility in ensuring that the financial statements give a true and fair view of the state of affairs of the Group and of the Company as at the end of the financial year and of the results and cash flow of the Group and of the Company for the financial year then ended.

In preparing the financial statements for the financial year ended 30th June 2015, the Directors have:

- Adopted and consistently applied appropriate accounting policies;
- Made reasonable and prudent judgments and estimates;
- Ensured that all applicable approved accounting standards have been followed, subject to any material departures disclosed and explained in the financial statement; and
- Prepared the financial statements on a going concern basis.

The Directors are responsible for ensuring that the Group and the Company keep accounting records which disclose with reasonable accuracy the financial position of the Group and the Company to enable them to ensure that the financial statements comply with the Companies Act, 1965. The Directors are responsible for taking such steps as are reasonably open to them to safeguard the assets of the Group and of the Company and to prevent and detect fraud and other irregularities.

STATEMENT ON CORPORATE GOVERNANCE

The Board of Directors ("The Board") of Tiger Synergy Berhad is fully committed to ensure that high standards of corporate governance are practiced throughout the Group with the ultimate objective of safeguarding and enhancing shareholders' value, achieving business prosperity and corporate accountability.

In its application of pertinent governance practices, the Board has taken into consideration the enumerations of the Malaysian Code on Corporate Governance 2012 ("MCCG 2012" or "the Code") and the Main Market Listings Requirements of Bursa Malaysia Securities Berhad wherever applicable in the best interest of the shareholders of the Group.

The Boards is pleased to disclose below how the Group has applied the principles set out in the Code to its particular circumstances, having regard to the recommendations stated under each principle and governance standards prescribed and the provisions of the Main Market Listing Requirement ("Main LR") of Bursa Malaysia Securities Berhad ("Bursa Securities") and the extent to which it has complied with the principles and recommendations for the financial year ended 30th June 2015.

PRINCIPLE 1: ESTABLISH CLEAR ROLES AND RESPONSIBILITIES

The Board has overall responsibility for the proper conduct of the Group's business. This includes the setting of goals and strategic directions, establishing goals for management and monitoring the achievement of these goals, overseeing the process of evaluating the adequacy and effectiveness of internal controls, identifying principles risks and ensuring the implementation of appropriate systems to manage these risks.

(i) Board Charter

The Board has established the Board Charter which provides guidance and clarity for the Board and the management regarding the role of the Board and the Board Committees, the requirements of Directors in carrying out their roles and discharging their duties towards the Company as well as the Board's operating practices.

The Board Charter will be periodically reviewed and updated in accordance with the needs of the Company and any new regulation that may have an impact on the discharge of the Board's responsibilities.

A copy of the Board Charter is available on the Company's website at www.tigersynergy.my.

(ii) Code of Ethics and Conduct

The Directors are expected to conduct themselves with the highest ethical standards. All Directors and employees are expected to behave ethically and professionally at all times and thereby protect and promote the reputation and performance of the Group.

The Code of Ethics and Conduct will be reviewed biennially or as and when it is required to ensure the information remains relevant and appropriate.

(iii) Sustainability of Business

The Company recognises the importance of sustainability and Environmental, Social and Governance perfomance as part of its broader responsibility to clients, shareholders and the communities in which it operates.

The Company is committed to understanding and implementing sustainable practices and exploring benefits to the business whilst attempting to achieve the right balance between the needs of the wider community, the requirements of shareholders and stakeholders and economic success via its Corporate Social Responsibility activities, details of which are provided at the page 29 of this annual report.

PRINCIPLE 1: ESTABLISH CLEAR ROLES AND RESPONSIBILITIES *cont'd*

(iv) Access to information and advice

The Board recognises that the decision making process largely dependent on the quality of information furnished. All Directors on the Board and committees of the Board have full and unrestricted access to senior management and the Company Secretary on all matters requiring information for deliberation. Information provided to the Board is compiled into reports via the Board Papers which are circulated to Directors in a timely manner to enable them to discharge their duties and responsibilities effectively.

All Directors have the consent of the Board, whether via the Board or in his or her individual capacity to take independent professional advice at the Company's expenses when necessary, in the furtherance of their duties. A Director may consult the Chairman and other Board members prior to seek any independent professional advice.

(v) Qualified and Competent Company Secretaries

The Board is regularly updated and advised by the Company Secretaries who are qualified, experienced and competent on new statutory and regulatory requirements, and the resultant implications to the Company and Directors in relation to their duties and responsibilities. The Company Secretaries plays a supporting role to the Board to ensure adherence to the Board policies and procedure and compliances with the Main LR of Bursa Securities and other compliance regulations. The Directors have ready and unrestricted access to the advice and services of the Company Secretaries to enable them to discharge their duties effectively.

Both the Company Secretaries are members of the Malaysia Institute of Chartered Secretaries and Administrators and are qualified to act as Company Secretary pursuant to Section 319A of the Companies Act, 1965.

PRINCIPLE 2: STRENGTHEN THE BOARD'S COMPOSITION

The current Board comprises seven (7) Directors out of which, one (1) Executive Chairman, one (1) Managing Director, one (1) Executive Director and (4) Independent Non-Executive Directors. The Company has complied with the requirements of at least one third (1/3) of the Board comprises independent as stated in Paragraph 15.02(1) of Main LR of Bursa Securities. There is no individual Director or group of Directors dominates the Board's decision making.

The wide mix of different skill sets and professional diversity of the members provides an atmosphere where deliberations draw a wide range of viewpoints which are at times challenged before a decision is arrived at. The Board acknowledges that a well balanced board will benefit the organization in promptly appraising matters and to competently arrive at decisions which will enhance the performance of the Group.

The profile of Directors are set out on pages 18 to 21 of this annual report.

To assist the Board in carrying out its duties and responsibilities, the Board has established the following Committees of the Board, each with clearly defined Terms of Reference in order to enhance corporate efficiency and effectiveness:-

(i) Audit Committee

The Audit Committee ("AC") comprises entirely of Independent Non-Executive Directors. The role of the Audit Committee and the number of meetings held during the financial year as well as the attendance record of each members are presented on the Audit Committee Report in pages 30 to 35.

(ii) Nomination Committee

The Nomination Committee ("NC") comprises three (3) Directors, all of whom are Independent Non-Executive Directors. The members of the NC are as follows:-

- Chua Eng Chin, *Chairman of Committee and Independent Non-Executive Director*;
- Dato' Khoo Seng Hock, *Independent Non- Executive Director*; and
- Dato' Lee Yuen Fong, *Independent Non- Executive Director*.

PRINCIPLE 2: STRENGTHEN THE BOARD'S COMPOSITION *cont'd*

(ii) Nomination Committee *cont'd*

The Board has stipulated specific terms of reference for the Nomination Committee, which covers, inter-alia, the salient function as below:-

- To consider and recommend to the Board candidate for directorship and Board Committee Membership;
- To facilitate an annual assessment of the required mix of skill and experience of the Board, Board Committees and individuals Directors; and
- To recommend the appropriate Board Balance and its size that including non-executive participation.

Gender Diversity Policy

The Board currently have two (2) female directors on Board which constitute almost one third of the Board and in line with Recommendation 2.2 of the MCCG 2012 in relation to gender diversity. Although there is no gender diversity policy at the moment, the Board recognises the contribution that women can bring to the Board and the Group and will strive to maintain the female composition of the Board.

Ethnicity and Age Diversity

There are no ethnicity and age diversity policies or any set measures to meet any target. The Board acknowledges the need for the age and ethnicity for good governance practices and a well functioned organisation. The Board will consider establishing the aforesaid policies formalizing its approach to age and ethnicity diversity in future.

Board Evaluation

The Nomination Committee ("NC") met once during the financial year ended 30th June 2015 to review the effectiveness of the Board, its Committees and the contribution of each individual Director, including the required mix of skills and core competencies necessary for the Board to discharge its duties effectively.

During the financial year ended 30th June 2015, the main activities carried by the Nomination Committee includes the following:-

(1) Assessed the performance of the Board, Board Committees and individual Director.
(2) Reviewed the independent of Independent Non-Executive Director in relation to the 9-years tenure limit and reported the outcome to the Board for decision.
(3) Recruit and reviewed the new appointment of Independent Non-Executive Director.
(4) Reviewed the re-election of Directors at the Annual General Meeting.

(iii) Remuneration Committee

The Remuneration Committee ("RC") comprises three (3) Directors, the majority of whom are Independent Non-executive Directors. The member of the RC are as follows:

- Chua Eng Chin, *Chairman of Committee and Independent Non-Executive Director*;
- Dato' Khoo Seng Hock, *Independent Non-Executive Director*; and
- Tan Lee Chin, *Managing Director*.

The Board believes in a remuneration policy that fairly supports the Directors' responsibilities and fiduciary duties in steering and growing the Group to achieve its long term goals and to enhance its shareholder value.

The RC is responsible for evaluating, deliberating and recommending to the Board the compensation and benefits that are fairly guided by market norms and industry practices. The RC is also responsible for evaluating the Executive Directors' remuneration which is linked to the performance of the Executive Director and performance of the Group. Individual Directors do not participate in the decisions regarding his or her individual remuneration.

The RC met once during the financial year ended 30th June 2015 to review the remuneration of Directors and senior management of the Group to ensure that rewards commensurate with their experience and individual performance.

PRINCIPLE 2: STRENGTHEN THE BOARD'S COMPOSITION *cont'd*

(iii) Remuneration Committee *cont'd*

The details of aggregate remuneration of Directors of the Company during the financial year are as follows:-

Remuneration	Executive Directors	Non-Executive Directors	Total
Salaries & other Emoluments	-	-	-
Fees	632,451	90,000	722,451
Bonus	-	-	-

The number of directors of the Company whose total remuneration during the year fall within the following bands is as follows:

Category	Executive Directors	Non-Executive Directors
Below RM50,000	-	4
RM50,001 - 250,000	2	-
RM250,001 - 500,000	1	-
RM500,001 - 750,000	-	-

PRINCIPLE 3: REINFORCE INDEPENDENCE

During the financial year ended 30th June 2015, the Board is of the view that the significant composition of Independent Non-Executive Directors, which comprises 57%, a majority of the current Board's size, coupled with the adoption of Board Charter, all provide for the relevant check and balance to ensure no one individual has unfettered powers in making Board's decision.

The Board is mindful of the recommendation of the Code limiting the tenure of Independent Directors to nine (9) years of service. However, the Board may, in appropriate cases and subject to the assessment of the Nomination Committee on an annual basis, retain an Independent Director who has served a consecutive or cumulative term of nine (9) years to continue to serve as Independent Director subject to shareholder's approval. As at the end of the financial year, all the Independent Directors have been in service for less than nine (9) years. In addition, all of the Independent Non-Executive Directors are also independent from the substantial shareholders of the Group, not being substantial shareholders themselves nor directly associated with any substantial shareholder.

Separation of position of the Chairman and Managing Director

The roles of the Chairman and Group Managing Director are exercised by different individuals. Whilst the Chairman and Group Managing Director collectively are responsible for the leadership of the Group, there is a clear division of responsibility between the Chairman and the Managing Director to ensure that there is a balance of power and authority. The Chairman's primary role is to lead and manage the Board. He engages directly with the Managing Director to understand and oversee the strategy implementation and performance delivery. He is responsible for ensuring the processes of the Board are effective in carrying out its duties and responsibilities, including the timely provision of sufficient relevant information on financial and non-financial matters. The Chairman, in conjunction with the Managing Director and Company Secretaries, sets agendas for the meetings of the Board that focus on strategic direction and performance of the Group. The Managing Director is responsible for the development and implementation of strategy, overseeing the day-to-day management of the Group's operations and business as well as implementation of the Board's policies and decisions.

PRINCIPLE 4: FOSTER COMMITMENT

Board Meetings

Board meetings are held at quarterly intervals with additional meetings held whenever necessary. During the financial year ended 30th June 2015, five (5) meetings were held and the attendances of the Directors at Board Meetings are as follows:

	No. of Meetings Attended
Dato' Tan Wei Lian	5/5 meetings
Tan Lee Chin	5/5 meetings
Datin Sek Chian Nee *(Appointed on 29th May 2015)*	1/1 meetings
Dato' Khoo Seng Hock	5/5 meetings
Chua Eng Chin	5/5 meetings
Dato Lee Yuen Fong	4/5 meetings
Low Boon Chin *(Appointed on 12th September 2014)*	4/4 meetings

Training

The Board also emphasises the important of continuing education for its Directors to ensure that they are equipped with the necessary skills and knowledge to meet the challenges of the Boards. All the Directors have successfully completed the Mandatory Accreditation Programme prescribed by Bursa Securities as at the end of the financial year. The Directors will continue to attend other training courses to equip themselves effectively and discharge their duties as Directors on a continuous basis in compliance with Paragraph 15.08 of Main LR of Bursa Securities.

All the Directors have attended trainings during the financial year ended 30th June 2015. Some of these training programmes, seminars and forums are as follows:

1. Goods And Services Tax – Property Development; and

2. Sustainability Symposium organised by Bursa Malaysia.

The newly appointed Executive Director, Datin Sek Chian Nee had completed the Mandatory Accreditation Programme in September 2015.

PRINCIPLE 5: UPHOLD INTEGRITY IN FINANCIAL REPORTING

(a) Compliance with Applicable Financial Reporting

The Board is responsible for ensuring that financial statements prepared for each financial year give a true and fair view of the Group's state of affairs. The Directors took due care and reasonable steps to ensure that requirements of accounting standards were fully met. Quarterly financial statements were reviewed by the Audit Committee and approved by the Boards of Directors prior to their release to Bursa Securities.

(b) Assessment of Suitability and Independence of External Auditors.

The Audit Committee undertakes an annual assessment of suitability and independence of the external auditor. Having assessed their performance for the financial year ended 30th June 2015, the Audit Committee has recommended their re-appointment to the Board and the Board has in turn recommended the same to the shareholders for approval at the forthcoming AGM.

PRINCIPLE 6: RECOGNISE AND MANAGE RISKS

The risk management and internal control system is regularly reviewed by management and relevant recommendations are made to the Audit Committee and Board for approval. The Company continues to maintain and review its internal control procedures to ensure that its assets and its shareholders' investments are protected. Details of the Group's internal control system are set out in the Statement on Risks Management and Internal Control of this Annual Report.

Internal Audit Function

The Group has established an in-house internal audit team at the corporate office, who reports directly to the Audit Committee. Details of the Company's internal control system and framework as set out in the Statement on Risk Management and Internal Control together with Audit Committee Report of this annual report.

PRINCIPLE 7: ENSURE TIMELY AND HIGH QUALITY DISCLOSURE

The Board is aware of the need to establish corporate disclosure policies and procedures to enable comprehensive, accurate and timely disclosures relating to the Company and its subsidiaries to be made to the regulators, shareholders and stakeholders. Accordingly, the Board will consider developing pertinent corporate disclosure policies to enhance its existing information disclosure practices adopted from the Listing Requirement.

The Company's corporate website at www.tigersynergy.my serves as a key communication channel for shareholders, investor, members of the public and other stakeholders to obtain up-to-date information on the Group's activities, financial results, major strategic developments and other matters affecting stakeholders' interest.

Furthermore, the Board reviews and approves all quarterly and other important announcements. The Company announces its quarterly and full year results within the mandatory period. The financial statements and, where necessary other materials presented at the Company's general meetings, including material and price sensitive information, are disseminated and publicly release via Bursa Link on timely basis to ensure effective dissemination of information relating to the Group.

PRINCIPLE 8: STRENGTHEN RELATIONSHIP BETWEEN COMPANY AND SHAREHOLDERS

The Board acknowledges that Annual General Meeting ("AGM") is an important avenue in engaging with shareholders and they provide a platform for Board dialogue and interaction with shareholders and investor who may seek clarification on the Group's business, performance and prospects. Shareholders are notified of the AGM and provide with a copy of the Company's Annual Report at least twenty one (21) days before the meeting. At the AGM, shareholders are encouraged to ask questions or seek clarification on the agenda of the meeting. All Directors are available to respond to questions from shareholders during the meeting. The external auditors are also present to provide professional and independent clarification on issues and concerns raised by shareholders. The Board encourages participation at the AGM and encourages poll voting by informing the shareholders of their rights to demand for poll.

The Company ensures transparency and good corporate governance by promptly disseminating corporate information to the shareholders and investors via announcements to Bursa Securities and dialogue with analysts and media.

This Statement of Corporate Governance is made in accordance with a resolution of the Board dated 19 October 2015.

CORPORATE SOCIAL RESPONSIBILITY

Tiger Synergy Berhad ("TSB") has grained responsibility into its core business since its establishment. The Group commits to building quality homes to enhance lifestyles; creating wholesome communities; and providing housing to all range of income levels because we believe that everyone deserves their own living space. Through the years, this core commitment has been nurtured and extended to encompass the pillars of Workplace, Community, Environment and Marketplace, to ensure the continued wellbeing and sustainability of the community we serve.

(i) THE COMMUNITY

Through the Group philanthropic contributions, we continue to champion various efforts deserving support. This involved various organizations and charitable bodies that truly deserve it. We believe that in giving back is when we truly received. During the financial year under review, the Group has contributed and donated to the following charitable organizations, association and schools:-

(a) Associate Chinese Chamber of Commerce and Industry of Malaysia.
(b) UTAR Education Foundation.
(c) Negeri Sembilan Chinese Chamber of Commerce and Industry.
(d) Tabung Pembangunan SJK(C) Ladang Hillside Seremban.
(e) PIBG SJK(C) Pei Hua Seremban.

(ii) THE MARKETPLACE

The Group commits to transparency and good governance in every aspect of our operations. As a company listed on Bursa Malaysia, the Company makes it a priority to build effective channels of communication with our shareholders and stakeholders. In addition, the Company believes that good investor relation is vital for sustainable success. Every years, the Company holds an Annual General Meeting to provide and clarify to its shareholders with the Group's financial performance and the latest corporate proposals and business of the Group. This is substantiated with the release of quarterly financial announcements, corporate announcements, annual reports and circulars.

(iii) THE WORKPLACE

TSB attributes its employees as the drivers of the Group's continued success and growth. The quality of our human capital anchors the Group's continued success. As such, the Group strives to maintain high standards of recruitment, development and retention of employees in the workplace; aimed at a being sustainable employer of choice; by offering attractive remuneration and career developing planning.

(iv) THE ENVIRONMENT

At TSB, we strive to maintain and further enhance the natural environment at the heart of our developments. Our emphasis is to promote lush greenery and enhance the natural beauty prevalent within the developments that we create. Furthermore, we seek to reduce our impact on the environment by monitoring and reducing our carbon footprint, waste, emissions and environment risks.

AUDIT COMMITTEE REPORT

The Board of Directors of Tiger Synergy Berhad ("TSB") is pleased to present the report of the Audit Committee Report and its activities for the financial year ended 30th June 2015.

MEMBERS

The composition of Audit Committee is in accordance with the provisions of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Malaysia"). The Committee comprises of the following Members:

- Chua Eng Chin *(Chairman/Independent Non-Executive Director)*
- Dato Khoo Seng Hock *(Independent Non-Executive Director)*
- Dato' Lee Yuen Fong *(Independent Non-Executive Director)*
- Low Boon Chin *(Independent Non-Executive Director) – Appointed as Audit Committee Member on 26th August 2015.*

Mr. Chua Eng Chin is a member of the Malaysia Institutes of Accountants. In this regards, the Company is in compliance with the requirement of Paragraph 15.09(1)(c)(i) under the Main Market Listing Requirements of Bursa Malaysia Securities Berhad which requires at least one member of the Committee to be a qualified accountant.

During the financial year ended 30th June 2015, the Committee held five (5) meetings and their attendance are as follows:

(i)	Chua Eng Chin *(Chairman)*	5 of 5 Meetings
(ii)	Dato' Khoo Seng Hock	5 of 5 Meetings
(iii)	Dato' Lee Yuen Fong	4 of 5 Meetings
(iv)	Low Boon Chin *(Appointed as Audit Committee Member on 26th August 2015)*	N/A

TERMS OF REFERENCE

1. Objectives

The principal objectives of the Audit Committee are to assist the Board of Directors in discharging its statutory duties and responsibilities relating to accounting and reporting practices of the Group. In addition, the Audit Committee shall:-

1. Provide assistance to the Board in fulfilling its fiduciary responsibilities and assure the shareholders of the Group that the Directors of TSB have complied with Malaysian financial standard and required disclosure policies developed and administered by Bursa Malaysia Securities Berhad ("Bursa Securities").
2. Ensure transparency, integrity and accountability in the Group's management of principal risks, the quality of the accounting function, the system of internal controls and audit function and strengthen public's confidence in the Group's reported results.
3. Maintain through regularly scheduled meetings, a direct line of communication among the Board, senior management, external auditors and internal auditors and to exchange views and information.

2. Composition

The Committee shall be appointed by the Board from amongst its Directors and shall be no fewer than three (3) members, majority of whom shall be Independent Directors. All members of the Audit Committee must be non-Executive Directors.

In this respect, the Board adopts the definition of "independent director" as defined under the Listing Requirements of Main Market of Bursa Malaysia Securities Berhad ("Bursa Securities").

All members of the Audit Committee shall be financially literate and at least one of the members of the Audit Committee:-

(i) must be a member of the Malaysian Institute of Accountants ("MIA"); or

TERMS OF REFERENCE *cont'd*

2. Composition *cont'd*

(ii) if he is not a member of MIA, he must have at least three (3) years' of working experience and:

a) he must have passed the examinations specified in Part I of the 1st Schedule of the Accountants Act 1967; or

b) he must be a member of one of the Associations of the Accountants specified in Part II of the 1st Schedule of the Accountants Act 1967; or

(iii) fulfils such other requirements as prescribed or approved by the Exchange.

The Board must ensure that no alternate director shall be appointed as a member of the Audit Committee.

The team of office and performance of the Committee members shall be reviewed by the Board at least once every three (3) years to determine whether the members have carried out their duties in accordance with their terms of reference.

Retirement and resignation

If a member of the Audit Committee resigns, dies, or for any reason ceases to be a member resulting in non-compliances to the composition criteria as stated in the above, the Board shall within three (3) months of the event appoint such number of the new members as may be required to fill the vacancy.

3. Chairman

The chairman, who shall be elected by the members of the Committee, shall be an Independent Non-Executive Director.

In the absence of the Chairman of the Audit Committee, the other members of the Audit Committee shall amongst themselves elect a Chairman who must be independent director to chair the meeting.

4. Secretary

The Company Secretary shall be the Secretary of the Audit Committee and as a reporting procedure, the Minutes shall be circulated to all members of the Board.

The Secretary shall also be responsible for keeping the minutes of meetings of the Committee and circulating them to the Committee members and to other members of the Board.

5. Meeting

The Committee shall meet at least four (4) times a year, with each meeting planned to coincide with key dates in the Company's financial reporting cycle, or more frequently as circumstances dictate.

Upon the request of the external auditors, the Chairman of the Audit Committee shall convene a meeting of the Audit Committee to consider any matter the external auditors believes should be brought to the attention of the directors or shareholders.

Notice of Audit Committee meetings shall be given to all the Audit Committee members unless the Audit Committee waives such requirement.

The Chairman of the Audit Committee shall engage on a continuous basis with senior management, such as the Chairman, the Finance Director, the head of internal audit and the external auditors in order to be kept informed of matters affecting the Company.

TERMS OF REFERENCE *cont'd*

5. Meeting *cont'd*

The Finance Director, the head of internal audit and a representative of the external auditors should normally attend meetings. Other Board members and employees may attend meetings upon the invitation of the Audit Committee. However, the Audit Committee shall meet with the external auditors without executive Board members present at least twice a year and whenever necessary.

Questions arising at any meeting of the Audit Committee shall be decided by a majority of votes of the members present, and in the case of equality of votes, the Chairman of the Audit Committee shall have a second or casting vote.

6. Minutes

Minutes of each meeting shall be kept at the registered office and distributed to each member of the Audit Committee and also to the other members of the Board. The Audit Committee Chairman shall report on each meeting to the Board.

The minutes of the Audit Committee meeting shall be signed by the Chairman of the meeting at which the proceedings were held or by the Chairman of the next succeeding meeting.

7. Quorum

The quorum for any meeting shall be the majority of the members present who are Independent Directors.

8. Circular Resolutions

A resolution in writing signed or approved by letter, telegram, telex or telefax or other electronic/digital means (including but not limited to electronic mail) by all the Audit Committee Members and who are sufficient to form a quorum, shall be as valid and effectual as if it had been passed at a Meeting of the Audit Committee duly called and constituted. All such resolutions shall be described as "Audit Committee Members' Resolutions in Writing" and shall be forwarded or otherwise delivered to the Secretary without delay, and shall be recorded by him in the Company's Minutes Book. Any such resolution may consist of several documents in like form, each signed by one (1) or more Audit Committee Members.

8. Reporting

The Audit Committee shall report to the Board of Directors, either formally in writing, or verbally, as it considers appropriate on the matters within its terms of reference at least once a year, but more frequently if it so wishes.

The Audit Committee shall report to the Board of Directors on any specific matters referred to it by the Board for investigation and report.

9. Authority

The Committee is authorized by the Board to investigate any activities within its terms of reference and shall have unrestricted access to both the internal and external auditors and to all employees of the Group. The Committee shall have the authority:-

(a) have explicit authority to investigate any matter within its terms of reference, the resources to do so, and full access to information. All employees shall be directed to co-operate as requested by members of the Audit Committee.

(b) convene meetings with the External Auditors without the presence of Executive Directors, Management or other employees of the Group unless specifically invited by the Committee.

(c) have full and unlimited/ unrestricted access to all information and documents/ resources pertaining to the Group and Management which are required to perform its duties as well as to the internal and external auditors and senior management of the Company and Group. All employees of the Group are required to comply with requests made by the Audit Committee.

TERMS OF REFERENCE *cont'd*

9. Authority *cont'd*

(d) obtain independent professional or other advice and to invite persons with relevant experience to attend the meetings, if necessary.

(e) have direct communication channels with the external auditors and person(s) carrying out the internal audit function or activity (if any).

(f) where the Audit Committee is of the view that the matter reported by it to the Board has not been satisfactorily resolved resulting in a breach of the Listing Requirements, the Audit Committee shall promptly report such matter to Bursa Securities.

10. Duties and Responsibilities

The duties and responsibilities of the Committee shall be:-

(a) Review the quarterly results and year-end financial statements before submission to the Board for approval, focusing particularly on:-

- Any changes in accounting policies and practices;
- Going concern assumptions;
- Significant adjustments arising from the audit;
- Compliances with accounting standards, regulatory and other legal requirements.

(b) Review and discuss with external auditors of the following:

- External audit plans and scope of work;
- External audit reports, management's response and actions taken;
- External audit evaluation of the system of internal controls; and
- Problems and reservations arising from interim and final audits and any matters them external auditors may wish to discuss, in the absence of other directors and management, if necessary.

(c) To establish policies governing the circumstances under which contracts for the provision of non-audit services can be entered into and procedures that must be followed by the external auditors.

(d) Consider any related party transactions and situations where a conflict of interest may arise within the Group.

(e) To review the suitability and independence of the External Auditors for recommendation to the Board for re-appointment and the audit fee thereof;

(f) To review any resignation from external and internal auditors and to nominate internal and external auditors of the Group.

(g) To review with the Internal Auditors, the scope, functions, competency and adequacy of resources, internal audit programmes and results, authority, processes or investigations undertaken and the action taken on their recommendations.

(h) To discuss problems and reservations arising from the interim and final audits, and any matter the auditors may wish to discuss (in the absence of management, where necessary).

(i) To do the following, in relation to the internal audit function:-

- consider and approve the appointment of the internal auditors, the audit fee and any question of resignation or dismissal

- review the adequacy of the scope, functions, competency and resources of the internal audit function, and that it has the necessary authority to carry out its work

TERMS OF REFERENCE *cont'd*

10. Duties and Responsibilities *cont'd*

(i) To do the following, in relation to the internal audit function:- *cont'd*

- review the internal audit programme and results of the internal audit process and, where necessary, ensure that appropriate actions are taken on the recommendations of the internal audit function
- review the internal audit plan, consider the internal audit reports and findings of the internal auditors, fraud investigations and actions and steps taken by Management in response to audit findings
- review any appraisal or assessment of the performance of members of the internal audit function

(j) To consider any related party transactions and conflict of interest situation that may arise within the Company or Group including any transaction, procedure or course of conduct that raises questions of management integrity.

(k) To report its findings on the financial and management performance, and other material matters to the Board.

(l) To consider the major findings of internal investigations and management's response.

(m) To verify the allocation of Employees' Share Option Scheme ("ESOS") in compliance with the criteria as stipulated in the by-laws of ESOS of the Company, if any.

(n) To review the adequacy and effectiveness of risk management, internal control and governance systems.

(o) To monitor the Company's compliance with relevant laws, regulations and code of conduct.

(p) To consider any other areas as may be directed by the Board.

SUMMARY OF ACTIVITIES DURING THE FINANCIAL YEAR

During the financial period under review, the main activities undertaken by the Committee were as follows:

a) Reviewed quarterly financial results and the annual financial statements of the Company and made recommendations to the Board for approval prior to the release of the results to Bursa Malaysia.

b) Reviewed the Audit Planning Memorandum of the external auditors' in respect of the audit for the finacial statements of the Company and Group for the financial year ended 30th June 2015 including the audit fees and made recommendations to the Board on their appointment and remuneration.

c) Discussed with the external auditor the areas of audit emphasis and considered the outcome that stated in the audited report of the Group.

d) Reviewed the major findings stated in the internal audit reports and their recommendations relating thereto as well as the Management response.

e) Reviewed the internal and external audit reports to ensure that appropriate and adequate remedial actions were taken by the Management on significant lapses in controls and procedures that were identified, if any

f) Met with the external auditors without the presence of the Management.

g) Reviewed the recurrent related party transactions or related party transactions of the Company and the Group.

h) Reviewed the Annual Report and Audited Financial Statements of the Group before recommending for the Board's approval.

SUMMARY OF ACTIVITIES DURING THE FINANCIAL YEAR *cont'd*

During the financial period under review, the main activities undertaken by the Committee were as follows: *cont'd*

i) Reviewed the Audit Committee Report and Statement on Internal Control prior to its inclusion in the Annual Report.

j) Discussed on significant accounting and auditing issues, impact of new or proposed changes in accounting standards and regulatory requirements.

INTERNAL AUDIT FUNCTION

The Group has recognized that an internal audit function is essential in ensuring the effectiveness of the Group's systems of internal control and is an integral part of the risk management process. The Company established an internal audit function which is independent of the activities in audits. The Company ensures its internal audit function reports directly to the Audit Committee.

The internal audit function is carried out by in-house internal audit department to assist the Board in the review and appraisal of the internal control system within the Group. The internal audit function adopts a risk-based approach and prepares its audit strategy and plan based on the undated risk profiles of the major business units of the Group. The follow-up work on previous internal audit findings would carry out by the internal audit function on the implementation of corrective actions by Management. The Audit Committee considers reports from the internal audit function and comments from Management before making recommendations to the Board to strengthen the internal control and governance systems.

The following internal audit activities were carried out during the financial year:-

1) Reviewed the system of internal controls, risks management and key operating processes and recommending improvements to the existing system of controls;
2) Carried out ad hoc audit assignments and special reviews; and
3) Identified opportunities to improve the operations of and processes within the Group.

During the financial year ended 30th June 2015, the cost incurred for the internal audit function was RM72,000.00.

ADDITIONAL COMPLIANCE INFORMATION

1) SHARE BUY - BACKS

During the financial year ended 30th June 2015, the company did not enter into any share buyback transaction.

2) OPTION, WARRANTS OR CONVERTIBLE SECURITIES EXERCISE

DETACHABLE WARRANTS 2010/2015

By virtue of a Deed Poll executed on 7th May 2010 for the 88,000,000 Detachable Warrants 2010/2015 ("Warrant 2010/2015") issued in connection with the Right Issue allotted and credited on 19th July 2010, each Warrants 2010/2015 entitles the registered holder the right at any time during the exercise period to subscribe in cash for one new ordinary share at an exercise price of RM0.20 each. However, the Detachable Warrants 2010/2015 ("Warrant 2010/2015") has expired on 7th August 2015.

DETACHABLE WARRANTS 2013/2018

By virtue of a Deed Poll executed on 2nd December 2013 for the 387,070,100 Detachable Warrants 2013/2018 ("Warrant 2013/2018") issued in connection with the Right Issue allotted and credited on 31st December 2013, each Warrants 2013/2018 entitles the registered holder the right at any time during the exercise period to subscribe in cash for one new ordinary share at an exercise price of RM0.20 each. The total number of unexercised Warrants as at 30th June 2015 is 387,070,100 with amounting to RM77,414,020 at fair value.

EMPLOYEES' SHARE OPTION SCHEME ("ESOS")

The Company did not grant any options under its ESOS since the effective date of implementation on 2nd October 2014 up to the financial year ended 30th June 2015.

3) DEPOSITORY RECEIPT PROGRAMME

The Company did not sponsor any depository programme during the financial year ended 30th June 2015.

4) IMPOSITION OF SANCTIONS/PENALTIES

During the financial year ended 30th June 2015, there were no public sanctions and/or penalties imposed on the Company and its subsidiaries, Directors or management by any regulatory bodies.

5) UTILISATION OF PROCEEDS

There were no proceeds raised by the Company during the financial year.

6) NON-AUDIT FEES

The amount of non audit-fees paid/payable to external auditors and its affiliates for the financial year ended 30th June 2015 amounted to approximately RM5,000.00.

7) VARIATION IN RESULTS

There were no profit estimate, forecast or projections made or released by the Company for the financial year ended 30th June 2015. In addition, there was minimal variance which is less than 1% between the audited result for the financial year and the unaudited result announced.

8) RECURRENT RELATED PARTY TRANSACTION OF A RECENUE OR TRADING NATURE

During the financial year ended 30th June 2015, there was no recurrent related party transaction made or released by the Company other than those disclosed in this report.

9) MATERIAL CONTRACTS

There is no material contracts entered into by the Company and its subsidiaries involving Directors and substantial shareholders either still subsisting as at 30th June 2015.

10) PROFIT GUARANTEE

The Company did not make any arrangement during the financial year under review which requires profit guarantee.

STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL

INTRODUCTION

The Board of Directors of Tiger Synergy Berhad ("the Board") is responsible for the Group's system of risk management and internal controls and their effectiveness to safeguard shareholders' investment and the Group's assets. The Board is pleased to provide the following statement which is pursuant to Para 15.26(b) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, the Statement on Risk Management and Internal Control: Guidelines for Directors' of Listed Issuers ("the Guidance"), which outlines the nature and scope of internal control of the Group for the financial year ended 30th June 2015.

RESPONSIBILITY FOR RISK AND INTERNAL CONTROL

The Board and Senior Management recognize their responsibility for maintaining a system of internal controls and for reviewing its adequacy and integrity in order to safeguard shareholders' investments and the assets of the Group. Notwithstanding, due to the limitation that are inherent in any system of internal control, the group's internal control system is designed to manage rather than abolish the risk of failure to achieve Group's business objective. Therefore, the system can only able to provide reasonable but not absolute assurance against material misstatement or loss. The Board confirms that the system of internal control with the key elements highlighted below was in place during the financial year. The system is subject to regular reviews by the Board.

RISK MANAGEMENT FRAMEWORK

The Boards acknowledges its responsibility to maintain a sound system of risk management and internal controls by ensuring its adequacy and integrity through the process of constant review and monitoring in order to ensure achievement of the Group's business objectives and goals. However, such a system is designed to manage the Group's risks within an acceptable risk profile, rather than to eliminate the risk of failure to achieve the business objective of the Group. Therefore, it can only provide reasonable but not absolute assurance against material misstatements or losses.

THE INTERNAL AUDIT FUNCTION

The Internal Auditor conducts regular reviews and appraisals of the effectiveness of the system of internal controls of the Company impartially, proficiently, and with due professional care. Reports will be represented to the Audit Committee on a quarterly basis or more frequently, if required. Quarterly internal audit have been carried out to monitor compliance with the Group's procedures and to review on the adequacy and effectiveness of the Group's system of internal control. Areas of improvement in internal controls have been identified and the implementation of action plans based on proposed recommendations have subsequently been initiated. The Group is ensuring that effective risk management framework allows the management strived to manage risk effectively within defined parameters and standards, and promotes profitability of TSB Group's operation in order to protect its assets and enhance shareholders' value. The total cost incurred for internal audit activities for the financial year ended 30th June 2015 amounted to RM72,000.00

OTHER KEY ELEMENTS OF INTERNAL CONTROL

The summary of key elements of the Group's internal control system are included as below:-

- Internal control procedures are set out in a series of policies and procedures. These procedures are subject to regular reviews and improvements to reflect changing risks or to resolve operational deficiencies;
- Key function such as Business Development, Human Resources, Finance, Taxation, Treasury, Insurance, Secretarial and Legal Matters are centralised in head office;
- Ongoing training and educational programme for Directors and relevant employees in assessing the adequacy and integrity of the Group's risk and control process.
- Quarterly performance reports that provide the Board and the Management with comprehensive information on financial and key business indicators.
- Operational Structure with defined lines of responsibilities and delegation of authority. A process of hierarchical reporting has been established that is documented and provides auditable trails to ensure accountability.

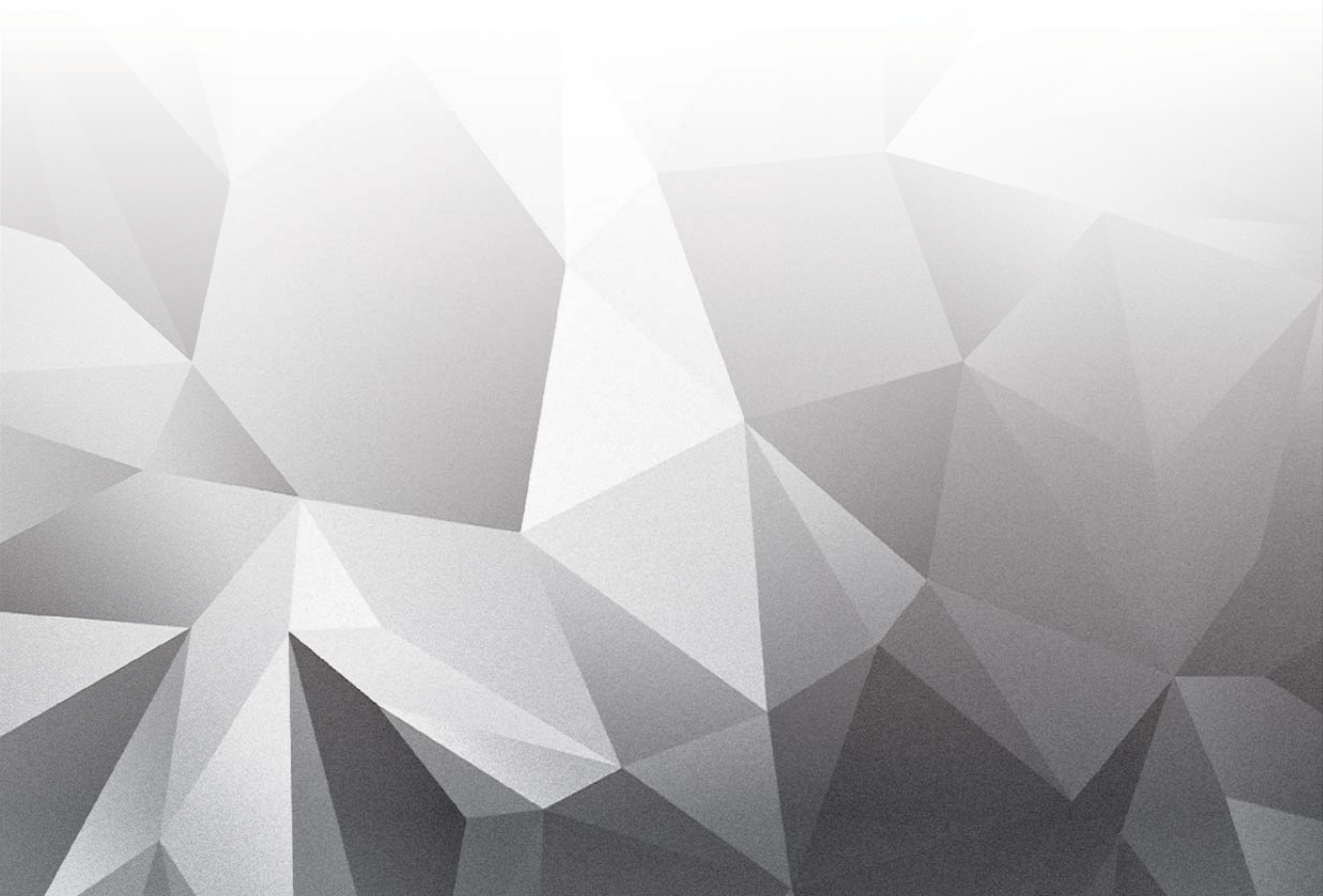
REVIEW OF THE STATEMENT BY EXTERNAL AUDITORS

Pursuant to paragraph 15.23 of the Bursa Securities Main Market Listing Requirements, the external auditors have reviewed this Statement on Risk Management and Internal Control for inclusion in the Annual Report of the Group for the Financial Year ended 30 June 2015 and reported to the Board that nothing has come to their attention which has caused them to believe that the statement is inconsistence with their understanding of the processes adopted by the Board in reviewing the adequacy and integrity of the risk management and internal control system to meet the Group's objective.

CONCLUSION

The Board has received assurance from the Executive Chairman, Managing Director and Executive director that the Group's risk management and internal control system is operating adequately and effectively, in all material aspect, based on the risk management and internal control system of the Group.

The Board is of the view that risk management and internal control system in place for the year under review and up to the date of issuance of the financial statements, is adequate and effective to safeguard shareholders' investment and the Group's asset. Notwithstanding this, reviews of all control procedures will be continuously improved and enhancement of the existing system of risk management and internal controls will be made, taking into consideration the changing business environment.



FINANCIAL STATEMENTS

DIRECTORS' REPORT

The Directors have pleasure in submitting their report together with the audited financial statements of the Group and of the Company for the financial year ended 30th June 2015.

PRINCIPAL ACTIVITIES

The principal activity of the Company is investment holding. The principal activities of the subsidiary companies are disclosed in Note 40 to the financial statements.

There have been no significant changes in the nature of these activities during the financial year.

FINANCIAL RESULTS

	Group RM	Company RM
Net loss for the financial year attributable to the owners of the company	(2,051,331)	(284,818)

RESERVES AND PROVISIONS

There were no material transfers to or from reserves or provisions during the financial year other than as disclosed in the financial statements.

DIVIDEND

There were no dividend proposed, declared or paid by the Company since the end of the previous financial year. The Board of Directors does not recommend any dividend in respect of the current financial year.

ISSUE OF SHARES AND DEBENTURES

During the financial year, the Company increased its issued and paid-up share capital from RM154,828,040 to RM161,928,040 through the creation of 35,500,000 ordinary shares of RM0.20 each for cash arising from private placement.

The new ordinary shares issued during the financial year rank pari passu in all respects with the existing ordinary shares of the Company.

There were no issuance of debentures during the financial year.

OPTIONS GRANTED OVER UNISSUED SHARES

No options were granted to any person to take up unissued shares of the Company during the financial year.

WARRANT RESERVES

Detachable Warrants 2010/2015

By virtue of a Deed Poll executed on 7th May 2010 for the 88,000,000 Detachable Warrants 2010/2015 ("Warrants 2010/2015") issued in connection with the Rights Issue allotted and credited on 19th July 2010, each Warrants 2010/2015 entitles the registered holder the right at any time during the exercise period to subscribe in cash for one new ordinary share at an exercise price of RM0.20 each.

WARRANT RESERVES *cont'd*

Detachable Warrants 2010/2015 *cont'd*

During the previous financial year, there were 2,550,000 Warrants 2010/2015 exercised at RM0.20. Total proceeds from the conversion of Warrants amounted to RM510,000.

No Warrants 2010/2015 were exercised during the financial year. As at 30th June 2015, the total number of Warrants 2010/2015 that remain unexercised were 41,346,450 (2014: 41,346,450). However, the Warrants 2010/2015 have expired on 8th August 2015.

Detachable Warrants 2013/2018

By virtue of a Deed Poll executed on 2nd December 2013 for the 387,070,100 Detachable Warrants 2013/2018 ("Warrant 2013/2018") issued in connection with the Rights Issue allotted and credited on 2nd December 2013, each Warrants 2013/2018 entitles the registered holder the right at any time during the exercise period to subscribe in cash for one new ordinary share at an exercise price of RM0.20 each.

No Warrants 2013/2018 were exercised during the financial year. As at 30th June 2015, the total number of Warrants 2013/2018 that remain unexercised were 387,070,100 (2014: 387,070,100).

DIRECTORS

The Directors in office since the date of the last report are as follows:

Chua Eng Chin
Dato' Tan Wei Lian
Dato' Khoo Seng Hock
Tan Lee Chin
Dato' Lee Yuen Fong
Low Boon Chin
Datin' Sek Chian Nee (Appointed on 29th May 2015)

DIRECTORS' INTERESTS

Details of holdings and deemed interests in the share capital, options, warrants over the shares and debentures of the Company and of its related corporations (other than wholly-owned subsidiary companies) of those who were Directors at the end of the financial year, according to the register of Directors' shareholdings required to be kept under Section 134 of the Companies Act, 1965, are as follows:

	No. of ordinary shares of RM0.20 each			
	At 1.7.2014	Acquired	Disposed	At 30.6.2015
Tiger Synergy Berhad				
Direct interests				
Dato' Tan Wei Lian	123,376,700	31,800,900	10,745,000	144,432,600
Tan Lee Chin	22,382,000	-	6,830,000	15,552,000
Datin' Sek Chian Nee	4,360,000	19,072,000	-	23,432,000
Indirect interests				
Dato' Tan Wei Lian[1]	26,742,000	19,072,000	6,830,000	38,984,000
Tan Lee Chin[1]	123,376,700	31,800,900	10,745,000	144,432,600
Datin' Sek Chian Nee[1]	123,376,700	31,800,900	10,745,000	144,432,600

Note:

[1] *Deemed interests pursuant to Section 134(12)(c) of the Companies Act, 1965 in compliance with the Companies (Amendment) Act, 2007 by virtue of their spouse and/or close family member direct interests in the Company.*

By virtue of their interests in the shares of the Company, Dato' Tan Wei Lian, Tan Lee Chin and Datin' Sek Chian Nee are also deemed to have interests in the shares of all the subsidiary companies to the extent that the Company has an interest under Section 6A of the Companies Act, 1965.

None of the other Directors in office at the end of the financial year had any interest in shares in the Company or its related corporations during the financial year.

DIRECTORS' BENEFITS

Since the end of the previous financial year, no Director of the Company has received or become entitled to receive a benefit (other than benefits included in the aggregate amount of emoluments received or due and receivable by Directors as shown in the financial statements) by reason of a contract made by the Company or a related corporation with the Director or with a firm of which the Director is a member, or with a company in which the Director has a substantial financial interest, other than certain Directors who have significant financial interests in companies which traded with certain companies in the Group in the ordinary course of business as disclosed in Note 26 to the financial statements.

Neither during nor at the end of the financial year, was the Company a party to any arrangement whose object was to enable the Directors to acquire benefits by means of the acquisition of shares in, or debentures of the Company or any other body corporate.

OTHER STATUTORY INFORMATION

(a) Before the statements of financial position and statements of profit or loss and other comprehensive income of the Group and of the Company were made out, the Directors took reasonable steps:

(i) to ascertain that action had been taken in relation to the writing off of bad debts and the making of allowance for doubtful debts and satisfied themselves there were no bad debts to be written off and no allowance for doubtful debts was required; and

(ii) to ensure that any current assets which were unlikely to realise their values as shown in the accounting records in the ordinary course of business had been written down to an amount which they might be expected so to realise.

(b) At the date of this report, the Directors are not aware of any circumstances:

(i) which would render it necessary to write off any bad debts or to make any allowance for doubtful debts in the financial statements of the Group and of the Company; or

(ii) which would render the values attributed to current assets in the financial statements of the Group and of the Company misleading; or

(iii) not otherwise dealt with in this report or the financial statements of the Group and of the Company which would render any amount stated in the financial statements misleading; or

(iv) which have arisen which would render adherence to the existing method of valuation of assets or liabilities of the Group and of the Company misleading or inappropriate.

(c) At the date of this report, there does not exist:

(i) any charge on the assets of the Group or of the Company which has arisen since the end of the financial year which secures the liability of any other person; or

(ii) any contingent liability of the Group or of the Company which has arisen since the end of the financial year other than those arising in the normal course of business of the Group and of the Company.

(d) In the opinion of the Directors:

(i) no contingent liability or other liability has become enforceable or is likely to become enforceable within the period of twelve months after the end of the financial year which will or may affect the ability of the Group and of the Company to meet its obligations as and when they fall due;

(ii) the results of the operations of the Group and of the Company during the financial year were not substantially affected by any item, transaction or event of a material and unusual nature, except as disclosed in the notes to the financial statements; and

(iii) there has not arisen in the interval between the end of the financial year and the date of this report any item, transaction or event of a material and unusual nature likely to affect substantially the results of the operations of the Group and of the Company for the financial year in which this report is made.

SIGNIFICANT EVENTS

The significant events are disclosed in Note 35 to the financial statements.

SUBSEQUENT EVENTS

The subsequent events are disclosed in Note 36 to the financial statements.

AUDITORS

The Auditors, Messrs UHY, have expressed their willingness to continue in office.

Signed on behalf of the Board of Directors in accordance with a resolution of the Directors dated 19th October 2015.

DATO' TAN WEI LIAN **TAN LEE CHIN**

Seremban

STATEMENT BY DIRECTORS

Pursuant to Section 169(15) of the Companies Act, 1965

We, the undersigned, being two of the Directors of the Company, do hereby state that, in the opinion of the Directors, the financial statements set out on pages 48 to 121 are drawn up in accordance with Financial Reporting Standards and the requirements of the Companies Act, 1965 in Malaysia so as to give a true and fair view of the financial position of the Group and of the Company as at 30th June 2015 and of their financial performance and cash flows for the financial year then ended.

The supplementary information set out in Note 43 to the financial statements on page 121 have been compiled in accordance with Guidance on Special Matter No. 1, Determination of Realised and Unrealised Profits or Losses in the Context of Disclosures Pursuant to Bursa Malaysia Securities Berhad Listing Requirements, as issued by the Malaysian Institute of Accountants and the directive of Bursa Malaysia Securities Berhad.

Signed on behalf of the board of Directors in accordance with a resolution of the Directors dated 19th October 2015.

DATO' TAN WEI LIAN **TAN LEE CHIN**

Seremban

STATUTORY DECLARATION

Pursuant to Section 169(16) of the Companies Act, 1965

I, Dato' Tan Wei Lian, being the Director primarily responsible for the financial management of Tiger Synergy Berhad, do solemnly and sincerely declare that to the best of my knowledge and belief, the financial statements set out on pages 48 to 121 are correct and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provision of the Statutory Declarations Act, 1960.

Subscribed and solemnly declared by the)
abovenamed at Seremban in the Negeri)
Sembilan on 19 October 2015) **DATO' TAN WEI LIAN**

Before me,

No. N086
LEE KEE CHONG
COMMISSIONER FOR OATHS

INDEPENDENT AUDITORS' REPORT
TO THE MEMBERS OF TIGER SYNERGY BERHAD
(Company No.: 325631-V) (Incorporated in Malaysia)

REPORT ON THE FINANCIAL STATEMENTS

We have audited the financial statements of Tiger Synergy Berhad, which comprise statements of financial position as at 30th June 2015 of the Group and of the Company, and statements of profit or loss and other comprehensive income, statements of changes in equity and statements of cash flows of the Group and of the Company for the financial year then ended, and a summary of significant accounting policies and other explanatory information, as set out on pages 48 to 121.

Directors' Responsibility for the Financial Statements

The Directors of the Company are responsible for the preparation of financial statements so as to give a true and fair view in accordance with Financial Reporting Standards and the requirements of the Companies Act, 1965 in Malaysia. The Directors are also responsible for such internal control as the Directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with approved standards on auditing in Malaysia. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on our judgement, including the assessment of risk of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation of financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Directors, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements give a true and fair view of the financial position of the Group and of the Company as of 30th June 2015 and of their financial performance and cash flows for the financial year then ended in accordance with Financial Reporting Standards and the requirements of the Companies Act, 1965 in Malaysia.

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

In accordance with the requirements of the Companies Act, 1965 in Malaysia, we also report the followings:

(a) In our opinion, the accounting and other records and the registers required by the Act to be kept by the Company and its subsidiary companies of which we have acted as auditors have been properly kept in accordance with the provisions of the Act;

(b) We have considered the financial statements and the auditors' reports of all the subsidiary companies of which we have not acted as auditors, which are indicated in Note 40 to the financial statements;

(c) We are satisfied that the financial statements of the subsidiary companies that have been consolidated with the Company's financial statements are in form and content appropriate and proper for the purposes of the preparation of the financial statements of the Group and we have received satisfactory information and explanations required by us for those purposes; and

(d) The audit reports on the financial statements of the subsidiary companies did not contain any qualification or any adverse comment made under Section 174(3) of the Act.

OTHER REPORTING RESPONSIBILITIES

The supplementary information set out in Note 43 on page 121 is disclosed to meet the requirement of Bursa Malaysia Securities Berhad and is not part of the financial statements. The Directors are responsible for the preparation of the supplementary information in accordance with Guidance on Special Matter No. 1, Determination of Realised and Unrealised Profits or Losses in the Context of Disclosures Pursuant to Bursa Malaysia Securities Berhad Listing Requirements, as issued by the Malaysian Institute of Accountants ("MIA Guidance") and the directive of Bursa Malaysia Securities Berhad. In our opinion, the supplementary information is prepared, in all material respects, in accordance with the MIA Guidance and the directive of Bursa Malaysia Securities Berhad.

OTHER MATTERS

1. The financial statements of the Group and of the Company for the financial year ended 30th June 2014 were audited by another firm of auditors who expressed an unmodified opinion on those statements on 16th October 2014.

2. This report is made solely to the members of the Company, as a body, in accordance with Section 174 of the Companies Act, 1965 in Malaysia and for no other purpose. We do not assume responsibility to any other person for the content of this report.

UHY
Firm Number: AF 1411
Chartered Accountants

NG WEE TEIK
Approved Number: 1817/12/16 (J)
Chartered Accountant

Kuala Lumpur
19th October 2015

STATEMENTS OF FINANCIAL POSITION
AS AT 30TH JUNE 2015

		Group		Company	
		2015	2014	2015	2014
	Note	RM	RM	RM	RM
Non-Current Assets					
Property, plant and equipment	4	6,222,560	9,715,016	161,698	32,986
Land and property development costs	5	29,071,064	21,910,623	-	-
Investment properties	6	272,947	468,053	-	-
Investment in subsidiary companies	7	-	-	2,486,721	3,486,717
Goodwill on consolidation	8	-	-	-	-
Deferred tax assets	9	377,101	1,276,456	-	-
Total Non-Current Assets		35,943,672	33,370,148	2,648,419	3,519,703
Current Assets					
Land and property development costs	5	131,854,333	118,972,268	-	-
Trade receivables	10	2,628,935	4,532,195	-	-
Other receivables	11	1,637,056	3,717,032	49,443	64,814
Accrued billings in respect of property development costs		-	12,607,735	-	-
Amount owing by subsidiary companies	12	-	-	155,456,186	139,417,787
Amount owing by customers on contract	13	290,449	-	-	-
Fixed deposits with financial institutions	14	6,786,932	10,343,878	3,538,830	10,115,810
Cash and bank balances	15	1,479,431	3,376,046	205,106	48,487
Total Current Assets		144,677,136	153,549,154	159,249,565	149,646,898
TOTAL ASSETS		180,620,808	186,919,302	161,897,984	153,166,601
Equity					
Share capital	16	161,928,040	154,828,040	161,928,040	154,828,040
Share premium	17	15,565,991	15,565,991	15,565,991	15,565,991
Other reserves	18	37,181,275	37,247,836	37,181,275	37,194,400
Accumulated losses		(39,384,203)	(37,399,433)	(59,950,048)	(59,678,355)
Total Equity		175,291,103	170,242,434	154,725,258	147,910,076

STATEMENTS OF FINANCIAL POSITION
AS AT 30TH JUNE 2015
CONT'D

		Group		Company	
		2015	2014	2015	2014
	Note	RM	RM	RM	RM
Non-Current Liabilities					
Bank borrowings	19	-	2,921,635	-	1,907,342
Finance lease payables	20	1,201,766	1,329,221	-	-
Deferred tax liabilities	9	12,281	98,861	12,281	-
Total Non-Current Liabilities		1,214,047	4,349,717	12,281	1,907,342
Current Liabilities					
Trade payables	21	73,216	655,723	-	-
Other payables	22	1,060,653	3,907,704	114,805	201,282
Amount owing to subsidiary companies	12	-	-	7,034,571	1,020,077
Amount owing to customers on contract	13	1,156,046	-	-	-
Bank borrowings	19	-	2,426,665	-	2,127,824
Finance lease payables	20	218,453	207,409	-	-
Tax payable		1,607,290	5,129,650	11,069	-
Total Current Liabilities		4,115,658	12,327,151	7,160,445	3,349,183
TOTAL LIABILITIES		5,329,705	16,676,868	7,172,726	5,256,525
TOTAL EQUITY AND LIABILITIES		180,620,808	186,919,302	161,897,984	153,166,601

The accompanying notes form an integral part of the financial statements.

STATEMENTS OF
PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE FINANCIAL YEAR ENDED 30TH JUNE 2015

		Group		Company	
		2015	2014	2015	2014
	Note	RM	RM	RM	RM
Continuing operations					
Revenue	23	15,141,995	12,180,497	-	-
Cost of sales	24	(12,107,319)	(5,419,337)	-	-
Gross profit		3,034,676	6,761,160	-	-
Other income		683,169	2,876,439	1,356,095	1,706,480
Operating expenses		(3,620,932)	(7,638,797)	(1,499,744)	(2,754,493)
Profit/(loss) from operations		96,913	1,998,802	(143,649)	(1,048,013)
Finance costs	25	(133,127)	(574,656)	(117,819)	(478,820)
(Loss)/Profit before taxation	26	(36,214)	1,424,146	(261,468)	(1,526,833)
Taxation	27	(279,087)	(14,782)	(23,350)	-
(Loss)/Profit from continuing operations		(315,301)	1,409,364	(284,818)	(1,526,833)
Discontinued operations					
Loss from discontinued operations	28	(1,736,030)	(1,280,152)	-	-
Net (loss)/profit for the financial year		(2,051,331)	129,212	(284,818)	(1,526,833)
Other comprehensive income					
Realisation of revaluation reserves		66,561	-	13,125	-
Total comprehensive (loss)/income for the financial year		(1,984,770)	129,212	(271,693)	(1,526,833)
Net (loss)/profit for the financial year attributable to:					
Owners of the parent		(2,051,331)	129,212	(284,818)	(1,526,833)
Total comprehensive (loss)/income for the financial year attributable to:					
Owners of the parent		(1,984,770)	129,212	(271,693)	(1,526,833)
Earnings per share attributable to owners of the parent (sen)					
Basic earnings per share	29				
(Loss)/Profit from continuing operations		(0.04)	0.24		
Loss from discontinued operations		(0.19)	(0.22)		
Total		(0.23)	0.02		
Diluted earnings per share	29				
(Loss)/Profit from continuing operations		(0.04)	0.24		
Loss from discontinued operations		(0.19)	(0.22)		
Total		(0.23)	0.24		

The accompanying notes form an integral part of the financial statements.

STATEMENTS OF CHANGES IN EQUITY
FOR THE FINANCIAL YEAR ENDED 30TH JUNE 2015

		← Attributable to owners of the Company →					
		← Non-distributable →					
		Share Capital	Share Premium	Revaluation Reserves	Warrant Reserves	Accumulated Losses	Total Equity
Group	**Note**	**RM**	**RM**	**RM**	**RM**	**RM**	**RM**
At 1st July 2013		76,904,020	15,407,126	66,561	2,503,831	(2,692,336)	92,189,202
Net profit for the financial year representing total comprehensive income for the financial year		-	-	-	-	129,212	129,212
Transactions with owners:							
Right issue with free warrants	16,17,18	77,414,020	-	-	34,836,309	(34,836,309)	77,414,020
Conversion of warrants	16,17,18	510,000	158,865	-	(158,865)	-	510,000
		77,924,020	158,865	-	34,677,444	(34,836,309)	77,924,020
At 30th June 2014		154,828,040	15,565,991	66,561	37,181,275	(37,399,433)	170,242,434
At 1st July 2014		154,828,040	15,565,991	66,561	37,181,275	(37,399,433)	170,242,434
Net loss for the financial year		-	-	-	-	(2,051,331)	(2,051,331)
Realisation of revaluation reserves		-	-	(66,561)	-	66,561	-
Total comprehensive income for the financial year		-	-	(66,561)	-	(1,984,770)	(2,051,331)
Transactions with owners:							
Private placement	16	7,100,000	-	-	-	-	7,100,000
At 30th June 2015		161,928,040	15,565,991	-	37,181,275	(39,384,203)	175,291,103

STATEMENTS OF
CHANGES IN EQUITY
FOR THE FINANCIAL YEAR ENDED 30TH JUNE 2015
CONT'D

Company	Note	Share Capital RM	Share Premium RM	Revaluation Reserves RM	Warrant Reserves RM	Accumulated Losses RM	Total Equity RM
		← Non-distributable				→	
At 1st June 2013		76,904,020	15,407,126	13,125	2,503,831	(23,315,213)	71,512,889
Net loss for the financial year representing total comprehensive loss for the financial year		-	-	-	-	(1,526,833)	(1,526,833)
Transactions with owners:							
Right issue with free warrants	16,17,18	77,414,020	-	-	34,836,309	(34,836,309)	77,414,020
Conversion of warrants	16,17,18	510,000	158,865	-	(158,865)	-	510,000
		77,924,020	158,865	-	34,677,444	(34,836,309)	77,924,020
At 30th June 2014		154,828,040	15,565,991	13,125	37,181,275	(59,678,355)	147,910,076
At 1st July 2014		154,828,040	15,565,991	13,125	37,181,275	(59,678,355)	147,910,076
Net loss for the financial year		-	-	-	-	(284,818)	(284,818)
Realisation of revaluation reserves		-	-	(13,125)	-	13,125	-
Total comprehensive loss for the financial year		-	-	(13,125)	-	(271,693)	(284,818)
Transactions with owners:							
Issuance of ordinary shares							
Private placement	16	7,100,000	-	-	-	-	7,100,000
At 30th June 2015		161,928,040	15,565,991	-	37,181,275	(59,950,048)	154,725,258

The accompanying notes form an integral part of the financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 30TH JUNE 2015

	Group	
	2015	**2014**
	RM	**RM**
Cash Flows From Operating Activities		
(Loss)/Profit before taxation from:		
- continuing operations	(36,214)	1,424,146
- discontinued operations	(1,736,030)	(2,812,355)
Adjustments for:		
Bad debts written off	-	840
Depreciation of investment properties	9,227	94,952
Depreciation of property, plant and equipment	682,648	488,816
Impairment of goodwill arising on consolidation	-	2,498
Interest expenses	313,395	754,342
Interest income	(391,418)	(450,787)
Gain on disposal of investment properties	(202,538)	(1,513,836)
Loss on disposal of property, plant and equipment	471,043	208,634
Loss on disposal of subsidiary company	16,073	-
Property, plant and equipment written off	9,685	-
Provision for liquidated and ascertained damanges	-	2,143,319
Waiver of debt by trade payables	-	(659,868)
Operating loss before working capital changes	(864,129)	(319,299)
Changes in working capital		
Land and property development costs	(19,274,132)	(90,762,077)
Amount owing from customer on contract	865,597	-
Accrued/progress billing	4,520,417	15,435,396
Trade receivables	424,544	(4,509,593)
Other receivables	2,079,976	3,241,597
Trade payables	(282,569)	188,087
Other payables	(2,162,515)	(2,800,611)
	(13,828,682)	(79,207,201)
Cash used in operations	(14,692,811)	(79,526,500)
Interest paid	(313,395)	(754,342)
Tax paid	(215,254)	(73,341)
	(528,649)	(827,683)
Net cash used in operating activities	(15,221,460)	(80,354,183)

CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE FINANCIAL YEAR ENDED 30TH JUNE 2015

CONT'D

	Note	Group 2015 RM	Group 2014 RM
Cash Flows From Investing Activities			
Purchase of property, plant and equipment	4(iv)	(3,848,294)	(808,740)
Purchase of investment properties	6	(190,000)	-
Net cash outflows from acquisition of a subsidiary company	7(b)	-	(2,498)
Increase in land held for property development		-	12,629,910
Interest received		391,418	450,787
Proceeds from disposal of investment properties		578,417	5,827,642
Net cash inflows from disposal of subsidiary company	7(c)	4,881,853	-
Proceeds from disposal of property, plant and equipment		5,500,000	720,000
Net cash generated from investing activities		7,313,394	18,817,101
Cash Flows From Financing Activities			
Repayment of hire purchase payables		(207,411)	(423,958)
Repayment of term loans		(4,438,084)	(2,925,328)
Proceeds from issurance of shares	16	7,100,000	77,414,020
Proceeds from conversion of warrants		-	510,000
Net cash generated from financing activities		2,454,505	74,574,734
Net (decrease)/increase in cash and cash equivalents		(5,453,561)	13,037,652
Cash and cash equivalents at the beginning of the financial year		13,719,924	682,272
Cash and cash equivalents at the end of the financial year		8,266,363	13,719,924
Cash and cash equivalents at the end of the financial year comprise:			
Continuing operations			
Fixed deposits with financial institutions		6,786,932	10,343,878
Cash and bank balances		1,479,431	3,375,044
		8,266,363	13,718,922
Discontinued operations			
Cash and bank balances		-	1,002
		8,266,363	13,719,924

The accompanying notes form an integral part of the financial statements.

STATEMENT OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 30TH JUNE 2015

		Company	
		2015	**2014**
	Note	**RM**	**RM**
Cash Flows From Operating Activities			
Loss before taxation:		(261,468)	(1,526,833)
Adjustments for:			
Bad debts written off		-	6,945
Depreciation of property, plant and equipment		17,407	6,196
Interest income		(256,095)	(440,140)
Interest paid		117,819	478,820
Property, plant and equipment written off		7,948	-
Gain on disposal of subsidiary company		(2)	-
Waiver of debt by trade payable		-	(166,340)
Operating loss before working capital changes		(374,391)	(1,641,352)
Changes in working capital:			
Other receivables		15,371	(71,759)
Other payables		(86,477)	(161,266)
		(71,106)	(233,025)
Cash used in operations		(445,497)	(1,874,377)
Interest paid		(117,819)	(478,820)
Net cash used in operating activities		(563,316)	(2,353,197)

STATEMENT OF
CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 30TH JUNE 2015
CONT'D

		Company	
		2015	2014
	Note	RM	RM
Cash Flows From Investing Activities			
Purchase of property, plant and equipment	4(iv)	(154,067)	-
Proceeds from disposal of subsidiary company	7(c)	1,000,000	-
Interest received		256,095	440,140
Net cash generated from investing activities		1,102,028	440,140
Cash Flows From Financing Activities			
Advances to subsidiary companies		(10,023,905)	(64,978,590)
Repayment of term loans		(4,035,166)	(870,601)
Investment in subsidary company		(2)	(2,500)
Proceeds from issurance of shares		7,100,000	77,414,020
Proceeds from conversion of warrants		-	510,000
Net cash generated from financing activities		(6,959,073)	12,072,329
Net (decrease)/increase in cash and cash equivalents		(6,420,361)	10,159,272
Cash and cash equivalents at the beginning of the financial year		10,164,297	5,025
Cash and cash equivalents at the end of the financial year		3,743,936	10,164,297
Cash and cash equivalents at the end of the financial year comprise:			
Fixed deposits with financial institutions		3,538,830	10,115,810
Cash and bank balances		205,106	48,487
		3,743,936	10,164,297

The accompanying notes form an integral part of the financial statements.

1. CORPORATE INFORMATION

The Company is a public limited liability company, incorporated and domiciled in Malaysia and is listed on the Main Market of Bursa Malaysia Securities Berhad.

The registered office and principal place of business of the Company is located at Ground Floor, No. 482, Wisma Hwa Lian, Jalan Zamrud 6, Taman Ko-op, 70200 Seremban, Negeri Sembilan Darul Khusus.

The principal activity of the Company is investment holding. The principal activities of its subsidiary companies are disclosed in Note 40 to the financial statements. There have been no significant changes in the nature of these activities of the Company and its subsidiary companies during the financial year.

2. BASIS OF PREPARATION

(a) Statement of compliance

The financial statements of the Group and of the Company have been prepared in accordance with Financial Reporting Standards ("FRSs") and the requirements of the Companies Act, 1965 in Malaysia. The financial statements of the Group and of the Company have been prepared under the historical cost convention, unless otherwise indicated in the significant accounting policies below.

Adoption of new and amended standards and IC Interpretation

During the financial year, the Group and the Company have adopted the following Amendments to FRSs and IC Interpretation issued by the Malaysian Accounting Standards Board ("MASB") that are mandatory for the current financial year:

Amendments to FRS 10, FRS 12 and FRS 127	Investment Entities
Amendments to FRS 132	Offsetting Financial Assets and Financial Liabilities
Amendments to FRS 136	Recoverable Amount Disclosures for Non-Financial Assets
Amendments to FRS 139	Novation of Derivatives and Continuation of Hedge Accounting
IC Interpretation 21	Levies
Amendments to FRS 119	Defined Benefits Plans: Employee Contributions
Annual Improvements to	FRSs 2010 – 2012 Cycle
Annual Improvements to	FRSs 2011 – 2013 Cycle

The adoption of the above amendments to FRSs and IC Interpretation did not have any significant impact on the financial statements of the Group and of the Company.

2. BASIS OF PREPARATION *cont'd*

(a) Statement of compliance *cont'd*

Standards issued but not yet effective

The Group and the Company have not applied the following new FRSs and amendments to FRSs that have been issued by the MASB but are not yet effective for the Group and for the Company:

		Effective dates for financial periods beginning on or after
Amendments to FRS 119	Defined Benefits Plans: Employee Contributions	1st July 2014
Annual Improvements to	FRSs 2010 – 2012 Cycle	1st July 2014
Annual Improvements to	FRSs 2011 – 2013 Cycle	1st July 2014
FRS 14	Regulatory Deferral Accounts	1st January 2016
Amendments to FRS 11	Accounting for Acquisitions of Interests in Joint Operations	1st January 2016
Amendments to FRS 116 and FRS 138	Clarification of Acceptable Methods of Depreciation and Amortisation	1st January 2016
Amendments to FRS 127	Equity Method in Separate Financial Statements	1st January 2016
Amendments to FRS 10 and FRS 128	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	1st January 2016
Annual Improvements to	FRSs 2012–2014 Cycle	1st January 2016
Amendments to FRS 10, FRS 12 and FRS 128	Investment Entities: Applying the Consolidation Exception	1st January 2016
FRS 9	Financial Instruments (IFRS 9 issued by IASB in July 2014)	1st January 2018

The Group and the Company intend to adopt the above FRSs when they become effective.

The initial application of the abovementioned FRSs is not expected to have any significant impact on the financial statements of the Group and of the Company except as mentioned below:

FRS 9 Financial Instruments (IFRS 9 issued by IASB in July 2014)

FRS 9 (IFRS 9 issued by IASB in July 2014) replaces earlier versions of FRS 9 and introduces a package of improvements which includes a classification and measurement model, a single forward looking 'expected loss' impairment model and a substantially reformed approach to hedge accounting. FRS 9 when effective will replace FRS 139 *Financial Instruments: Recognition and Measurement*.

FRS 9 retains but simplifies the mixed measurement model and establishes three primary measurement categories for financial assets: amortised cost, fair value through other comprehensive income and fair value through profit or loss. The basis of classification depends on the entity's business model and the contractual cash flow characteristics of the financial assets. Investment in equity instruments are required to be measured at fair value through profit or loss with the irrevocable option at inception to present changes in fair value in other comprehensive income not recycling. There is now a new expected credit losses model that replaces the incurred loss impairment model used in FRS 139. For financial liabilities there were no changes to classification and measurement except for the recognition of changes in own credit risk in other comprehensive income, for liabilities designated at fair value through profit or loss. FRS 9 relaxes the requirements for hedge effectiveness by replacing the bright line hedge effectiveness tests. It requires an economic relationship between the hedged item and hedging instrument and for the 'hedged ratio' to be the same as the one management actually use for risk management purposes. Contemporaneous documentation is still required but is different to that currently prepared under FRS 139.

The adoption of FRS 9 will result in a change in accounting policy. The Group and the Company are currently examining the financial impact of adopting FRS 9.

2. BASIS OF PREPARATION *cont'd*

(a) Statement of compliance *cont'd*

New Malaysian Financial Reporting Standards ("MFRS Framework") issued but not yet effective

On 19th November 2011, the MASB issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards ("MFRS Framework"). The MFRS Framework is to be applied by all Entities Other Than Private Entities for annual periods beginning on or after 1st January 2012, with the exception of entities that are within the scope of MFRS 141 *Agriculture* and IC Interpretation 15 *Agreements for Construction of Real Estate*, including its parent, significant investor and venturer (hereinafter called "Transitioning Entities").

Transitioning Entities will be allowed to defer adoption of the new MFRS Framework and continue to use the existing FRS Framework. The adoption of the MFRS Framework by Transitioning Entities will be mandatory for annual periods beginning on or after 1st January 2017.

The Group and the Company fall within the scope definition of Transitioning Entities and accordingly, will be required to prepare financial statements using the MFRS Framework in their first MFRS financial statements for the financial year ending 30th June 2018. In presenting their first MFRS financial statements, the Group and the Company will be required to restate the comparative financial statements to amounts reflecting the application of the MFRS Framework. The majority of the adjustments required on transition will be made, retrospectively, against opening retained earnings.

The Group and the Company have not completed its assessment of the financial effects of the differences between FRSs and accounting standards under the MFRS Framework. Accordingly, the consolidated and separate financial performance and financial position as disclosed in these financial statements for the financial year ended 30th June 2015 could be different if prepared under the MFRS Framework.

(b) Functional and presentation currency

The financial statements are presented in Ringgit Malaysia ("RM") which is the Group's and the Company's functional currency and all values have been rounded to the nearest RM except when otherwise stated.

(c) Significant accounting judgements, estimates and assumptions

The preparation of the Group's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities at the reporting date. However, uncertainty about these assumptions and estimates could result in outcomes that could require a material adjustment to the carrying amounts of the assets or liabilities affected in the future.

Judgments

There are no significant areas of critical judgement in applying accounting policies that have significant effect on the amounts recognised in the financial statements.

2. BASIS OF PREPARATION *cont'd*

(c) Significant accounting judgements, estimates and assumptions *cont'd*

Key sources of estimation uncertainty

The key assumptions concerning the future and other key sources of estimation uncertainty at the end of the reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are set out below:

(i) Useful lives of property, plant and equipment and investment properties

The Group regularly review the estimated useful lives of property, plant and equipment and investment properties based on factors such as business plan and strategies, expected level of usage and future technological developments. Future results of operations could be materially affected by changes in these estimates brought about by changes in the factors mentioned above. A reduction in the estimated useful lives of property, plant and equipment and investment properties would increase the recorded depreciation and decrease the value of property, plant and equipment and investment properties. The carrying amount at the reporting date for property, plant and equipment and investment properties are disclosed in Notes 4 and 6.

(ii) Property development costs

The Group recognises property development revenue and expenses in the statements of profit or loss and other comprehensive income by using the stage of completion method. The stage of completion is determined by the proportion that property development costs incurred, for work performed to date bear to the estimated total property development costs. Significant judgement is required in determining the stage of completion, the extent of the property development costs incurred the estimated total property development revenue and costs, as well as the recoverability of the development projects. In making the judgement, the Group evaluates based on past experience and by relying on the work of specialists.

(iii) Impairment of investment in subsidiary companies

The Company carried out the impairment test based on the estimation of the higher of the value-in-use or the fair value less costs of disposal of the cash-generating units to which the investments in subsidiary companies belong to. Estimating the recoverable amount requires the Company to make an estimate of the expected future cash flows from the cash-generating units and also to determine a suitable discount rate in order to calculate the present value of those cash flows. An impairment loss is recognised immediately in the profit or loss if the recoverable amount is less than the carrying amount. The carrying amount at the reporting date for investment in subsidiary companies is disclosed in Note 7.

(iv) Impairment of loans and receivables

The Group assesses at end of each reporting period whether there is any objective evidence that a receivables is impaired. To determine whether there is objective evidence of impairment, the Group considers factors such as the probability of insolvency or significant financial difficulties of the receivables and default or significant delay in payments.

Where there is objective evidence of impairment, the amount and timing of future cash flows are estimated based on historical loss experience of assets with similar credit risk characteristics. The carrying amount at the reporting date for loan and receivables are disclosed in Notes 10, 11 and 12.

(v) Impairment of goodwill on consolidation

The Group determines whether goodwill is impaired at least on an annual basis. This requires an estimation of the value-in-use of the cash-generating units to which the goodwill is allocated. Estimating the value-in-use amount requires the Group to make an estimate of the expected future cash flows from the cash-generating unit and also to choose a suitable discount rate in order to calculate the present value of those cash flows. The impairment assessment of goodwill is disclosed in Note 8.

2. BASIS OF PREPARATION *cont'd*

(c) Significant accounting judgements, estimates and assumptions *cont'd*

Key sources of estimation uncertainty *cont'd*

(vi) Deferred tax assets

Deferred tax assets are recognised for all unused tax losses, unabsorbed capital allowances and other deductible temporary differences to the extent that it is probable that taxable profit will be available against which the unused tax losses, unabsorbed capital allowances and other deductible temporary differences can be utilised. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and level of future taxable profits together with future tax planning strategies. Details of deferred tax assets are disclosed in Note 9.

(vii) Construction contracts

The Group recognises construction contracts revenue and expenses in statements of profit or loss based on stage of completion method. Revenue recognised from construction contracts reflects management's best estimate about each contract's outcome and stage of completion.

The Group assesses the profitability of on-going construction contracts and the order backlog at least monthly, using project management procedures. For more complex contracts in particular, costs to complete and contract profitability are subject to significant estimation uncertainty. Details of construction contracts costs are disclosed in Note 13.

(viii) Income taxes

Judgment is involved in determining the provision for income taxes. There are certain transactions and computations for which the ultimate tax determination is uncertain during the ordinary course of business. The Group recognises liabilities for expected tax issues based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recognised, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made. Details of income taxes expense are disclosed in Note 27.

(ix) Fair value of financial instruments

Management uses valuation techniques in measuring the fair value of financial instruments where active market quotes are not available. Details of the assumptions used are given in the Note 33(c) regarding financial assets and liabilities. In applying the valuation techniques management makes maximum use of market inputs, and uses estimates and assumptions that are, as far as possible, consistent with observable data that market participants would use in pricing the instrument. Where applicable data is not observable, management uses its best estimate about the assumptions that market participants would make. These estimates may vary from the actual prices that would be achieved in an arm's length transaction at the end of the reporting period.

(x) Liquidated and ascertained damages

Provision for liquidated and ascertained damages ("LAD") is in respect of projects undertaken by a subsidiary and is recognised for expected LAD claims based on the terms of the applicable sale and purchase agreements. Significant judgement is required in determining the amount of provision for LAD to be made.

The Group evaluates the amount of provision required based on past experience, industry norm and the results from continuous dialogues held with the affected purchasers who are seeking indulgence and extension of time to complete the affected project and waive their LAD claim.

2. BASIS OF PREPARATION *cont'd*

(c) Significant accounting judgements, estimates and assumptions *cont'd*

Key sources of estimation uncertainty *cont'd*

(xi) Contingent liabilities

Determination of the treatment of contingent liabilities is based on management's view of the expected outcome of the contingencies after consulting internal and external experts to the Group, for matters in the ordinary course of business. Details of contingent liabilities are disclosed in Note 39.

(xii) Valuation of warrant

The Group and the Company measures the value of the warrants by reference to the fair value at the date which they are granted. The estimation of fair value requires determining the most appropriate valuation model. This estimate also requires the determination of the most appropriate inputs to the valuation model such as the volatility, risk free interest rate, option life and making assumptions about them as disclosed in Note 18.

3. SIGNIFICANT ACCOUNTING POLICIES

The Group and the Company apply the significant accounting policies set out below, consistently throughout all periods presented in the financial statements unless otherwise stated.

(a) Basis of consolidation

(i) Subsidiary companies

Subsidiary companies are all entities (including structured entities) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiary companies are fully consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date that control ceases.

The Group applies the acquisition method to account for business combinations. The consideration transferred for the acquisition of a subsidiary is the fair values of the assets transferred, the liabilities incurred to the former owners of the acquiree and the equity interests issued by the Group. The consideration transferred includes the fair value of any asset or liability resulting from a contingent consideration arrangement. Identifiable assets acquired and liabilities and contingent liabilities assumed in business combination are measured initially at their fair values at the acquisition date. The Group recognises any non-controlling interests in the acquiree on an acquisition-by-acquisition basis, either at fair value or at the non-controlling interest's proportionate share of the recognised amounts of acquiree's identifiable net assets.

If the business combination is achieved in stages, previously held equity interest in the acquiree is re-measured at its acquisition date fair value and the resulting gain or loss is recognised in profit or loss.

Any contingent consideration to be transferred by the Group is recognised at fair value at the acquisition date. Subsequent changes to the fair value of the contingent consideration that is deemed to be an asset or liability is recognised in accordance with FRS 139: *Financial Instruments: Recognition and Measurement* either in profit or loss or as a change to other comprehensive income. Contingent consideration that is classified as equity is not remeasured, and its subsequent settlement is accounted for within equity.

3. SIGNIFICANT ACCOUNTING POLICIES *cont'd*

(a) Basis of consolidation *cont'd*

(i) Subsidiary companies cont'd

Inter-company transactions, balances and unrealised gains or losses on transactions between Group companies are eliminated. Unrealised losses are eliminated only if there is no indication of impairment. Where necessary, accounting policies of subsidiary companies have been changed to ensure consistency with the policies adopted by the Group.

In the Company's separate financial statements, investments in subsidiary companies are stated at cost less accumulated impairment losses. On disposal of such investments, the difference between net disposal proceeds and their carrying amounts are recognised in profit or loss. Where an indication of impairment exists, the carrying amount of the investment is assessed and written down immediately to its recoverable amount. See accounting policy Note 3(o) on impairment of non-financial assets.

(ii) Changes in ownership interests in subsidiary companies without change of control

Transactions with non-controlling interests that do not result in loss of control are accounted for as equity transactions – that is, as transactions with the owners in their capacity as owners. The difference between fair value of any consideration paid and the relevant share acquired of the carrying value of net assets of the subsidiary company is recorded in equity. Gains or losses on disposals to non-controlling interests are also recorded in equity.

(iii) Disposal of subsidiary companies

If the Group loses control of a subsidiary company, the assets and liabilities of the subsidiary company, including any goodwill, and non-controlling interests are derecognised at their carrying value on the date that control is lost. Any remaining investment in the entity is recognised at fair value. The difference between the fair value of consideration received and the amounts derecognised and the remaining fair value of the investment is recognised as a gain or loss on disposal in profit or loss. Any amounts previously recognised in other comprehensive income in respect of that entity are accounted for as if the Group had directly disposed of the related assets or liabilities.

(iv) Goodwill on consolidation

The excess of the aggregate of the consideration transferred, the amount of any non-controlling interests in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over the fair value of the identifiable net assets acquired is recorded as goodwill. If the total consideration transferred, non-controlling interest recognised and previously held interest measured at fair value is less than the fair value of the net assets of the subsidiary company acquired (ie. a bargain purchase), the gain is recognised in profit or loss.

Following the initial recognition, goodwill is measured at cost less accumulated impairment losses. Goodwill is not amortised but instead, it is reviewed for impairment annually or more frequent when there is objective evidence that the carrying value may be impaired. See accounting policy Note 3(i) on impairment of non-financial assets.

3. SIGNIFICANT ACCOUNTING POLICIES *cont'd*

(b) Property, plant and equipment

Property, plant and equipment are stated at cost less accumulated depreciation and accumulated impairment losses. The policy for the recognition and measurement of impairment is in accordance with Note 3(i)(i).

(i) Recognition and measurement

Cost includes expenditures that are directly attributable to the acquisition of the asset and any other costs directly attributable to bringing the asset to working condition for its intended use, cost of replacing component parts of the assets, and the present value of the expected cost for the decommissioning of the assets after their use. The cost of self-constructed assets also includes the cost of materials and direct labour.

For qualifying assets, borrowing costs are capitalised in accordance with the accounting policy on borrowing costs. All other repair and maintenance costs are recognised in profit or loss as incurred.

The cost of property, plant and equipment recognised as a result of a business combination is based on fair value at acquisition date. The fair value of property is the estimated amount for which a property could be exchanged on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. The fair value of other items of plant and equipment is based on the quoted market prices for similar items.

When significant parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items (major components) of property, plant and equipment.

Property, plant and equipment are derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Gains or losses arising on the disposal of property, plant and equipment are determined as the difference between the disposal proceeds and the carrying amount of the assets and are recognised in profit or loss. On disposal of a revalued asset, the amounts in revaluation reserve relating to those assets are transferred to retained profits.

(ii) Reclassification to investment property

When the use of a property changes from owner-occupied to investment property, the property is reclassified as investment property and accounted for in accordance with Note 4(d).

(iii) Subsequent costs

The cost of replacing part of an item of property, plant and equipment is recognised in the carrying amount of the item if it is probable that the future economic benefits embodied within the part will flow to the Group and its cost can be measured reliably. The costs of the day-to-day servicing of property, plant and equipment are recognised in the profit or loss as incurred.

(iv) Depreciation

Freehold land is not amortised as it has an infinite life. The freehold land and buildings are revalued at least once in every 5 years to ensure that the carrying amount does not differ materially from that which would be determined using fair value at reporting date. The surplus arising from such revaluations is credited to shareholders' equity as a revaluation reserve and any subsequent deficit is offset against such surplus to the extent of a previous increase for the same property. In all other cases, the deficit will be charged to the profit or loss. For a revaluation increase subsequent to a revaluation deficit of the same asset, the surplus is recognised as income to the extent that it reverses the deficit previously recognised as an expense with the balance of increase credited to revaluation reserve.

3. SIGNIFICANT ACCOUNTING POLICIES *cont'd*

(b) Property, plant and equipment *cont'd*

(iv) Depreciation cont'd

Depreciation is recognised in the profit or loss on a straight-line basis over the estimated useful lives of property, plant and equipment. Leased assets are depreciated over the shorter of the lease term and their useful lives. Property, plant and equipment under construction are not depreciated until the assets are ready for their intended use.

Property, plant and equipment are depreciated based on the estimated useful lives of the assets as follows:

Buildings	50 years
Electrical installation	10 years
Factory equipment	10 years
Furniture, fittings and equipment	10 years
Motor vehicles	5 years
Plant and machinery	10 years
Renovations	50 years

The residual values, useful lives and depreciation method are reviewed at each reporting period end to ensure that the amount, method and period of depreciation are consistent with previous estimates and the expected pattern of consumption of the future economic benefits embodied in the property, plant and equipment.

(c) Land and property development costs

(i) Land held for property development

Land held for property development consists of land held for future development activities where no development activities has been undertaken or where development activities are not expected to be completed within normal operating cycle. Such land is classified as non-current asset and is stated at cost less any accumulated impairment losses. The policy of recognition and measurement of impairment is in accordance with Note 3(i)(i).

Land held for property development is reclassified as current asset when the development activities have commenced or development activities are expected to commence within the period of twelve months after the end of financial year and where it can be demonstrated that the development activities can be completed within the normal operating cycle.

Cost associated with the acquisition of land includes the purchase price of the land, professional fees, stamp duties, commissions, conversion fees and other relevant levies.

(ii) Property development costs

Property development costs comprise all costs that are directly attributable to development activities or that can be allocated on a reasonable basis to such activities.

Property development costs shall be classified as non-current asset where no development activities have been carried out or development activities are not expected to commence within the period of twelve months after the end of financial year or where development activities are not expected to be completed within the normal operating cycle.

Property development costs shall be reclassified to current asset when the development activities have been commenced or development activities are expected to commence within the period of twelve months after the end of financial year or where the activities are expected to be completed within the normal operating cycle.

3. SIGNIFICANT ACCOUNTING POLICIES *cont'd*

(c) Land and property development costs *cont'd*

(ii) Property development costs cont'd

When the financial outcome of development activity can be reliably estimated, property development revenue and expenses are recognised in the profit or loss by using the stage of completion. The stage of completion is determined by the proportion that property development costs incurred for work performed to date bear to the estimated total property development costs.

When the financial outcome of a development activity cannot be reliably estimated, property development revenue is recognised only to the extent of property development costs incurred that is probable will be recoverable, and property development costs on units sold are recognised as an expense in the period in which they are incurred.

Any expected loss on a development project including costs to be incurred over the defects liability period shall be recognised as an expense immediately.

Property development costs not recognised as an expense are recognised as an asset, which measured at the lower of cost and net realisable value.

When the revenue recognised in the profit or loss exceeds billings to purchasers, the balance is shown as accrued billings under current assets. When the billings to purchasers exceed the revenue recognised in the profit or loss, the balance is shown as progress billings under current liabilities.

(d) Investment properties

Investment properties are properties held either to earn rental income or for capital appreciation or for both. Investment properties are measured at cost, including transaction costs, less any accumulated depreciation and impairment losses.

The carrying amount includes the cost of replacing part of an existing investment property at the time that cost is incurred if the recognition criteria are met and excludes the costs of day-to-day servicing of an investment property.

Investment properties are depreciated on a straight-line basis to write down the cost of each asset to their residual values over their estimated useful lives. The principal annual depreciation rate is as follows:

Buildings	50 years

No depreciation is provided on the freehold land as it has an indefinite useful life.

The residual values, useful lives and depreciation methods are reviewed, and adjusted if appropriate, at each reporting date.

Where an indication of impairment exists, the carrying amount of the asset is assessed and written down immediately to its recoverable amount. See accounting policy Note 3(i)(i) on impairment of non-financial assets.

Investment properties are derecognised upon disposal or when they are permanently withdrawn from use and no future economic benefits are expected from their disposal. Upon disposal, the difference between the net disposal proceeds and the carrying amount is recognised in the profit or loss.

(e) Financial assets

Financial assets are recognised on the statements of financial position when, and only when, the Group and the Company become a party to the contractual provisions of the financial instrument.

Financial assets are initially recognised at fair value plus transaction costs except for financial assets at fair value through profit or loss, which are recognised at fair value. Transaction costs for financial assets at fair value through profit or loss are recognised immediately in profit or loss.

3. SIGNIFICANT ACCOUNTING POLICIES *cont'd*

(e) Financial assets *cont'd*

The Group and the Company classify their financial assets depends on the purpose for which the financial assets were acquired at initial recognition, into the following categories:

(i) Financial assets at fair value through profit or loss

Financial assets at fair value through profit or loss include financial assets held for trading and financial assets that are designated into this category upon initial recognition. A financial asset is classified in this category if it is acquired principally for the purpose of selling it in the near term. Derivatives, including separated embedded derivatives, are also categorised as held for trading unless they are designated as effective hedging instruments. Assets in this category are classified as current assets if expected to be settled within 12 months, otherwise they are classified as non-current.

After initial recognition, financial assets in this category are measured at fair value with any gains or losses arising from changes in the fair values recognised in profit or loss in the period in which the changes arise.

Derivatives embedded in host contracts are accounted for as separate derivatives and recorded at fair value if their economic characteristics and risks are not closely related to those of the host contracts and the host contracts are not held for trading or designated at fair value through profit or loss. These embedded derivatives are measured at fair value with changes in fair value recognised in profit or loss. Reassessment only occurs if there is either a change in the terms of the contract that significantly modifies the cash flows that would otherwise be required or a reclassification of a financial asset out of the fair value through profit or loss.

(ii) Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They are included in current assets, except for those maturing later than 12 months after the end of the reporting period which are classified as non-current assets

After initial recognition, financial assets categorised as loans and receivables are measured at amortised cost using the effective interest method, less impairment losses. Gains and losses are recognised in profit or loss when the loans and receivables are derecognised or impaired, and through the amortisation process.

(iii) Held-to-maturity investments

Held-to-maturity investments are non-derivative financial assets with fixed or determinable payments and fixed maturity that the Group and the Company have the positive intention and ability to hold to maturity. They are classified as non-current assets, except for those having maturity within 12 months after the end of the reporting period which are classified as current.

After initial recognition, financial assets categorised as held-to-maturity investments are measured at amortised cost using the effective interest method, less impairment losses. Gains and losses are recognised in profit or loss when held-to-maturity investments are derecognised or impaired, and though the amortisation process.

(iv) Available-for-sale financial assets

Available-for-sale financial assets are non-derivatives that are either designated in this category or not classified in any of the other categories. They are included in non-current assets unless the investment matures or management intends to dispose of the assets within 12 months after the end of the reporting period.

3. SIGNIFICANT ACCOUNTING POLICIES *cont'd*

(e) Financial assets *cont'd*

(iv) Available-for-sale financial assets cont'd

After initial recognition, available-for-sale financial assets are measured at fair value. Any gains or losses from changes in fair value of the financial asset are recognised in other comprehensive income, except that impairment losses, foreign exchange gains and losses on monetary instruments and interest calculated using the effective interest method are recognised in profit or loss. The cumulative gain or loss previously recognised in other comprehensive income is reclassified from equity to profit or loss as a reclassification adjustment when the financial asset is derecognised. Interest income calculated using the effective interest method is recognised in profit or loss. Dividends from an available-for-sale equity instrument are recognised in profit or loss when the Group's and the Company's right to receive payment is established.

Investment in equity instruments that do not have a quoted market price in an active market and whose fair value cannot be reliably measured are measured at cost less impairment loss.

Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the period generally established by regulation or convention in the marketplace concerned. All regular way purchases and sales of financial assets are recognised and derecognised on the trade date i.e. the date that the Group and the Company commit to purchase or sell the asset.

A financial asset is derecognised when the contractual rights to receive cash flows from the financial assets has expired or have been transferred and the Group and the Company has transferred substantially all risks and rewards of ownership. On derecognition of a financial asset, the difference between the carrying amount and the sum of consideration received and any cumulative gains or loss that had been recognised in equity is recognised in the profit or loss.

(f) Non-current assets (or disposal groups) held for sale and discontinued operation

Non-current assets (or disposal group) are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use. Such non-current assets (or disposal groups) classified as held for sale are measured at the lower of their carrying amount and fair value less costs to sell.

The criteria for held for sale classification is regarded as met only when the sale is highly probable and the asset (or disposal group) is available for immediate sale in its present condition subject only to terms that are usual and customary for sales of such asset (or disposal group). Management must be committed to the sale, which should be expected to qualify for recognition as a completed sale within one year from the date of classification.

Property, plant and equipment and intangible assets are not depreciated or amortised once classified as held for sale.

A discontinued operation is a component of the Group's business, the operations and cash flows of which can be clearly distinguished from the rest of the Group and which:

- represents a separate major line of business or geographical area of operations,
- is part of a single co-ordinated plan to dispose of a separate major line of business or geographical area of operations or
- is a subsidiary acquired exclusively with a view to resale

Classification as a discontinued operation occurs at the earlier of disposal or when the operation meets the criteria to be classified as held for sale.

When an operation is classified as a discontinued operation, the comparative statement of profit or loss and other comprehensive income is re-represented as if the operation had been discontinued from the start of the comparative period.

3. SIGNIFICANT ACCOUNTING POLICIES *cont'd*

(g) Construction costs

Construction contracts are contract specifically negotiated for the construction of an asset or a combination of assets that are closely interrelated or interdependent in terms of their design, technology and function or their ultimate purpose or use.

When the outcome of a construction contract can be estimated reliably, contract revenue and contract costs are recognised over the period of contract as revenue and expenses respectively by reference to the stage of completion of the contract activity at the end of the reporting period. The stage of completion method is determined by the proportion that contract costs incurred for work performed to date bear to the estimated total contract cost.

When the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised only to the extent of contract costs incurred that is probable recoverable and contract costs are recognised as expenses in the period in which they are incurred.

Irrespective whether the outcome of a construction contract can be estimated reliably, when it is probable that contract costs will exceed total contract revenue, the expected loss is recognised as an expense immediately.

Contract revenue comprises the initial amount of revenue agreed in the contract and variations in contract work, claims and incentive payments to the extent that it is probable that they will result in revenue and they are capable of being reliably measured.

The aggregate of the costs incurred and the profit or loss recognised on each contract is compared against the progress billings up to the year end. Where costs incurred and recognised profits (less recognised losses) exceed progress billings, the balance is presented as amounts due from contract customers. Where progress billings exceed costs incurred plus recognised profits (less recognised losses), the balance is presented as amounts due to contract customers.

(h) Cash and cash equivalents

Cash and cash equivalents comprise cash in hand, bank balances, demand deposits, bank overdrafts and short term highly liquid investments that are readily convertible to known amount of cash and which are subject to an insignificant risk of changes in value. For the purpose of the statements of cash flows, cash and cash equivalents are presented net of bank overdrafts and pledged deposits.

(i) Impairment of assets

(i) Non-financial assets

The carrying amounts of non-financial assets (except for inventories, amount due from contract customers, deferred tax assets, assets arising from employee benefits, investment property measured at fair value and non-current assets (or disposal groups) classified as held for sale) are reviewed at the end of each reporting period to determine whether there is any indication of impairment. If any such indication exists, the asset's recoverable amount is estimated. For goodwill and intangible assets that have indefinite useful lives, or that are not yet available for use, the recoverable amount is estimated each period at the same time.

For the purpose of impairment testing, assets are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or cash-generating units. Subject to operating segment ceiling test, for the purpose of goodwill impairment testing, cash-generating units to which goodwill has been allocated are aggregated so that the level at which impairment testing is performed reflects the lowest level at which goodwill is monitored for internal reporting purposes. The goodwill acquired in a business combination, for the purpose of impairment testing, is allocated to a cash-generating unit or a group of cash-generating units that are expected to benefit from the synergies of the combination.

3. SIGNIFICANT ACCOUNTING POLICIES *cont'd*

(i) Impairment of assets *cont'd*

(i) Non-financial assets cont'd

The recoverable amount of an asset or cash-generating units is the greater of its value in use and its fair value less costs of disposal. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset or cash-generating unit.

An impairment loss is recognised if the carrying amount of an asset or its related cash-generating unit exceeds its estimated recoverable amount. Impairment loss is recognised in profit or loss, unless the asset is carried at a revalued amount, in which such impairment loss is recognised directly against any revaluation surplus for the asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that same asset. Impairment losses recognised in respect of cash-generating units are allocated first to reduce the carrying amount of any goodwill allocated to the cash-generating unit (group of cash-generating units) and then to reduce the carrying amounts of the other assets in the cash-generating unit (group of cash-generating units) on a pro rata basis.

An impairment loss in respect of goodwill is not reversed. In respect of other assets, impairment losses recognised in prior periods are assessed at the end of each reporting period for any indications that the loss has decreased or no longer exists. An impairment loss is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognised. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation or amortisation, had no impairment loss been recognised for asset in prior years. Such reversal is recognised in the profit or loss unless the asset is carried at a revalued amount, in which case the reversal is treated as a revaluation increase.

(ii) Financial assets

All financial assets, other than those categorised as fair value through profit or loss, investment in subsidiary companies and investment in associated companies, are assessed at each reporting date whether there is any objective evidence of impairment as a result of one or more events having an impact on the estimated future cash flows of the asset.

Financial assets carried at amortised cost

To determine whether there is objective evidence that an impairment loss on financial assets has been incurred, the Group considers factors such as the probability of insolvency or significant financial difficulties of the receivable and default or significant delay in payments. For certain categories of financial assets, such as trade receivables, assets that are assessed not to be impaired individually are subsequently assessed for impairment on a collective basis based on similar risk characteristics. Objective evidence of impairment for a portfolio of receivables could include the Group's past experience of collecting payments, an increase in the number of delayed payments in the portfolio past the average credit period and observable changes in national or local economic conditions that correlate with defaults on receivables.

If any such evidence exists, the amount of impairment loss is measured as the difference between the assets carrying amount and the present value of estimated future cash flows (excluding future expected credit losses that have not yet been incurred) discounted at the financial asset's original effective interest rate. The carrying amount of the asset is reduced through the use of an allowance account and the amount of impairment loss is recognised in the profit or loss. Receivables together with the associated allowance are written off when there is no realistic prospect of future recovery.

If in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognised, the previously recognised (such as an improvement in the receivable's credit rating), the reversal of the previously recognised impairment loss is recognised in profit or loss.

3. SIGNIFICANT ACCOUNTING POLICIES *cont'd*

(i) Impairment of assets *cont'd*

(ii) Financial assets cont'd

Available-for-sale financial assets

Significant financial difficulties of the issuer or obligor, and the disappearance of an active trading market are considerations to determine whether there is objective evidence that investment securities classified as available-for-sale financial assets are impaired. A significant or prolonged decline in the fair value of investments in equity instruments below its cost is also an objective evidence of impairment.

If an available-for-sale financial asset is impaired, the difference between its cost (net of any principal payment and amortisation) and its current fair value less any impairment loss previously in profit or loss is reclassified from equity to profit or loss.

Impairment losses on available-for-sale equity investments are not reversed in profit or loss in the subsequent periods. Increase in fair value of equity instrument, if any, subsequent to impairment loss is recognised in other comprehensive income. For available-for-sale debt investments, impairment losses are subsequently reversed in profit or loss if an increase in the fair value of the investment can be objectively related to an event occurring after the recognition of the impairment loss in profit or loss.

Unquoted equity securities carried at cost

If there is objective evidence (such as significant adverse changes in the business environment where the issuer operates, probability of insolvency or significant financial difficulties of the issuer) that an impairment loss on financial assets carried at cost has been incurred, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows discounted at the current market rate of return for a similar financial asset. Such impairment losses are not reversed in subsequent periods.

(j) Share capital

An equity instrument is any contract that evidences a residual interest in the assets of the Group and the Company after deducting all of its liabilities. Ordinary shares are equity instruments. Ordinary shares are recorded at the nominal value of shares issued. Ordinary shares are classified as equity.

Dividends on ordinary shares are accounted for in equity as appropriation of retained earnings and recognised as a liability in the period in which they are declared.

(k) Financial liabilities

Financial liabilities are classified according to the substance of the contractual arrangements entered into and the definition of financial liabilities.

Financial liabilities are recognised on the statements of financial position when, and only when, the Group and the Company become a party to the contractual provisions of the financial instrument.

The Group and the Company classify their financial liabilities at initial recognition, into the following categories:

(i) Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated into this category upon initial recognition.

3. SIGNIFICANT ACCOUNTING POLICIES *cont'd*

(k) Financial liabilities *cont'd*

(i) Financial liabilities at fair value through profit or loss cont'd

Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. This category also includes derivatives financial instruments that are not designated as effective hedging instruments. Separated embedded derivatives are also categorised as held for trading unless they are designated as effective hedging instruments.

Gains or losses on financial liabilities held for trading are recognised in profit or loss.

(ii) Other financial liabilities measured at amortised cost

The Group's and the Company's other financial liabilities comprise trade and other payables and loans and borrowings.

Trade and other payables are recognised initially at fair value plus directly attributable transaction costs and subsequently measured at amortised cost using the effective interest method.

Loans and borrowings are recognised initially at fair value, net of transaction costs incurred, and subsequently measured at amortised cost using the effective interest method. Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least 12 months after the reporting date.

Gains and losses on financial liabilities measured at amortised cost are recognised in profit or loss when the liabilities are derecognised, and through the amortisation process.

(iii) Derecognition of financial liabilities

A financial liability is derecognised when, and only when, the obligation specified in the contract is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognised in profit or loss.

(l) Offsetting of financial instruments

A financial asset and a financial liability is offset and the net amount reported in the statements of financial position if, and only if, there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the assets and settle the liabilities simultaneously.

(m) Provision

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of economic resources will be required to settle the obligation and the amount of the obligation can be estimated reliably.

Provisions are reviewed at each reporting date and adjusted to reflect the current best estimate. If it is no longer probable that an outflow of economic resources will be required to settle the obligation, the provision is reversed. If the effect of the time value of money is material, provisions are discounted using a current pre tax rate that reflects, where appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

3. SIGNIFICANT ACCOUNTING POLICIES *cont'd*

(n) Financial guarantee contracts

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because of a specified debtor fails to make payment when due.

Financial guarantee contracts are recognised initially as a liability at fair value, net of transaction costs. Subsequent to initial recognition, financial guarantee contracts are recognised as income in profit or loss over the period of the guarantee. If the debtor fails to make payment relating to financial guarantee contract when it is due and the Group as issuer, is required to reimburse the holder for the associated loss, the liability is measured at the higher of the best estimate of the expenditure required to settle the present obligation at the reporting date and the amount initially recognised less cumulative amortisation.

(o) Leases

(i) Finance lease

The determination of whether an arrangement is, or contains, a lease is based on the substance of the arrangement at the inception date, whether fulfilment of the arrangement is dependent on the use of a specific asset or asset or the arrangement conveys a right to use the asset, even if that right is not explicitly specific in an arrangement.

Leases in terms of which the Group or the Company assumes substantially all the risks and rewards of ownership are classified as finance lease. Upon initial recognition, the leased asset is measured at an amount equal to the lower of its fair value and the present value of the minimum lease payments. Subsequent to initial recognition, the asset is accounted for in accordance with the accounting policy applicable to that asset.

Minimum lease payments made under finance leases are apportioned between finance charges and reduction of the lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are recognised in finance costs in the profit or loss. Contingent lease payments are accounted for by revising the minimum lease payments over the remaining term of the lease when the lease adjustment is confirmed.

Leasehold land which in substance is a finance lease is classified as a property, plant and equipment.

(ii) Operating lease

Leases, where the Group or the Company does not assume substantially all the risks and rewards of ownership are classified as operating leases and, except for property interest held under operating lease, the leased assets are not recognised in the statement of financial position. Property interest held under an operating lease, which is held to earn rental income or for capital appreciation or both, is classified as investment property.

Payments made under operating leases are recognised in profit or loss on a straight-line basis over the term of the lease. Lease incentives received are recognised in profit or loss as an integral part of the total lease expense, over the term of the lease. Contingent rentals are charged to profit or loss in the reporting period in which they are incurred.

(p) Revenue recognition

Revenue is recognised when it is probable that the economic benefits associated with the transaction will flow to the enterprise and the amount of the revenue can be measured reliably.

3. SIGNIFICANT ACCOUNTING POLICIES *cont'd*

(p) Revenue recognition *cont'd*

(i) Property development

Revenue derived from property development activities is recognised based on the percentage of completion method. The stage of completion is determined based on the total actual costs incurred to date over the estimated total property development costs.

When the financial outcome of a development activity cannot be reliably estimated, the property development revenue is recognised only to the extent of property development costs incurred that is probable to be recoverable and the property development costs on the development units sold are recognised as an expense in the period in which they are incurred.

Any expected loss on a development project is recognised as an expense immediately, including costs to be incurred over the defects liability period.

(ii) Construction contracts

Revenue from work done on construction contracts is recognised based on the percentage of completion method. The stage of completion is determined based on the total actual costs incurred to date over the estimated total contract costs.

Where the outcome of a construction contract cannot be reliably estimated, contract revenue is recognised only to the extent of contract costs incurred that it is probable will be recoverable and contract costs are recognised as an expense in the period in which they are incurred.

When it is probable that total contract costs will exceed total contract revenue, the expected loss is recognised as an expense immediately.

(iii) Sales of goods

Revenue from sales of goods measured at the fair value of the consideration receivable and is recognised when significant risk and rewards have been transferred to the buyer, if any, or upon performance of services, net of sales taxes and discounts.

(iv) Interest income

Interest income are recognised on an accruals basis using the effective interest method.

(v) Management fee

Management fee is recognised on accrual basis when services are rendered.

(q) Contingencies

Where it is not probable that an outflow of economic benefits will be required, or the amount cannot be estimated reliably, the obligation is disclosed as a contingent liability, unless the probability of outflow of economic benefits is remote. Possible obligations, whose existence will only be confirmed by the occurrence or non-occurrence of one or more future events, are also disclosed as contingent liabilities unless the probability of outflow of economic benefits is remote.

3. SIGNIFICANT ACCOUNTING POLICIES *cont'd*

(r) Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset are capitalised as part of the cost of the assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalised as part of the cost of those assets. All other borrowing costs are recognised in profit or loss in the period in which they are incurred. Borrowing costs consist of interest and other costs that the Group and the Company incurred in connection with the borrowing of funds.

The capitalisation of borrowing costs as part of the cost of a qualifying asset commences when expenditure for the asset is being incurred, borrowing costs are being incurred and activities that are necessary to prepare the asset for its intended use or sale are in progress. Capitalisation of borrowing costs is suspended or ceases when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are interrupted or completed.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

(s) Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-makers are responsible for allocating resources and assessing performance of the operating segments and make overall strategic decisions. The Group's operating segments are organised and managed separately according to the nature of the products and services provided, with each segment representing a strategic business unit that offers different products and serves different markets.

(t) Income taxes

Tax expense in profit or loss comprises current and deferred tax. Current tax and deferred tax is recognised in profit or loss except to the extent that it relates to a business combination or items recognised directly in equity or other comprehensive income.

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted by the end of the reporting period, and any adjustment to tax payable in respect of previous years.

Deferred tax is recognised using the liability method for all temporary differences between the carrying amounts of assets and liabilities in the statement of financial position and their tax bases. Deferred tax is not recognised for the temporary differences arising from the initial recognition of goodwill, the initial recognition of assets and liabilities in a transaction which is not a business combination and that affects neither accounting nor taxable profit or loss. Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax is based on the expected manner of realisation or settlement of the carrying amount of the assets and liabilities, at the end of the reporting period, except for investment properties carried at fair value model. Where investment properties measured using fair value model, the amount of deferred tax recognised is measured using the tax rates that would apply on sale of those assets at their carrying amounts at the reporting date unless the property is depreciable and is held with the objective to consume substantially all of the economic benefits embodied in the property over time, rather than through sale. Deferred tax assets and liabilities are not discounted.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

A deferred tax asset is recognised to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilised. Deferred tax assets are reviewed at the end of each reporting period and are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

3. SIGNIFICANT ACCOUNTING POLICIES *cont'd*

(u) Employee benefits

(i) Short term employee benefits

Wages, salaries, bonuses and social security contributions are recognised as an expense in the year in which the associated services are rendered by employees of the Group. Short term accumulating compensated absences such as paid annual leave are recognised when services are rendered by employees that increase their entitlement to future compensated absences. Short term non-accumulating compensated absences such as sick and medical leave are recognised when the absences occur. The expected cost of accumulating compensated absences is measured as additional amount expected to be paid as a result of the unused entitlement that has accumulated at the end of the reporting period.

(ii) Defined contribution plans

As required by law, companies in Malaysia contributions to the state pension scheme, the Employee Provident Fund ("EPF"). Some of the Group's foreign subsidiary companies also make contributions to their respective countries' statutory pension schemes. Such contributions are recognised as an expense in the profit or loss as incurred. Once the contributions have been paid, the Group has no further payment obligations.

(v) Revaluation reserves

Revaluation surplus arising from revaluation of freehold land and building are taken to capital reserve account and are not available for distribution.

4. PROPERTY, PLANT AND EQUIPMENT

Group	At Valuation				At Cost				
	Freehold land RM	Buildings RM	Electrical installation RM	Factory equipment RM	Furniture, fittings and equipment RM	Motor vehicles RM	Plant and machinery RM	Renovations RM	Total RM
Cost									
At 1st July 2014	2,704,201	4,162,460	70,150	231,401	180,967	2,272,437	2,679,409	1,733,012	14,034,037
Additions	283,424	42,184	-	-	163,495	108,291	3,341,900	-	3,939,294
Disposals	(2,135,000)	(2,911,711)	-	-	-	-	(1,794,409)	(1,600,000)	(8,441,120)
Written off	-	-	(60,480)	(231,401)	(135,882)	(54,704)	-	(75,937)	(558,404)
Transfer to land held for development	(768,374)	-	-	-	-	-	-	-	(768,374)
At 30th June 2015	84,251	1,292,933	9,670	-	208,580	2,326,024	4,226,900	57,075	8,205,433
Accumulated depreciation									
At 1st July 2014	-	620,634	67,547	230,927	148,899	627,809	2,485,550	137,655	4,319,021
Charge for the financial year	-	22,500	967	310	19,688	387,302	227,746	24,135	682,648
Disposals	-	(625,711)	-	-	-	-	(1,794,383)	(49,983)	(2,470,077)
Written off	-	-	(60,462)	(231,237)	(126,433)	(54,703)	-	(75,884)	(548,719)
At 30th June 2015	-	17,423	8,052	-	42,154	960,408	918,913	35,923	1,982,873
Carrying amount									
At 30th June 2015	84,251	1,275,510	1,618	-	166,426	1,365,616	3,307,987	21,152	6,222,560

4. PROPERTY, PLANT AND EQUIPMENT *cont'd*

Group	Cost/Valuation		At Cost						
	Freehold land	Buildings	Electrical installation	Factory equipment	Furniture, fittings and equipment	Motor vehicles	Plant and machinery	Renovations	Total
	RM	RM	RM	RM	RM	RM	RM	RM	RM
Cost									
At 1st July 2013	2,704,201	4,162,460	70,150	231,401	172,160	1,299,860	2,679,409	1,733,012	13,052,653
Additions	-	-	-	-	8,807	2,127,733	-	-	2,136,540
Disposals	-	-	-	-	-	(1,155,156)	-	-	(1,155,156)
At 30th June 2014	2,704,201	4,162,460	70,150	231,401	180,967	2,272,437	2,679,409	1,733,012	14,034,037
Accumulated depreciation									
At 1st July 2013	-	561,409	66,560	230,227	140,531	612,677	2,397,050	100,066	4,108,520
Charge for the financial year	-	59,225	987	700	8,368	293,447	88,500	37,589	488,816
Disposals	-	-	-	-	-	(278,315)	-	-	(278,315)
At 30th June 2014	-	620,634	67,547	230,927	148,899	627,809	2,485,550	137,655	4,319,021
Carrying amount									
At 30th June 2014	2,704,201	3,541,826	2,603	474	32,068	1,644,628	193,859	1,595,357	9,715,016

4. PROPERTY, PLANT AND EQUIPMENT *cont'd*

Company	Electrical installation RM	Furniture, fittings and equipment RM	Renovations RM	Total RM
2015				
Cost				
At 1st July 2014	38,026	107,397	108,200	253,623
Additions	-	154,067	-	154,067
Written off	(38,026)	(102,152)	(75,937)	(216,115)
At 30th June 2015	-	159,312	32,263	191,575
Accumulated depreciation				
At 1st July 2014	38,011	95,844	86,782	220,637
Charge for the financial year	-	14,181	3,226	17,407
Written off	(38,011)	(94,272)	(75,884)	(208,167)
At 30th June 2015	-	15,753	14,124	29,877
Carrying amount				
At 30th June 2015	-	143,559	18,139	161,698
2014				
Cost				
At 1st July 2013/30th June 2014	38,026	107,397	108,200	253,623
Accumulated depreciation				
At 1st July 2013	37,991	92,907	83,543	214,441
Charge for the financial year	20	2,937	3,239	6,196
At 30th June 2014	38,011	95,844	86,782	220,637
Carrying amount				
At 30th June 2014	15	11,553	21,418	32,986

(i) Included in the property, plant and equipment of the Group is motor vehicles under finance lease arrangement with carrying amount of RM1,379,092 (2014: RM1,644,625).

(ii) In prior year, the freehold land and buildings of the Group was revalued on 7th March 2007 by an independent professional valuer using the direct comparison method. The Directors are of the opinion that the carrying amount of the freehold land and buildings of the Group at the end of the previous financial year does not differ materially from the fair value amount of RM6,300,000 as stated in the valuation report dated 10th July 2013.

Had the revalued assets of the Group been carried at cost less accumulated depreciation, the carrying amount would have been RM240,757 (2014: RM6,006,850).

4. PROPERTY, PLANT AND EQUIPMENT *cont'd*

(iv) The aggregate additional cost for the property, plant and equipment of the Group during the financial year acquired under finance lease arrangement and cash payment are as follows:

	Group		Company	
	2015	**2014**	**2015**	**2014**
	RM	**RM**	**RM**	**RM**
Aggregate costs	3,939,294	2,136,540	154,067	-
Less: Finance lease	(91,000)	(1,327,800)	-	-
Cash payments	3,848,294	808,740	154,067	-

(v) Included in the property, plant and equipment of the Group are motor vehicle held in trust by a formal subsidiary company of the Company with carrying amounts of RM1,212,373 (2014:Nil).

5. LAND AND PROPERTY DEVELOPMENT COSTS

(a) Land held for property development

	Group	
	2015	**2014**
	RM	**RM**
Non-Current		
Freehold land, at cost		
At 1st July	12,875,955	15,864,445
Additions	4,700,000	-
Transfer from property,plant and equipment	768,374	-
Transfer to current property development cost	-	(2,569,715)
Disposal of land	-	(418,775)
At 30th June	18,344,329	12,875,955
Property development cost		
At 1st July	9,034,668	18,676,088
Additions	6,241,560	9,734,554
Transfer to current property development cost	-	(18,611,585)
Disposal of land	(4,549,493)	(764,389)
At 30th June	10,726,735	9,034,668
Total non-current land and property development costs	29,071,064	21,910,623

5. LAND AND PROPERTY DEVELOPMENT COSTS *cont'd*

(a) Land held for property development *cont'd*

	Group	
	2015	**2014**
	RM	**RM**
Current		
Freehold land, at cost		
At 1st July	23,103,654	20,533,939
Transfer from land held for property development	-	2,569,715
Disposal of land	(2,569,715)	-
At 30th June	20,533,939	23,103,654

(b) Property development cost

	Group	
	2015	**2014**
	RM	**RM**
Current		
Property development cost		
At 1st July	145,823,917	94,664,895
Additions	20,142,273	69,671,168
Transfer from land held for property development	-	18,611,585
Disposal of subsidiary company	-	(37,123,731)
Disposal of land	(4,690,493)	-
At 30th June	161,275,697	145,823,917
Less: Costs recognised in profit or loss		
At 1st July	49,955,303	86,988,643
Recognised in profit or loss	-	90,391
Disposal of subsidiary company	-	(37,123,731)
At 30th June	49,955,303	49,955,303
Total current land and property development costs	131,854,333	118,972,268

(i) Included in the land held for development of the Group are freehold land with carrying amount of RM4,092,150 (2014: RM7,260,208) which have been pledged to a financial institution as securities for credit facilities granted to a formal subsidiary company.

The freehold land amounting to RM4,092,150 (2014: RM7,260,208) has been charged to a bank for credit facilities granted to a subsidiary company as disclosed in Note 19.

5. LAND AND PROPERTY DEVELOPMENT COSTS *cont'd*

(b) Property development cost *cont'd*

(ii) Included in property development costs for the financial year are as follow:

	Group 2015 RM	Group 2014 RM
Director's remuneration	1,680,000	-

6. INVESTMENT PROPERTIES

	Group 2015 RM	Group 2014 RM
Freehold building		
Cost		
At 1st July	503,280	5,133,483
Addition	190,000	-
Disposal	(391,313)	(4,630,203)
At 30th June	301,967	503,280
Accumulated depreciation		
At 1st July	35,227	256,672
Charge for the financial year	9,227	94,952
Disposal	(15,434)	(316,397)
At 30th June	29,020	35,227
Carrying amount	272,947	468,053
Consists of:-		
Freehold buildings	272,947	468,053

As at 30th June 2015, the fair value of the investment properties are RM390,000 (2014: RM640,000). The fair value are arrived by reference to market evidence of transaction prices for similar properties assessed by the Directors.

	Group 2015 RM	Group 2014 RM
Rental income	-	86,900
Direct operating expenses:		
- Income generating investment properties	-	27,690
- Non-income generating investment properties	7,912	-

7. INVESTMENT IN SUBSIDIARY COMPANIES

(a) Investment in subsidiary companies

	Company	
	2015	2014
	RM	RM
Unquoted shares, at cost	16,293,831	17,295,727
Less: Accumulated impairment	(13,807,110)	(13,809,010)
	2,486,721	3,486,717

Details of the subsidiary companies are set out in Note 40.

On 1st October 2014, Tiger Synergy Berhad ("TSB") has acquired the entire equity interest in Promosi Juara Sdn Bhd ("PJSB") comprising of 2 ordinary shares of RM1.00 each for a total cash consideration of RM2. Consequently, PJSB became a wholly-owned subsidiary company of TSB.

On 25th June 2014, TSB had acquired the entire equity interest in Teladan Bina Sdn. Bhd. ("TBSB") comprising of 2 ordinary shares of RM1.00 each for a total cash consideration of RM2,500.

Net cashflows arising from acquisition of subsidiary companies are as follows:

	Group	
	2015	2014
	RM	RM
Cash and bank balances, representing net asset	2	2
Group's share of net assets	2	2
Excess of fair value of net assets acquired over cost of acquisition	-	2,498
Total cost of acquisition, discharged by cash	2	2,500
Purchase consideration satisfied by cash	2	2,500
Less: Cash and cash equivalents of subsidiary companies acquired	(2)	(2)
Net cash outflows from the acquisition of subsidiary companies	-	2,498

Impact of the acquisition on the statements of profit or loss and other comprehensive income

From the date of acquisition, acquired subsidiary company has decreased the Group's profit for the financial year by RMNil (2014:RMNil) If the combination had taken place at the beginning of the financial year, the Group's profit for the financial year would have been decreased by RMNil.

(b) Disposal of a subsidiary company

On 10th June 2015, the Company has agreed to disposed the entire shareholdings held in its wholly-owned subsidiary company, Timberion Sdn. Bhd. ("Timberion"), comprising 1,000,000 ordinary shares of RM1.00 each for a total consideration of RM1,000,000 to Tristar Frontier Sdn. Bhd. ("TFSB"). The disposal was complete don 6th July 2015.

7. INVESTMENT IN SUBSIDIARY COMPANIES *cont'd*

(b) Disposal of a subsidiary company *cont'd*

The effects of the disposal on the financial results of the Group in respect of the financial year are as follows:

	Company	
	2015	**2014**
	RM	**RM**
Revenue	(6,778)	-
Other income	10,162	-
Operating expenses	(1,558,025)	-
Finance costs	(181,389)	-
Net loss for the financial year	(1,736,030)	-

The assets and liabilities arising from the disposal of subsidiary company are as follows:

	Group	
	2015	**2014**
	RM	**RM**
Assets and Liabilities		
Trade and other receivables	1,478,716	-
Accrued billings	8,087,318	-
Cash and bank balances	1,002	-
Deferred tax assets	514,397	-
Trade and other payables	(299,936)	-
Provision for liquidated and ascertained damages	(660,748)	-
Amount owing to Director	(23,789)	-
Bank overdraft	(3,882,855)	-
Term loan	(910,216)	-
Tax payable	(3,287,816)	-
Net assets	1,016,073	-
Loss on disposal of investment in subsidiary company	(16,073)	-
	1,000,000	-

The cash inflow arising from the disposal is as follows:

	Group	
	2015	**2014**
	RM	**RM**
Disposal proceeds settled by cash	1,000,000	-
Less: Cash and cash equivalents of subsidiary company disposed	3,881,853	-
Net cash inflows from disposal of investment in subsidiary companies	4,881,853	-

(c) There are no significant restrictions on the ability of the subsidiary companies to transfer funds to the Group in the form of cash dividends or repayment of loans and advances.

8. GOODWILL ON CONSOLIDATION

	Group	
	2015	2014
	RM	RM
Costs		
At 1st July	2,498	-
Additions	-	2,498
At 30th June	2,498	2,498
Impairment loss		
At 1st July	2,498	-
Additions	-	2,498
At 30th June	2,498	2,498
Carrying amount		
At 30th June	-	-

The goodwill were derived from the acquisition of a wholly owned subsidiary company, Teladan Bina Sdn. Bhd. in the previous financial year.

Management determined the recoverable amount of the goodwill on consolidation of each subsidiary based on the individual assets' value in use and the probability of the realisation of the assets. The present value of the future cash flows to be generated by the asset is the asset's value in use, and it is assumed to be the same as the net worth of the asset as at reporting date. An impairment loss is recognised immediately in the profit or loss if the recoverable amount is less than the carrying amount.

9. DEFERRED TAX ASSETS/(LIABILITIES)

	Group	
	2015	2014
	RM	RM
At 1st July	1,177,595	171,019
Recognised in profit or loss	(298,378)	1,006,576
Disposal of a subsidiary company	(514,397)	-
At 30th June	364,820	1,177,595

	Company	
	2015	2014
	RM	RM
At 1st July	-	-
Recognised in profit or loss	(12,281)	-
At 30th June	(12,281)	-

9. DEFERRED TAX ASSETS/(LIABILITIES) *cont'd*

The net deferred tax assets shown on the statement of financial position after appropriate offsetting are as follows:

	Group	
	2015	2014
	RM	RM
Deferred tax assets	377,101	1,276,456
Deferred tax liabilities	(12,281)	(98,861)
	364,820	1,177,595

	Company	
	2015	2014
	RM	RM
At 1st July	-	-
Recognised in profit or loss	(12,281)	-
At 30th June	(12,281)	-

The components of deferred tax assets of the Group and of the Company are as follows:

	Group	
	2015	2014
	RM	RM
Deductible temporary differences arising from peoperty development activities		
At 1st July	1,276,456	343,019
Recognised in profit or loss	(384,958)	933,437
Disposal of a subsidiary company	(514,397)	-
At 30th June	377,101	1,276,456

9. DEFERRED TAX ASSETS/(LIABILITIES) *cont'd*

The components of deferred tax liabilities of the Group and of the Company are as follows:

	Deductible temporary differences arising from property development activities	Accelerated capital allowances	Total
	RM	RM	RM
Group			
At 1st July 2014	98,861	-	98,861
Recognised in profit or loss	(98,861)	12,281	(86,580)
At 30th June 2015	-	12,281	12,281
At 1st July 2013	172,000	-	172,000
Recognised in profit or loss	(73,139)	-	(73,139)
At 30th June 2014	98,861	-	98,861
Company			
At 1st July 2014	-	-	-
Recognised in profit or loss	-	12,281	12,281
At 30th June 2015	-	12,281	12,281
At 1st July 2013	-	-	-
Recognised in profit or loss	-	-	-
At 30th June 2014	-	-	-

Unrecognised deferred tax assets

Deferred tax assets have not been recognised in respect of the following temporary differences:

	Group	
	2015	2014
	RM	RM
Deductible temporary differences	12,881	7,261
Unabsorbed capital allowances	2,142,898	2,748,001
Unabsorbed industrial building allowances	-	544,000
Unutilised tax losses	3,352,180	2,763,966
	5,507,959	6,063,228

9. DEFERRED TAX ASSETS/(LIABILITIES) *cont'd*

Unrecognised deferred tax assets *cont'd*

Deferred tax assets have not been recognised in respect of the following temporary differences: *cont'd*

	Company	
	2015	**2014**
	RM	**RM**
Deductible temporary differences	-	7,261
Unabsorbed capital allowances	-	1,103
Unused tax losses	-	154,552
	-	162,916

Deferred tax assets have not been recognised in respect of these items as they may not have sufficient taxable profits to be used to offset or they have arisen in subsidiary companies that have a recent history of losses.

10. TRADE RECEIVABLES

	Group	
	2015	**2014**
	RM	**RM**
Trade receivables - third parties	2,628,935	4,532,195

The Group's normal trade credit terms range from 30 to 90 days (2014: 30 to 90 days). The credit period varies from customers to customers after taking into consideration their payment track record, financial background, length of business relationship and size of transactions. They are recognised at their original invoice amounts which represent their fair values on initial recognition.

The Group has significant concentration of credit risk in the form of outstanding balance owing by 2 (2014: 1) customer represents 100% (2014: 46%) of the total receivable.

Analysis of the trade receivables ageing are as follows:

	Group	
	2015	**2014**
	RM	**RM**
Neither past due nor impaired	1,791,935	4,532,195
Past due for more than 60 days not impaired	837,000	-
	2,628,935	4,532,195

<u>Receivables that are neither past due nor impaired</u>

Trade receivables that are neither past due nor impaired are creditworthy debtors with good payment records with the Group.

None of the Company's trade receivables that are neither past due nor impaired have been renegotiated during the financial year.

10. TRADE RECEIVABLES *cont'd*

Receivables that are past due but not impaired

The Group have trade receivables amounting to RM837,000 (2014: RMNil) that are past due at the reporting date but not impaired. The Directors are of the opinion that no impairment is required based on past experience and the likelihood of recoverability of these receivables.

11. OTHER RECEIVABLES

	Group		Company	
	2015	2014	2015	2014
	RM	RM	RM	RM
Other receivables	234,696	632,374	-	-
Deposits	1,261,690	3,081,104	12,000	64,814
Prepayments	140,670	3,554	37,443	-
	1,637,056	3,717,032	49,443	64,814

Included in other receivables of the Group mainly comprise of the followings:-

(i) Included in other receivables of the Group is an amount of RMNil (2014: RM521,566) in relation to remaining balances of sales consideration for disposal of 46 units apartments in the previous financial year.

(ii) Included in deposits of the Group is an amount of RMNil (2014: RM3,000,000) for the proposed acquisition in respect of timber concession right in Hutan Simpan Tekai Tembeling, Mukim Hulu Tembeling, Daerah Jerantut Pahang. The proposed acquisition was terminated on 28th May 2014.

(iii) Included in deposits of the Group is an amount of RM1,120,000 (2014: RMNil) in relation to the purchase of land by acquisition of a piece of freehold land held under GM 549, Lot 738 in Mukim Ceras, Tempat Batu 12 1/2, Jalan Cheras, Daerah Hulu Langat, Negeri Selangor measuring approximately 0.8094 hectares for a total consideration of RM11,200,000.

Other receivables that are individually determined to be impaired at the reporting date relate to debtors that are in financial difficulties and have defaulted on payments.

12. AMOUNT OWING BY/(TO) SUBSIDIARY COMPANIES

Amounts owing by/(to) subsidiary companies are unsecured, interest-free and repayable upon demand.

13. AMOUNT OWING BY/(TO) CUSTOMERS ON CONTRACT

	Group	
	2015	2014
	RM	RM
Contract cost incurred to date	42,223,396	
Attributable profits	16,405,787	-
	58,629,183	-
Less: Progress billings	(59,494,780)	-
	(865,597)	-
Presented by:		
Amount owing by customers on contract	290,449	-
Amount owing to customers on contract	(1,156,046)	-
	(865,597)	-

14. FIXED DEPOSITS WITH FINANCIAL INSTITUTIONS

	Group		Company	
	2015	2014	2015	2014
	RM	RM	RM	RM
Fixed deposits placed with licensed banks	6,786,932	228,068	3,538,830	-
Other corporation	-	10,115,810	-	10,115,810
	6,786,932	10,343,878	3,538,830	10,115,810

The effective interest rates of the fixed deposits with financial institutions at 3.40% (2014: 2.55%) per annum at the end of the reporting period.

15. CASH AND BANK BALANCES

Included in cash and bank balances of the Group is an amount of RMNil (2014: RM1,821) deposited into the Housing Development Accounts in accordance with Section 7A of the Housing Development (Control and Licensing) Act, 1966.

16. SHARE CAPITAL

	Group/Company			
	Number of Shares		Amount	
	2015	2014	2015	2014
	Unit	Unit	RM	RM
Ordinary shares of RM0.20 each				
Authorised	2,500,000,000	2,500,000,000	500,000,000	500,000,000
Issued and fully paid				
At 1st July	774,140,200	384,520,100	154,828,040	76,904,020
Issuance of shares: Right issue with free warrants	-	387,070,100	-	77,414,020
Conversion of warrants	-	2,550,000	-	510,000
Private placement	35,500,000	-	7,100,000	-
At 30th June	809,640,200	774,140,200	161,928,040	154,828,040

During the financial year, the Company increased its issued and paid-up share capital from RM154,828,040 to RM161,928,040 through the creation of 35,500,000 ordinary shares of RM0.20 from private placement.

The new ordinary shares issued during the financial year rank pari passu in all respects with the existing ordinary shares of the Company.

The holders of ordinary shares are entitled to receive dividends as and when declared by the Company. All ordinary shares carry one vote per share without restrictions and rank equally with regard to the Company's residual assets.

17. SHARE PREMIUM

	Group/Company	
	2015	2014
	RM	RM
Non-distributable		
At 1st July	15,565,991	15,407,126
Conversion of warrants	-	158,865
At 30th June	15,565,991	15,565,991

18. OTHER RESERVES

	Group		Company	
	2015	2014	2015	2014
	RM	RM	RM	RM
Non-distributable				
Revaluation reserve	-	66,561	-	13,125
Warrant reserve	37,181,275	37,181,275	37,181,275	37,181,275
	37,181,275	37,247,836	37,181,275	37,194,400

18. OTHER RESERVES *cont'd*

Revaluation reserve

The revaluation reserve represents increases in the fair value of freehold land and buildings and decrease to the extent that such decreases relate to an increase on the same asset previously recognised in other comprehensive income.

Warrant reserve

	Group/Company	
	2015	**2014**
	RM	**RM**
Non-distributable		
At 1st July	37,181,275	2,503,831
Issue of shares	-	34,836,309
Realisation of warrant reserves	-	(158,865)
At 30th June	37,181,275	37,181,275

Warrant reserve represents reserve allocated to free detachable warrants issued with right issue.

Detachable Warrants 2010/2015

Warrant reserves represent the fair value adjustment for the free detachable warrants issued pursuant to the rights issue on 19th July 2010. Each warrant 2010/2015 entitles the registered holder the right at any time during the exercise period to subscribe in cash for one new ordinary share at an exercise price of RM0.20 each.

During the previous financial year, there were 2,550,000 Warrants 2010/2015 exercised at RM0.20 prior to its expiry on 8th August 2015. Total proceeds from the conversion of Warrants amounted to RM510,000. No warrants 2010/2015 were exercised during the financial year. As at 30th June 2015, the total number of Warrants 2010/2015 that remain unexercised were 41,346,450 (2014: 41,346,450).

The fair value of the Warrants 2010/2015 is measured using Black Scholes model with the following inputs and assumptions:-

	RM
Fair value of warrants of issue date	0.0905
Exercise price	0.20
Expected volatility	85.75%
Expiry date	8th August 2015 (5 years)
Risk-free interest rate	3.68% per annum

Subsequent to 30th June 2014, none of the outstanding Warrants 2010/2015 is exercised. The warrant reserve amounting to RM2,344,966 has been transferred from warrant reserves account to share premium account upon expiry of Warrant 2010/2015 on 7th August 2015.

18. OTHER RESERVES *cont'd*

Detachable Warrants 2013/2018

On 2nd December 2013, the Detachable Warrants 2013/2018 were issued for free pursuant to the renounceable Rights Issue by the issuance of 387,070,100 new ordinary shares of RM0.20 each ("Rights Shares") on the basis of one Rights Share for each existing ordinary share of RM0.20 each in the Company, together with 387,070,100 free Detachable Warrants 2013/2018 on the basis of one Detachable Warrant 2013/2018 for every one Rights Share subscribed.

No Warrants 2013/2018 were exercised during the financial year. As at 30th June 2015, the total number of Warrants 2013/2018 that remain unexercised were 387,070,100 (2014: 387,070,100).

The fair value of the Warrants 2013/2018 is measured using Black Scholes model with the following inputs and assumptions:

	RM
Fair value of warrants of issue date	0.09
Exercise price	0.20
Expected volatility	42.22%
Expiry date	23rd December 2018 (5 years)
Risk-free interest rate	9.6% per annum

19. BANK BORROWINGS

	Group		Company	
	2015	2014	2015	2014
	RM	RM	RM	RM
Secured				
Term loans	-	5,348,300	-	4,035,166
Analysed as:				
Repayable within twelve months	-	2,426,665	-	2,127,824
Repayable after twelve months	-	2,921,635	-	1,907,342
	-	5,348,300	-	4,035,166

Term loans of the Group are secured by legal charges over the freehold lands of the subsidiary companies as disclosed in Note 5 and a corporate guarantee from the Company.

The range of interest rates at the reporting date are as follows:

	Group		Company	
	2015	2014	2015	2014
	%	%	%	%
Term loans	-	8.85	-	8.85

19. BANK BORROWINGS *cont'd*

In previous financial year, the bank borrowings bear interest rate ranging from 9.10% to 9.60% per annum and repayable by 60 monthly instalments. The term loans of the Group are secured by:

(a) Third party first legal charge over a piece of land held by Tiger Synergy Land Sdn. Bhd. ("TSLSB") under Geran Mukim 267, Lot 562, Tempat Bt 9, Jalan Sg. Besi, Mukim Petaling, District of Selangor.
(b) Corporate guarantee by the Company and Pembinaan Terasia Sdn. Bhd. ("PTSB").
(c) Joint and several guarantee by certain Directors.

In previous financial year, prior to the disposal of a subsidiary company, Minply Sdn. Bhd. ("MSB"), MSB had novated the said term loan to the Company in which the Company will continue to repay the loan. The Company had obtained the consent from CIMB on the aforementioned novation.

On 19th July 2013, CIMB had agreed and approved TSB and TPSB to restructure the existing credit facilities. The terms and conditions are as follows:-

(a) Monthly payment of RM40,000 effective from April 2013 until October 2013,
(b) Monthly payment of RM500,000 to settle the remaining outstanding loan balances.

On 10th January 2014, CIMB had agreed and approved TSB to restructure the existing credit facilities. The terms and conditions are as follows:-

(a) A lump sum payment of RM2,000,000 to be made by 10th January 2014,
(b) Monthly payment of RM200,000 on the remaining outstanding loan balances from February 2014 until December 2014.

The term loans have been fully settled during the financial year.

20. FINANCE LEASE PAYABLES

		Group	
		2015	**2014**
		RM	**RM**
(a)	**Minimum lease payments**		
	Within one year	265,692	252,174
	Between one and five years	1,168,493	1,173,019
	After five years	285,386	442,112
		1,719,571	1,867,305
	Less: Future finance charges	(299,352)	(330,675)
	Present value of minimum lease payments	1,420,219	1,536,630

20. FINANCE LEASE PAYABLES *cont'd*

	Group 2015 RM	Group 2014 RM
(b) Present value of finance lease payables		
Within one year	218,453	207,409
Between one and five years	1,201,766	965,543
After five years	-	363,678
	1,420,219	1,536,630
Analysed as:		
Repayable within twelve months	218,453	207,409
Repayable after twelve months	1,201,766	1,329,221
	1,420,219	1,536,630

Interest is charged at rates ranging from 2.38% to 2.75% (2014: 2.18% to 4.00%) per annum.

The Group leases motor vehicles under finance lease as disclosed in Note 4. At the end of the lease term, the Group has the option to acquire the assets at a nominal price deemed to be a bargain purchase option. There are no restrictive covenants imposed by the lease agreement and no arrangements have been entered into for contingent rental payments.

21. TRADE PAYABLES

	Group 2015 RM	Group 2014 RM
Trade payables - third parties	73,216	655,723

The normal trade credit terms granted to the Group range from 7 to 120 days (2014: 7 to 90 days).

22. OTHER PAYABLES

	Group 2015 RM	Group 2014 RM	Company 2015 RM	Company 2014 RM
Current				
Other payables	466,934	1,286,995	39,799	183,103
Amount owing to Directors	-	23,787	-	-
Accruals	516,719	453,603	75,006	18,179
Deposit received	77,000	-	-	-
Provision for liquidated and ascertained damages	-	2,143,319	-	-
	1,060,653	3,907,704	114,805	201,282

22. OTHER PAYABLES *cont'd*

Amount owing to Directors represents advances from Directors which are unsecured, interest-free and repayable on demand.

Provision for liquidated and ascertained damages is in respect of project undertaken by the Company. The provision is recognised for expected liquidated ascertained damages claims based on the terms of the applicable sale and purchase agreements.

23. REVENUE

	Group	
	2015	**2014**
	RM	**RM**
Sales of goods	780,426	3,394,246
Property development	-	1,606,836
Construction contracts	43,219	7,179,415
Sales of lands	14,318,350	-
	15,141,995	12,180,497

24. COST OF SALES

	Group	
	2015	**2014**
	RM	**RM**
Sales of goods	714,732	1,176,613
Property development	-	148,236
Construction contracts	68,841	4,094,488
Sales of lands	11,323,746	-
	12,107,319	5,419,337

25. FINANCE COSTS

	Group		Company	
	2015	2014	2015	2014
	RM	RM	RM	RM
Continuing operations				
Interest expenses on:				
Term loans	117,819	568,505	117,819	478,820
Finance lease	14,187	5,956	-	-
Bank charges	1,121	195	-	-
	133,127	574,656	117,819	478,820
Discontinued operation				
Interest expenses on:				
Term loans	181,389	179,881	-	-
	314,516	754,537	117,819	478,820

26. (LOSS)/PROFIT BEFORE TAXATION

(Loss)/Profit before taxation is derived after charging/(crediting):

	Group		Company	
	2015	2014	2015	2014
	RM	RM	RM	RM
Auditors' remuneration				
- statutory - current year	171,000	118,700	60,000	11,000
- Continuing operations	171,000	84,700	-	-
- Discontinued operation		34,000	-	-
- others	-	6,000	-	8,000
- under/(over) provision in prior years	42,831	(15,269)	39,500	6,000
- Continuing operations	42,831	(6,269)	-	-
- Discontinued operation	-	(9,000)	-	-
Bad debts written off	-	840	-	6,945

26. (LOSS)/PROFIT BEFORE TAXATION *cont'd*

(Loss)/Profit before taxation is derived after charging/(crediting): *cont'd*

	Group		Company	
	2015	**2014**	**2015**	**2014**
	RM	**RM**	**RM**	**RM**
Director remuneration:				
- salaries and other emoluments	722,451	48,000	90,000	-
- fees	-	-	-	-
- Other benefits	2,500	96,000	-	-
Depreciation:				
- property, plant and equipment	682,648	488,816	17,407	6,196
- Continuing operations	326,332	222,722	-	-
- Discontinued operation	356,316	266,094	-	-
- investment properties	9,227	94,952	-	-
Impairment of goodwill arising on consolidation	-	2,498	-	-
Loss on disposal of property, plant and equipement	471,043	208,634	-	-
- Continuing operations	-	-	-	-
- Discontinued operation	-	208,634	-	-
Rental of premises	184,500	189,000	144,000	108,000
- Continuing operations	144,000	108,000	-	-
- Discontinued operation	40,500	81,000	-	-
Gain on disposal of investment properties	(202,538)	(1,513,836)	-	-
(Loss)/Gain on disposal of subsidiary company	16,073	-	(2)	-
Property, plant and equipment written off	9,685	-	7,948	-
Interest income	(391,418)	(450,787)	(256,095)	(440,140)
- Continuing operations	(391,418)	(448,394)	-	-
- Discontinued operation	-	(2,393)	-	-
Rental income	(69,000)	(252,500)	-	-
Waiver of debts by trade payables	-	(659,868)	-	-
Allowance for doubtful debts no longer required on:				
- Payables	-	-	-	(166,340)

27. TAXATION

	Group		Company	
	2015	2014	2015	2014
	RM	RM	RM	RM
Continuing operations:				
Current income tax				
Current year tax provision	11,070	(476,186)	11,069	-
Over provision in prior years	(30,361)	(30,775)	-	-
	(19,291)	(506,961)	11,069	-
Deferred taxation				
Relating to origination and reversal of temporary differences	300,256	320,179	14,160	-
Under provision in prior years	-	172,000	-	-
Changes in tax rate	(1,878)	-	(1,879)	-
	298,378	492,179	12,281	-
Income tax attributable to continuing operations	279,087	(14,782)	23,350	-
Income tax attributable to discontinued operation	-	1,017,806	-	-
Deferred tax attributable to discontinued operation	-	514,397	-	-
	279,087	1,517,421	23,350	-

Income tax is calculated at the statutory tax rate of 25% (2014: 25%) of the estimated assessable profit for the financial year.

A reconciliation of income tax expense applicable to (loss)/profit before taxation at the statutory income tax rate to income tax expense at the effective income tax rate of the Group and of the Company are as follows:

	Group	
	2015	2014
	RM	RM
(Loss)/Profit before taxation		
- From contiuing operations	(36,214)	1,424,146
- From discontinued operations	(1,736,030)	(2,812,355)
	(1,772,244)	(1,388,209)

27. TAXATION *cont'd*

	Group	
	2015	**2014**
	RM	**RM**
Taxation at statutory rate of 25% (2014:25%)	(9,055)	347,052
Income not subject to tax	-	420,206
Expenses not deductible for tax purposes	459,348	(932,627)
Utilisation of previously unrecognised unabsorbed capital allowance and tax losses	(138,967)	75,506
Deferred tax assets not recognised	-	448,253
(Over)/under provision of taxation in prior years	(30,361)	987,031
(Over)/under provision of deferred taxation in prior years	-	172,000
Changes in tax rate	(1,878)	-
	279,087	1,517,421

	Company	
	2015	**2014**
	RM	**RM**
Continuing operations:		
Loss before taxation	(261,468)	(1,526,833)
Taxation at statutory rate of 25% (2014:25%)	(65,400)	(381,708)
Expenses not deductible for tax purposes	129,229	384,882
Utilisation of previously unrecognised tax losses	(38,600)	-
Changes in tax rate	(1,879)	-
Deferred tax assets not recognised	-	(3,174)
	23,350	-

The Group has estimated unutilised tax losses, absorbed capital allowances and unabsorbed industrial building allowance of RM3,352,180, RM2,142,898 and RMNil (2014: RM2,763,966, RM2,748,001 and RM544,000) respectively available for set-off against future taxable profit.

The Company has estimated unused tax losses and unutilised capital allowances of RMNil and RMNil (2014: RM154,552 and RM1,103) respectively available for set-off against future taxable profit.

28. LOSS FROM DISCONTINUED OPERATIONS

On 10th June 2015, a subsidiary company of the Company entered into a share sale agreement with an independent third party for the disposal of the Company's equity interest in the subsidiaries, Timberion Sdn. Bhd. ("Timberion").

Consolidated Statement of Comprehensive Income

The results of Timberion for the financial years ended 30th June 2014 is as follows:

	Group	
	2015	**2014**
	RM	**RM**
Revenue	-	408,227
Cost of sales	-	(2,233,711)
Gross loss	-	(1,825,484)
Other income	-	2,393
Operating expenses	-	(809,383)
Finance costs	-	(179,881)
Loss before taxation	-	(2,812,355)
Taxation	-	1,532,203
Loss for the year from discontinued operations	-	(1,280,152)

Included in loss before taxation from discontinued operations are:

	Group	
	2015	**2014**
	RM	**RM**
Audit remuneration:		
- Current year	-	34,000
- Overprovision for previous year	-	(9,000)
Depreciation of property, plant and equipment	-	266,094
Loss on disposal of property, plant and equipment	-	208,634
Interest on term loan and finance lease payables	-	179,881
Rental of office	-	81,000
Interest income	-	(2,393)
Provision for liquidated and ascertained damages	-	2,143,319

Loss for the year from discontinued operations attributable to:

	Group	
	2015	**2014**
	RM	**RM**
Owners of the parent	-	(1,280,152)

28. LOSS FROM DISCONTINUED OPERATIONS *cont'd*

Consolidated Statement of Cash Flows

The cash flows attributable to Timberion is as follows:

	Group	
	2015	**2014**
	RM	**RM**
Net cash from operating activities	-	741,639
Net cash used in investing activities	-	(1,416,540)
Net cash from financing activities	-	640,312
Effect on cash flows	-	(34,589)

29. EARNINGS PER SHARE

(a) Basic earnings per share

The basic earnings per share has been calculated by dividing the consolidated profit for the financial year attributable to the owners of the parent by the weighted average number of ordinary shares in issue during the financial.

	Group	
	2015	**2014**
	RM	**RM**
Net (loss)/profit for the financial year attributable to owners of the parent		
- continuing operations	(315,301)	1,409,364
- discontinued operations	(1,736,030)	(1,280,152)
	(2,051,331)	129,212
Weighted average number of ordinary shares used in the calculation of basic earnings per share	579,858,205	579,858,205
Issued of shares arising from private placement	312,788,875	-
Weighted average number of shares as at 30th June 2015	892,647,080	579,858,205
Basic earnings per share (sen)		
- continuing operations	(0.04)	0.24
- discontinued operations	(0.19)	(0.22)
	(0.23)	0.02
Diluted earnings per share (sen)		
- continuing operations	(0.04)	0.24
- discontinued operations	(0.19)	(0.22)
	(0.23)	0.02

29. EARNINGS PER SHARE *cont'd*

(b) Fully diluted earnings per share

Fully diluted earnings per share has been calculated based on the adjusted consolidated profit for the financial year attributable to the owners of the parent and the adjusted weighted average number of ordinary shares issued and issuable during the financial year as follows:

	Group	
	2015	**2014**
	RM	**RM**
Net (loss)/profit for the financial year attributable to owners of the parent		
- continuing operations	(315,301)	1,409,364
- discontinued operations	(1,736,030)	(1,280,152)
	(2,051,331)	129,212
Weighted average number of ordinary shares used in the calculation of basic earnings per share	579,858,205	579,858,205
Issued of shares arising from private placement	312,788,875	-
Assumed conversion of Warrants	*	-
Weighted average number of shares as at 30th June 2015	892,647,080	579,858,205
Basic earnings per share (sen)		
- continuing operations	(0.04)	0.24
- discontinued operations	(0.19)	(0.22)
	(0.23)	0.02
Diluted earnings per share (sen)		
- continuing operations	(0.04)	0.24
- discontinued operations	(0.19)	(0.22)
	(0.23)	0.02

* No adjustment has been made to the weighted average number of ordinary shares in the calculation of diluted loss per share as the options over unissued ordinary shares exercisable pursuant to the warrants at the end of the financial year have an anti-dilutive effect.

30. STAFF COSTS

	Group		Company	
	2015	2014	2015	2014
	RM	RM	RM	RM
Employee benefits				
- salaries, wages and bonuses	596,714	1,126,365	438,977	888,977
- EPF	32,436	87,455	29,477	64,430
- Other benefits	304,781	282,055	10,062	191,259
	933,931	1,495,875	478,516	1,144,666

31. RELATED PARTY DISCLOSURES

(a) Identity of related parties

For the purposes of these financial statements, parties are considered to be related to the Group and/or the Company if the Group and/or the Company have the ability, directly or indirectly, to control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Group and/or the Company and the party are subject to common control. Related parties may be individuals or other entities.

Related parties also include key management personnel defined as those persons having authority and responsibility for planning, directing and controlling the activities of the Group and/or the Company either directly or indirectly. The key management personnel include all the Directors of the Group and/or of the Company and certain members of senior management of the Group and/or of the Company.

The Group and the Company have related party relationship with its subsidiary companies, key management personnel and Directors' related companies.

(b) In addition to the transactions detailed elsewhere in the financial statements, the Company had the following transactions with related parties during the financial year:

	2015	2014
	RM	RM
Company		
Subsidiary companies:		
Income		
Management fee	1,100,000	1,100,000

(c) Information regarding outstanding balances arising from related party transactions as at 30th June 2015 is disclosed in Note 12.

31. RELATED PARTY DISCLOSURES *cont'd*

(d) Information regarding compensation of key management personnel is as follows:

	Group		Company	
	2015	**2014**	**2015**	**2014**
	RM	**RM**	**RM**	**RM**
Directors' emoluments:				
-emoluments	632,451	48,000	90,000	-
-payable by subsidiary companies	-	96,000	-	-

32. SEGMENT INFORMATION

The Group has five major reporting segments, as described below, which are the Group's strategic business units. Segment information is primarily presented in respect of the Group's business segment which is based on the Group's management and internal reporting structure. For each of the strategic business units, the Group's managing Director reviews internal management reports on at least a quarterly basis. The Group operates predominantly in the property development, trading and manufacturing industries involving various types of activities as mentioned in Note 40 to the financial statements.

Management monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on profit or loss and is measured consistently with profit or loss in the consolidated financial statements.

Transactions between segments are carried out on agreed terms between both parties. The effects of such inter-segment transactions are eliminated on consolidation. The measurement basis and classification are consistent with those adopted in the previous financial year.

The total of segment assets is measured based on all assets (including goodwill) of a segment, as included in the internal management reports that are reviewed by the Group's managing Director. Segment total assets is used to measure the return of assets of each segment.

All the Group's liabilities are allocated to reportable segments other than liabilities incurred centrally for the Group, current and deferred tax liabilities. Jointly incurred liabilities are allocated in proportion to the segment assets.

Geographical segments

The Group operates solely in Malaysia. Accordingly, the information by geographical segments of the Group's operation is not presented.

Information about major customers

There is no significant concentration of revenue from any major customers as the Group sells its development properties to individual purchaser except as disclosed in Note 10.

32. SEGMENT INFORMATION *cont'd*

	Manufacturing Continuing Operation	Trading Continuing Operation	Property development Continuing Operation	Property development Discontinued Operation	Others Continuing Operation	Elimination	Note	Consolidated
	RM	RM	RM	RM	RM	RM		RM
2015								
Revenue								
Sales	-	780,426	14,368,347	(6,778)	-	-		15,141,995
Less: Inter-segment sales	-	-	2,281,319	-	-	(2,281,319)	A	-
Total revenue	-	780,426	16,649,666	(6,778)	-	(2,281,319)		15,141,995
Financial results								
Segment results	(467,056)	(77,351)	9,178,390	(1,554,641)	(399,432)	(6,974,415)		(294,505)
Interest income								391,418
Finance costs								(133,127)
Loss before taxation							C	(36,214)
Taxation								(279,087)
Loss from continuing operations								(315,301)
Other information								
Segment assets	923,595	8,360,249	168,730,470	-	166,998,826	(164,392,332)	D	180,620,808
Segment liabilities	1,249,816	5,434,700	156,226,663	-	19,780,444	(177,361,918)	E	5,329,705
Capital expenditure on property, plant and equipment	-	-	1,665,128	-	3,495,967	(1,221,801)		3,939,294
Depreciation of property, plant and equipment	36,144	1,361	126,237	356,316	162,592	(356,316)		326,334
Depreciation of investment properties	-	-	-	-	9,227	-		9,227
Non-cash items other than depreciation and amortisation	471,360	1,421	-	-	(194,593)	16,075	F	294,263

32. SEGMENT INFORMATION *cont'd*

	Manufacturing Continuing Operation	Trading Continuing Operation	Property development Continuing Operation	Property development Discontinued Operation	Others Continuing Operation	Elimination	Note	Consolidated
	RM	RM	RM	RM	RM	RM		RM
2014								
Revenue								
Sales	2,100,000	1,294,246	1,606,836	408,227	7,179,415	-		12,588,724
Less: Inter-segment sales	-	-	8,925,679	-	-	(8,925,679)	A	-
Total revenue	2,100,000	1,294,246	10,532,515	408,227	7,179,415	(8,925,679)		12,588,724
Financial results								
Segment results	2,042,599	346,278	1,245,055	(2,634,866)	(339,045)	(1,924,361)		(1,264,340)
Interest income								450,787
Finance costs								(574,656)
Profit before taxation							C	(1,388,209)
Taxation								1,517,421
Net profit for the financial year								129,212
Other information								
Segment assets	10,021,949	14,731,875	239,799,435	74,342,855	173,157,967	325,134,779)	D	186,919,302
Segment liabilities	9,979,975	11,759,003	216,213,434	61,536,964	32,754,848	(315,567,356)	E	16,676,868
Capital expenditure on property, plant and equipment	-	-	2,136,540	2,136,540	-	(2,136,540)		2,136,540
Depreciation of property, plant and equipment	86,919	1,742	388,280	266,094	11,875	(266,094)		488,816
Depreciation of investment properties	-	-	-	-	94,952	-		94,952
Non-cash items other than depreciation and amortisation	(121,940)	(317,646)	2,298,011	2,351,953	(1,464,597)	(4,707,513)	F	(1,961,732)

32. SEGMENT INFORMATION *cont'd*

Note: Nature of the adjustments and eliminations to arrive at amounts reported in the consolidated financial statements.

(A) Inter-segment revenues are eliminated on consolidation.

(B) The amounts relating to the property development segment have been excluded to arrive at amounts shown in the consolidated statement of comprehensive income as they are presented separately in the statement of comprehensive income within one line item, "loss from discontinued operation, net of tax".

(C) The following items are added to/(deducted from) segment profit to arrive at "Profit before tax from continuing operations" presented in the consolidated statement of comprehensive income:

	Group	
	2015	**2014**
	RM	**RM**
Segment results of discontinued operation	(1,554,641)	-
Inter-segment transactions	(6,974,415)	(1,744,480)
	(8,529,056)	(1,744,480)

(D) The following items are added/(deducted from) segment assets to arrive at total assets reported in the consolidated statement of financial position:-

	Group	
	2015	**2014**
	RM	**RM**
Investment in subsidiaries	(2,736,721)	(3,736,718)
Deferred tax assets	377,101	762,060
Inter-segment assets (including discontinued)	(162,032,712)	(312,592,698)
	(164,392,332)	(315,567,356)

(E) The following items are deducted from segment liabilities to arrive at total liabilities reported in the statements of financial position:

	Group	
	2015	**2014**
	RM	**RM**
Inter-segment transactions	(177,361,918)	(254,030,392)

32. SEGMENT INFORMATION *cont'd*

(F) Other material non-cash expenses consist of the following items as presented in the respective notes to the financial statements:

	Group	
	2015	**2014**
	RM	**RM**
Bad debts written off	-	840
Impairment losses on goodwill arising on consolidation	-	2,498
Property, plant and equipment written off	9,685	-
Loss on disposal of property, plant and equipment	471,043	208,634
Gain on disposal of investment properties	(202,538)	(1,513,836)
Loss of disposal of subsidiary company	16,073	-
Waiver of liabilities	-	(659,868)
	294,263	(1,961,732)

33. FINANCIAL INSTRUMENTS

(a) Classification of financial instruments

Financial assets and financial liabilities are measured on an ongoing basis either at fair value or at amortised cost. The principal accounting policies in Note 3 describe how the classes of financial instruments are measured, and how income and expense, including fair value gains and losses, are recognised.

33. FINANCIAL INSTRUMENTS *cont'd*

(a) Classification of financial instruments *cont'd*

The following table analyses the financial assets and liabilities in the statements of financial position by the class of financial instruments to which they are assigned, and therefore by the measurement basis:

	Carrying amount	Loans and receivables	Financial liabilities at amortised cost
	RM	RM	RM
Group			
2015			
Financial Assets			
Trade receivables	2,628,935	2,628,935	-
Other receivables	1,637,056	1,637,056	-
Fixed deposits with financial institutions	6,786,932	6,786,932	-
Cash and bank balances	1,479,431	1,479,431	-
Total financial assets	12,532,354	12,532,354	-
Financial Liabilities			
Trade payables	73,216	-	73,216
Other payables	1,060,653	-	1,060,653
Finance lease payables	1,420,219	-	1,420,219
Total financial liabilities	2,554,088	-	2,554,088
2014			
Financial Assets			
Trade receivables	4,532,195	4,532,195	-
Other receivables	3,717,032	3,717,032	-
Fixed deposits with financial institutions	10,343,878	10,343,878	-
Cash and bank balances	3,376,046	3,244,785	-
Total financial assets	21,969,151	21,837,890	-
Financial Liabilities			
Trade payables	655,723	-	655,723
Other payables	3,907,704	-	3,907,704
Finance lease payables	1,536,630	-	1,536,630
Bank borrowings	5,348,300	-	5,348,300
Total financial liabilities	11,448,357	-	11,448,357

33. FINANCIAL INSTRUMENTS *cont'd*

(a) Classification of financial instruments *cont'd*

	Carrying amount	Loans and receivables	Financial liabilities at amortised cost
	RM	RM	RM
Company			
2015			
Financial Assets			
Amount owing by subsidiary companies	155,456,186	155,456,186	-
Other receivables	49,443	49,443	-
Fixed deposits with financial institutions	3,538,830	3,538,830	-
Cash and bank balances	205,106	205,106	-
Total financial assets	159,249,565	159,249,565	-
Financial Liabilities			
Amount owing to subsidiary company	7,034,571	-	7,034,571
Other payables	114,805	-	114,805
Total financial liabilities	7,149,376	-	7,149,376
2014			
Financial Assets			
Amount owing by subsidary companies	139,417,787	139,417,787	-
Other receivables	64,814	64,814	-
Fixed deposits with financial institutions	10,115,810	10,115,810	-
Cash and bank balances	48,487	48,487	-
Total financial assets	149,646,898	149,646,898	-
Financial Liabilities			
Bank borrowings	4,035,166	-	4,035,166
Amount owing to subsidary companies	1,020,077	-	1,020,077
Other payables	201,282	-	201,282
Total financial liabilities	5,256,525	-	5,256,525

33. FINANCIAL INSTRUMENTS *cont'd*

(b) Financial risk management objectives and policies

The Group's and the Company's financial risk management policy is to ensure that adequate financial resources are available for the development of the Group's and the Company's operations whilst managing its financial risks, including foreign currency exchange risk, interest rate risk, credit risk, liquidity risk and cash flows risk. The Group and the Company operate within clearly defined guidelines that are approved by the Board and the Group's and the Company's policy is not to engage in speculative transactions.

The Group and the Company have exposure to the following risks from its use of financial instruments:

(i) Credit risk

Credit risk is the risk of a financial loss to the Group and to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations. The Group's and the Company's exposure to credit risk arises principally from its trade and other receivables, fixed deposits with licensed bank, cash held under Housing Development Accounts and cash at bank. Fixed deposits with licensed banks, Cash held under Housing Development Account and cash at banks are placed with credit worthy financial institutions.

The Group and the Company have adopted a policy of only dealing with creditworthy counterparties. Receivables are monitored on an ongoing basis via Company's management reporting procedures and action will be taken for long outstanding debts. Majority of the receivables are from property development segment. The credit risk is limited as the ownership and rights to the properties revert to the Group in the event of default.

The Company provides unsecured loans and advances to subsidiary companies. It also provides unsecured financial guarantees to banks for banking facilities granted to certain subsidiary companies. The Company monitors on an ongoing basis the results of the subsidiary companies and repayments made by the subsidiary companies.

The Group has no significant concentration of credits risks except for loans to its subsidiary companies where risks of default have been assessed to be low.

Cash deposit and trade and other receivables may give rise to credit risk which requires the loss to be recognised if a counter party fails to perform as contracted. It is the Group's policy to monitor the financial standing of these counter parties on an ongoing basis to ensure that the Group is exposed to minimal credit risk.

The Group's primary exposure to credit risk arises through its trade receivables. The Group's trading terms with its customers are mainly on credit. The credit period generally ranges from seven days to three months.

As the reporting date, the Group has significant concentration of credit risk in the form of outstanding balance owing by 2 (2014: 1) customer represents 100% (2013: 46%) of the total receivables.

The Groups' historical experience in collection of trade and other receivables falls within the recorded allowances. Due to these factors, the Directors believe that no additional credit risk beyond amount provided for doubtful debts inherent in the Group's trade and other receivables.

In respect of the deposits and cash and bank balances placed with the major financial institutions in Malaysia, the Directors believe that the possibility of non-performance by these financial institutions is remote on the basis of their financial strength.

33. FINANCIAL INSTRUMENTS *cont'd*

(b) Financial risk management objectives and policies *cont'd*

(ii) Liquidity risk

Liquidity risk is the risk that the Group and the Company will not be able to meet its financial obligations as they fall due. The Group's and the Company's exposure to liquidity risk arises principally from its various payables, bank borrowings, amount owing to subsidiary companies and amount owing to related companies.

The Group's and the Company's funding requirements and liquidity risks is managed with the objective of meeting business obligations on a timely basis. The Group and the Company monitors its cash flows and ensures that sufficient funding is in place to meet the obligations as and when they fall due.

The following table analyses the remaining contractual maturity for financial liabilities. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group and the Company can be required to pay. It is not expected that the cash flows included in the maturity analysis could occur significantly earlier, or at significantly different amounts.

	Carrying amount	Contractual cash flows	On demand or within 1 year	1 - 5 years	After 5 years
	RM	RM	RM	RM	RM
Group					
2015					
Trade payables	73,216	73,216	73,216	-	-
Other payables	1,060,653	1,060,653	1,060,653	-	-
Finance lease payables	1,420,219	1,719,571	265,692	1,168,493	285,386
	2,554,088	2,853,440	1,399,561	1,168,493	285,386
2014					
Trade payables	655,723	627,645	627,645	-	-
Other payables	3,907,704	3,907,704	3,907,704	-	-
Finance lease payables	1,536,630	1,867,305	252,174	1,173,019	-
Bank borrowings and overdrafts	5,348,300	6,728,954	2,192,188	4,094,654	442,112
	11,448,357	13,131,608	6,979,711	5,267,673	442,112
Company					
2015					
Other payables	114,805	114,805	114,805	-	-
Amount owing to subsidiary companies	7,034,571	7,034,571	7,034,571	-	-
	7,149,376	7,149,376	7,149,376	-	-
2014					
Other payables	201,282	201,282	201,282	-	-
Amount owing to subsidiary companies	1,020,077	1,020,077	1,020,077	-	-
Borrowings	4,035,166	4,035,166	2,127,824	1,907,342	-
	5,256,525	5,256,525	3,349,183	1,907,342	-

33. FINANCIAL INSTRUMENTS *cont'd*

(b) Financial risk management objectives and policies *cont'd*

(iii) Market risk

Interest rate risk

The Group's and the Company's fixed rate deposits placed with licensed banks and borrowings are exposed to a risk of change in their fair value due to changes in interest rates. The Group's and the Company's variable rate borrowings are exposed to a risk of change in cash flows due to changes in interest rates.

The Group manages the interest rate risk of its deposits with licensed financial institutions by placing them at the most competitive interest rates obtainable, which yield better returns than cash at bank and maintaining a prudent mix of short and long term deposits.

The Group manages its interest rate risk exposure from interest bearing borrowings by obtaining financing with the most favourable interest rates in the market. The Group constantly monitors its interest rate risk by reviewing its debts portfolio to ensure favourable rates are obtained. The Group does not utilise interest swap contracts or other derivative instruments for trading or speculative purposes.

The carrying amounts of the Group's and of the Company's financial instruments that are exposed to interest rate risk are as follows:

	2015 RM	2014 RM
Group		
Financial Assets		
Fixed deposits with licensed banks	6,786,932	10,343,878
Finance lease payables	1,420,219	1,536,630
	8,207,151	11,880,508
Financial Liabilities		
Term loan	-	5,348,300
Average effective interest %		
Fixed deposits with licensed banks	3.40	2.55
Finance lease payables	2.38 - 2.75	2.38 - 6.60
Term loan	-	8.85 - 9.60

33. FINANCIAL INSTRUMENTS *cont'd*

(b) Financial risk management objectives and policies *cont'd*

(iii) Market risk cont'd

Interest rate risk *cont'd*

	2015 RM	2014 RM
Company		
Financial Liabilities		
Term loan	-	5,348,300
Average effective interest %		
Term loan	-	8.55

The Group and the Company are exposed to interest rate risk arising from its short and long term debts obligations, and its fixed deposits. Fixed deposits interest rate is insignificant and any fluctuations in the rate would have no material impact on the results of the Group and of the Company.

Interest rate risk sensitivity

The Group and the Company do not account for any fixed rate financial assets and liabilities at fair value through profit or loss. Therefore, a change in interest rates at the end of the reporting period would not affect profit or loss.

A change in 1% interest rate at the end of the reporting period would have increased or decreased the Group's and the Company's profit before tax by RMOS and RMOS (2014: RM53,483 and RM40,352) respectively, arising mainly as a result of lower or higher interest expense on floating rate loans and borrowings. This analysis assumes that all other variables remain constant. The assumed movement in basis points for interest rate sensitivity analysis is based on the currently observable market environment.

(c) Fair value of financial instruments

The carrying amounts of short term receivables and payables, cash and cash equivalents and short term borrowings approximate their fair value due to the relatively short term nature of these financial instruments and insignificant impact of discounting.

It was not practicable to estimate the fair value of investment in unquoted equity due to the lack of comparable quoted prices in an active market and the fair value cannot be reliably measured.

The carrying amounts of financial assets and liabilities of the Group and of the Company as at reporting date approximate their fair value except for the following:-

	Group	
	Carrying amount RM	Fair value RM
2015		
Financial Liabilities		
Term loan	-	-
2014		
Financial Liabilities		
Term loan	2,921,635	1,536,630

33. FINANCIAL INSTRUMENTS *cont'd*

(c) Fair value of financial instruments *cont'd*

(i) Current receivables, cash and cash equivalents and current payables

The carrying amount of these financial assets and liabilities are reasonable approximation of fair values due to short term of these financial instruments.

(ii) Financial lease liabilities

The fair value of financial lease liabilities is estimated using discounted cash flows analysis, based on current lending rate for similar types of borrowings.

(iii) Other non-current financial liabilities

It is not practiced to determine the fair values of these financial liabilities because of the lack of market information of comparable instruments with similar characteristic and risk profile.

(d) Fair value of non-current assets

	Fair value of non-current assets carried at fair value			
	Level 1	**Level 2**	**Level 3**	**Total**
	RM	**RM**	**RM**	**RM**
2015				
Property, plant and equipment				
- Freehold land and building	-	-	-	-
Investment properties	-	-	-	-
	-	-	-	-
2014				
Non-current assets Property, plant and equipment				
- Freehold land and building	-	6,300,000	-	6,300,000
Investment properties	-	640,000	-	640,000
	-	6,940,000	-	6,940,000

(i) Policy on transfer between levels

The fair value of an asset to be transferred between levels is determined as of the date of the event or change in circumstances that caused the transfer.

There were no transfers between levels during current and previous financial years.

(ii) Level 1 fair value

Level 1 fair value is derived from quoted prices (unadjusted) in active markets for identical assets or liabilities.

(iii) Level 2 fair value

Level 2 fair value is estimated using inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

(iv) Level 3 fair value

Level 3 fair values for the financial assets and liabilities are estimated using unobservable inputs.

34. CAPITAL MANAGEMENT

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

The Group monitors capital using a gearing ratio. The Group's policy is to maintain a prudent level of gearing ratio that complies with debt covenants.

The Group's and the Company's gearing ratio are measured using total external borrowings over shareholders' equity. As at reporting date, the Group's gearing ratio are as follow:

	Group	
	2015	**2014**
	RM	**RM**
Total borrowings and finance lease payables	1,420,219	6,884,930
Less: Fixed deposit with financial institutions	(6,786,932)	(10,343,878)
Less: cash and bank balances	(1,479,431)	(3,376,046)
Net debt	(6,846,144)	(6,834,994)
Total equity	175,291,103	170,242,434
Gearing ratio	N/A	N/A

N/A = Not applicable

There were no changes in the Group's approach to capital management during the financial year.

The Group maintains a debt to equity ratio that complies with debt covenant and regulatory requirements in countries where the Group operates. This includes minimum capital requirements and the requirements to maintain legal reserves which are non-distributable.

35. SIGNIFICANT EVENTS

During the financial year, the following significant events took place for the Company and its subsidiary companies:

(a) On 1st October 2014, the Company has acquired two ordinary shares of RM1.00 each fully paid-up in the capital of Promosi Juara Sdn. Bhd. ("PJSB"), for a total cash consideration of RM2.00. Consequently, PJSB became a wholly-owned subsidiary of the Company.

(b) On 25th March 2015, Tiger Synergy Industries (M) Sdn. Bhd. ("TSIMSB"), a wholly owned subsidiary of the Company had entered into a Sale and Purchase Agreement ("SPA") with TWL Realty Sdn. Bhd. ("TWLRSB") for the acquisition of nine (9) parcels of vacant terrace commercial plots land, all situated in Mukim Batu Daerah Kuala Lumpur Negeri Wilayah Persekutuan for a total consideration of RM4.70 million. This acquisition has been completed on 6th July 2015.

35. SIGNIFICANT EVENTS *cont'd*

During the financial year, the following significant events took place for the Company and its subsidiary companies: *cont'd*

(c) On 6th April 2015, Promosi Juara Sdn. Bhd. ("PJSB"), a wholly owned subsidiary company of the Company had entered into a Sale and Purchase Agreement ("SPA") with Mr. Chua Kim Hock ("the Vendor") for the acquisition of a piece of freehold land held under GM 549, Lot 738 in Mukim Ceras, Tempat Batu 12 1/2, Jalan Cheras, Daerah Hulu Langat, Negeri Selangor measuring approximately 0.8094 hectares for a total consideration of RM11.2 million.

(d) On 29th April 2015, Tiger Synergy Development Sdn. Bhd. ("TSDSB"), a wholly-owned subsidiary of the Company had entered into a Joint Venture Agreement ("JVA") with Credence Property Management Sdn. Bhd. ("CPMSB") for the purpose of undertaking a residential and/or commercial development project in respect of the development of all that freehold land held under GM5486 Lot No. 1866 Tempat Sungei Kandis in the Mukim of Klang, State of Selangor.

(e) On 8th May 2015, Pembinaan Terasia Sdn. Bhd. ("PTSB"), a wholly owned subsidiary company of the Company had accepted the Term Loan Facility of up to RM0.5 million and Overdraft Facility of up to RM2.5 million granted by Ambank (M) Berhad.

36. SUBSEQUENT EVENTS

Subsequent to the financial year, the following subsequent events took place for the Company and its subsidiary companies:

(a) On 4th August 2015, PTSB had accepted the Term Equity Financing-i of RM5,600,000 granted by Public Islamic Bank Berhad.

(b) On 13th August 2015, the Company proposes to undertake the following corporate exercise:

(i) Proposed par value reduction
(ii) Proposed right issue of shares with warrants and bonus shares
(iii) Proposed amendments to Memorandum and Articles of Association of the Company.

37. MATERIAL LITIGATION

The Group is not engaged in any material litigation as at the date of this report other than the following:

(i) Kuala Lumpur High Court Summons No. : 24NCVC-237-02/2015

Plaintiffs	:	Ong Siew Teng ("OST")
Defendants	:	1. Janavista ('First Defendant") ("JSB")
		2. MHB Property Development Sdn Bhd ("Second Defendant") ("MHBPD")
		3. Dato' Tan Wei Lian ("DTWL")
		4. Tan Lee Chin ("TLC")

A Writs and Statement of Claims have been served by OST against JSB, MHBPD and 2 others (collectively referred to as "Defendants") for the followings:

a) A declaration that OST is the lawful purchaser/beneficial owner for the property held under Lot 56102, GM 4322, Mukim Kuala Lumpur ("the said Property")
b) Specific performance for the Sale and Purchase Agreement dated 22nd May 2005 entered between JSB and OST
c) A declaration that MHB is the constructive trustee for OST of the said property and
d) Damages

37. MATERIAL LITIGATION *cont'd*

The Group is not engaged in any material litigation as at the date of this report other than the following: *cont'd*

(i) Kuala Lumpur High Court Summons No. : 24NCVC-237-02/2015 *cont'd*

The next case management was fixed on 4th December 2015 and the final case management was fixed on 25th March 2016. The court has fixed the trial dates on 26th to 28th April 2016.

ii) Kuala Lumpur High Court Summons No. : 24NCVC-239-02/2015

Plaintiffs : Kay Yew Kiang ("KYK")

Defendants : 1. JSB ('First Defendant")
2. MHBPD ("Second Defendant")
3. DTWL
4. TLC

A Writs and Statement of Claims have been served by KYK against JSB, MHBPD and 2 others (collectively referred to as "Defendants") for the followings:-

a) A declaration that KYK is the lawful purchaser/beneficial owner for the property held under Lot 56100, GM 4320, Mukim Kuala Lumpur ("the said Property")
b) Specific performance for the Sale and Purchase Agreement dated 22nd May 2005 entered between JSB and KYK
c) A declaration that MHB is the constructive trustee for KYK of the said property and
d) Damages

The next case management was fixed on 4th December 2015 and the final case management was fixed on 25th March 2016. The court has fixed the trial dates on 26th to 28th April 2016.

38. CAPITAL COMMITMENTS

Future minimum rentals payable under non-cancellable operating losses at the reporting date are as follows:-

	2015	**2014**
	RM	**RM**
Operating lease commitment not provided for:		
- within 1 year	-	72,000
- winthin 2 years to 5 years	-	84,000
Authorised and contracted for:		
- Land held for property development	10,080,000	-
	10,080,000	156,000

39. CONTINGENT LIABILITIES

	Group		**Company**	
	2015	**2014**	**2015**	**2014**
	RM	**RM**	**RM**	**RM**
Unsecured				
Corporate guarantees given to the licensed banks for credit facilities granted to third party	977,838	-	977,838	5,348,300

40. LIST OF SUBSIDIARY COMPANIES

Name of company	Country of incorporation	Effective interest 2015 %	Effective interest 2014 %	Principal activities
Held by the Company:				
Tiger Synergy Timber Sdn.Bhd. *(Formerly known as Tiger Synergy (KL) Sdn. Bhd.)*	Malaysia	100	100	Property development
Tiger Synergy Industries (M) Sdn. Bhd.	Malaysia	100	100	Manufacturing furniture parts and accessories
Allfit Furniture Industries Sdn. Bhd.	Malaysia	100	100	Manufacturing and trading of wood based products
Tiger Synergy Plantation *(Formerly known as Tropikal Permai Sdn. Bhd.)*	Malaysia	100	100	Trading in plywood, furniture parts, furniture accessories, wood based panels and other related products.
* Goldenier Property Management Sdn. Bhd.	Malaysia	100	100	Property management and investment
* Ace Decor Sdn. Bhd.	Malaysia	100	100	Building materials and general trading
* MHB Property Management Sdn. Bhd.	Malaysia	100	100	Investment holding and property development
* Tiger Synergy Development Sdn. Bhd.	Malaysia	100	100	Property development
* Tiger Synergy Mix Sdn. Bhd. *(Formerly known as Minpalm International Trading Company Sdn. Bhd.)*	Malaysia	100	100	Manufacturer of Ready mix products
* Pembinaan Terasia Sdn. Bhd.	Malaysia	100	100	Construction
* Tiger Synergy Housing Development Sdn. Bhd.	Malaysia	100	100	Property development and construction
* MHB Property Development Sdn. Bhd.	Malaysia	100	100	Property development
Myharmony Development Sdn. Bhd.	Malaysia	100	100	Property development and construction
Teladan Bina Sdn. Bhd.	Malaysia	100	100	Dormant
Promosi Juara Sdn. Bhd.	Malaysia	100	-	Dormant
Timberion Sdn. Bhd.	Malaysia	-	100	Property development
Held through Tiger Synergy Industries Sdn. Bhd				
Tiger Synergy Land Sdn. Bhd.	Malaysia	100	100	Property development

* *Subsidiary companies not audited by UHY.*

41. COMPARATIVE FIGURES

The financial statements of the Group and of the Company as at 30th June 2014 were audited by another firm of chartered accountants. Certain comparative figures have been reclassified where necessary to confirm with the current financial year's presentation.

42. DATE OF AUTHORISATION FOR ISSUE OF FINANCIAL STATEMENTS

The financial statements of the Group and of the Company for the financial year ended 30th June 2015 were authorised for issue in accordance with a resolution of the board of Directors on 19th October 2015.

43. SUPPLEMENTARY INFORMATION ON THE DISCLOSURE OF REALISED AND UNREALISED PROFITS OR LOSSES

The following analysis of realised and unrealised accumulated losses of the Group and of the Company as at the reporting date is presented in accordance with the directive issued by Bursa Malaysia Securities Berhad and prepared in accordance with the Guidance on Special Matter No. 1, Determination of Realised and Unrealised Profits or Losses in the Context of Disclosures Pursuant to Bursa Malaysia Securities Berhad Listing Requirements, as issued by the Malaysian Institute of Accountants.

The retained profits/(accumulated losses) of the Group and of the Company as at 30th June 2015 is analysed as follows:

	Group		Company	
	2015	2014	2015	2014
	RM	RM	RM	RM
Retained Profits/(Accumulated Losses)				
- Realised	39,019,383	(36,433,709)	(59,950,048)	(59,678,355)
- Unrealised	364,820	(965,724)	-	-
	39,384,203	(37,399,433)	(59,950,048)	(59,678,355)

The disclosure of realised and unrealised profits or losses above is solely for complying with the disclosure requirements stipulated in the directive of Bursa Malaysia Securities Berhad and should not be applied for any other purposes.

LIST OF PROPERTIES OF THE GROUP

Location	Description of Property	Tenure	Approxima Age of Building	Land/build Up Are (Sq ft)	Net Book Value (RM)	Date of Acqusition ("A")/ Revaluation ("R")
Subang Impian Apartment Seksyen U5, Shah Alam Fasa 1, Unit No A504, Unit D202,Unit D111	5 Storey medium cost walk up apartment	N/A	8 years	2,545 (834-877 per apartment)	242,990	9th March 2007 (R)
Geran 179321 (Lot6247), Geran 179339 (Lot6265), Geran 179340 (Lot6266), Geran 179341 (Lot6267), Geran 179343 (Lot6269), Geran 178821 (Lot6271), Pekan Rasah Jaya, Seremban, Negeri Sembilan	Vacant Development Land	Freehold	N/A	1146sq/m	519,200	22-Oct-10
Lot 2136 GM 645 & Lot 2135 GM 439 Mukim Petaling, Daerah Petaling, Selangor	Vacant Development Land	Freehold	N/A	N/A	4,137,155	31-Jan-11
Lot 2830 to Lot 2861 Mukim Ampang Tinggi, Daerah Kuala Pilah Negeri Sembilan	Vacant Residential Land	Freehold	N/A	N/A	1,400,000	18-Mar-11
GM 267 Lot 562, Mukim Petaling, Daerah Petaling, Selangor	Vacant Development Land	Freehold	N/A	N/A	4,000,000	22-Mar-11
Geran 62028 (Lot62810), Geran 62032 (Lot62811), Geran 62036 (Lot62812), Geran 62041 (Lot62813), Geran 62044 (Lot62814), Geran 62050 (Lot62815), Geran 62053 (Lot62816), Geran 62055 (Lot62817), Geran 62057 (Lot62818), Mukim Batu, Kuala Lumpur	Vacant Development Land	Freehold	NA	NA	4,700,000	13-Apr-15

ANALYSIS OF SHAREHOLDINGS
AS AT 28 OCTOBER 2015

Authorised Share Capital	:	RM500,000,000/-
Issued and Paid-Up Share Capital	:	RM161,928,040/-
Class of Shares	:	Ordinary Shares of RM0.20 each
Voting Rights	:	One vote per ordinary share

DISTRIBUTION OF SHAREHOLDINGS

Size of Shareholdings	No. of Shareholders	% of Shareholders	No. of Share Held	% of Issued Capital
1 – 99	6	0.11	218	0.00
100 – 1,000	531	9.43	456,300	0.06
1,001 – 10,000	1,405	24.96	8,721,400	1.08
10,001 – 100,000	2,789	49.56	129,337,982	15.97
100,001 – 40,482,009*	897	15.94	671,124,300	82.89
40,482,010 and above**	0	0.00	0	0.00
Total	**5,628**	**100.00**	**809,640,200**	**100.00**

** Less than 5% of Issued Holdings*
*** 5% and above of Issued Holdings*

DIRECTORS' SHAREHOLDINGS

The Directors' shareholdings based on the Register of Directors' Shareholdings of the Company are as follows:-

Name of Directors	Nationality/ Incorporated in	No. of Shares Beneficially Held			
		Direct	%	Indirect	%
Chua Eng Chin	Malaysian	-	-	-	-
Dato' Khoo Seng Hock	Malaysian	-	-	-	-
Dato' Lee Yuen Fong	Malaysian	-	-	-	-
Low Boon Chin	Malaysian	-	-	-	-
Tan Lee Chin	Malaysian	20,902,000	2.58	149,422,600	18.46
Dato' Tan Wei Lian	Malaysian	149,422,600	18.46	44,994,000	5.56
Datin Sek Chian Nee *(Appointed on 29 May 2015)*	Malaysian	24,092,000	2.98	149,422,600	18.46
Total Shareholdings		**194,416,600**	**24.02**	**343,839,200**	**42.48**

ANALYSIS OF SHAREHOLDINGS
AS AT 28 OCTOBER 2015
CONT'D

SUBSTANTIAL SHAREHOLDERS

The substantial shareholders based on the Register of Substantial Shareholders of the Company and their shareholdings are as follows:-

Name of Shareholders	Nationality/ Incorporated in	No. of Shares Beneficially Held Direct	%	Indirect	%
Dato' Tan Wei Lian	Malaysian	149,422,600	18.46	44,994,000	5.56
Tan Lee Chin	Malaysian	20,902,000	2.58	149,422,600	18.46
Datin Sek Chian Nee	Malaysian	24,092,000	2.98	149,422,600	18.46

LIST OF THIRTY (30) LARGEST SECURITIES ACCOUNT HOLDERS

No.	Name	No. of Shares Beneficially Held	%
1.	AMSEC NOMINEES (TEMPATAN) SDN. BHD. *PLEDGED SECURITIES ACCOUNT-AMBANK (M) BERHAD FOR TAN WEI LIAN (SMART)*	39,360,000	4.86
2.	AMSEC NOMINEES (TEMPATAN) SDN. BHD. *PLEDGED SECURITIES ACCOUNT FOR TAN WEI LIAN*	26,323,100	3.25
3.	MAYBANK NOMINEES (TEMPATAN) SDN. BHD. *PLEDGED SECURITIES ACCOUNT FOR TAN WEI LIAN*	25,330,700	3.13
4.	RHB NOMINEES (TEMPATAN) SDN. BHD. *OSK CAPITAL SDN BHD FOR TAN WEI LIAN*	24,666,900	3.05
5.	RHB NOMINEES (TEMPATAN) SDN. BHD. *PLEDGED SECURITIES ACCOUNT FOR TAN WEI LIAN*	23,541,900	2.91
6.	CIMSEC NOMINEES (TEMPATAN) SDN. BHD. *CIMB BANK FOR CHONG LEE FONG (MQ0269)*	19,800,000	2.45
7.	MAYBANK NOMINEES (TEMPATAN) SDN. BHD. *PLEDGED SECURITIES ACCOUNT FOR JOANNA YONG HUI FUN*	19,452,000	2.40
8.	RHB NOMINEES (TEMPATAN) SDN. BHD. *PLEDGED SECURITIES ACCOUNT FOR SEK CHIAN NEE*	15,460,000	1.91
9.	LEE JONG WENG	14,597,500	1.80
10.	RHB NOMINEES (TEMPATAN) SDN. BHD. *PLEDGED SECURITIES ACCOUNT FOR GAN WEE YONG*	8,000,000	0.99
11.	KENANGA NOMINEES (TEMPATAN) SDN. BHD. *PLEDGED SECURITIES ACCOUNT FOR TAN LEE CHIN (027)*	7,461,000	0.92
12.	MAYBANK NOMINEES (TEMPATAN) SDN. BHD. *PLEDGED SECURITIES ACCOUNT FOR TAN LI LI*	6,705,000	0.83
13.	HII HIENG HUI	6,700,000	0.83
14.	LEE CHIN HWA	6,271,400	0.77
15.	KENANGA NOMINEES (TEMPATAN) SDN. BHD. *PLEDGED SECURITIES ACCOUNT FOR JOANNA YONG HUI FUN (027)*	6,252,000	0.77
16.	ALLIANCEGROUP NOMINEES (TEMPATAN) SDN. BHD. *PLEDGED SECURITIES ACCOUNT FOR SEK CHIAN NEE (8078434)*	6,132,000	0.76
17.	ANG WEI MENG	5,850,000	0.72
18.	RHB NOMINEES (TEMPATAN) SDN. BHD. *OSK CAPITAL SDN BHD FOR TAN LEE CHIN*	5,361,000	0.66

LIST OF THIRTY (30) LARGEST SECURITIES ACCOUNT HOLDERS *cont'd*

No.	Name	No. of Shares Beneficially Held	%
19.	RHB NOMINEES (TEMPATAN) SDN. BHD. *PLEDGED SECURITIES ACCOUNT FOR TAN LEE CHIN*	5,350,000	0.66
20.	ALLIANCEGROUP NOMINEES (TEMPATAN) SDN. BHD. *PLEDGED SECURITIES ACCOUNT FOR TAN LI LI (8095557)*	5,270,000	0.65
21.	MALACCA EQUITY NOMINEES (TEMPATAN) SDN. BHD. *PLEDGED SECURITIES ACCOUNT FOR TAN WEI LIAN*	5,200,000	0.64
22.	KENANGA NOMINEES (TEMPATAN) SDN. BHD. *PLEDGED SECURITIES ACCOUNT FOR TAN WEI LIAN*	5,000,000	0.62
23.	MD NOR BIN MANSOR	4,664,500	0.58
24.	LEE CHAY CHYE	4,400,000	0.54
25.	MAYBANK NOMINEES (TEMPATAN) SDN. BHD. *PLEDGED SECURITIES ACCOUNT FOR CHUA PENG BOON @ CHOY AH MUN*	4,200,000	0.52
26.	KENANGA NOMINEES (TEMPATAN) SDN. BHD. *PLEDGED SECURITIES ACCOUNT FOR LAM BOON LING (013)*	3,660,000	0.45
27.	ALLIANCEGROUP NOMINEES (TEMPATAN) SDN. BHD. *PLEDGED SECURITIES ACCOUNT FOR SEK CHIAN TENG (8053351)*	3,542,000	0.44
28.	KENANGA NOMINEES (TEMPATAN) SDN. BHD. *PLEDGED SECURITIES ACCOUNT FOR LIEW CHOON HOE (033)*	3,432,000	0.42
29.	LEE CHEE BENG	3,415,100	0.42
30.	ANNY FONG @ FONG SIEW LAI	3,393,000	0.42

ANALYSIS OF WARRANTHOLDINGS
AS AT 28 OCTOBER 2015

ANALYSIS OF WARRANTHOLDINGS A

Description	:	Warrants 2010/2015 ("**Warrants A**")
Date of Expiry	:	7 August 2015
Date of Delisting	:	10 August 2015

ANALYSIS OF WARRANTHOLDINGS B
as at 28 October 2015

Description	:	Warrants 2013/2018 ("**Warrants B**")
Date of Expiry	:	16 November 2018
Total Warrants Issued	:	387,070,100
Number of Warrant holders	:	2,082

ANALYSIS BY SIZE OF WARRANTHOLDINGS B AS PER THE RECORD OF DEPOSITORS

Size of Warrant B Holding	No. of Warrant B Holders	% of Warrant B Holders	No. of Warrants B Held	% of Issued Warrant
1 – 99	2	0.10	5	0.00
100 – 1,000	67	3.22	50,900	0.01
1,001 – 10,000	390	18.73	2,610,995	0.67
10,001 – 100,000	1,033	49.62	52,898,800	13.67
100,001 – 19,353,504 *	590	28.34	331,509,400	85.65
19,353,505 and above **	0	0.00	0	0.00
Total	**2,082**	**100.00**	**387,070,100**	**100.00**

** Less than 5% of Issued Holdings*
*** 5% and above of Issued Holdings*

LIST OF DIRECTOR'S WARRANTHOLDINGS B AS PER THE REGISTER OF DIRECTORS' SHAREHOLDING

The Directors' Warrantholdings B based on the Register of Directors' Shareholdings of the Company are as follows:-

Name of Directors	Nationality/ Incorporated in	No. of Warrants Beneficially Held			
		Direct	%	Indirect	%
Dato' Tan Wei Lian	Malaysian	90,000	0.02	2,891,000	0.75
Chua Eng Chin	Malaysian	-	-	-	-
Dato' Khoo Seng Hock	Malaysian	-	-	-	-
Dato' Lee Yuen Fong	Malaysian	-	-	-	-
Low Boon Chin	Malaysian	20,000	0.01	-	-
Tan Lee Chin	Malaysian	2,891,000	0.75	90,000	0.02
Datin Sek Chian Nee *(Appointed on 29 May 2015)*	Malaysian	-	-	-	-
Total Warrantholdings		**3,001,000**	**0.78**	**2,981,000**	**0.77**

THIRTY (30) LARGEST WARRANT HOLDERS B AS PER THE RECORD OF DEPOSITORS

No.	Name	No. of Warrants B Held	%
1.	LUM YIN MUI	18,967,000	4.90
2.	PAK LIEW MEI	6,427,000	1.66
3.	LOW LOONG KUAN	6,300,000	1.63
4.	YAN HOCK CHUAN	6,192,600	1.60
5.	RHB NOMINEES (TEMPATAN) SDN. BHD. *PLEDGED SECURITIES ACCOUNT FOR GOUK SIEW MEE*	6,042,700	1.56
6.	LOW LOONG KUAN	6,000,000	1.55
7.	NGANG CHING TANG	5,434,900	1.40
8.	NGUI NYUK KYOON	5,295,600	1.37
9.	RHB NOMINEES (TEMPATAN) SDN. BHD. *PLEDGED SECURITIES ACCOUNT FOR TAN CHIN SEOH*	4,531,000	1.17
10.	SP JUTAJAYA SDN. BHD.	3,630,000	0.94
11.	PUBLIC NOMINEES (TEMPATAN) SDN. BHD. *PLEDGED SECURITIES ACCOUNT FOR LIM TIONG HOOI (E-SJA)*	3,594,600	0.93
12.	YIO KIM SIM	3,228,000	0.83
13.	LIEW SIEW CHIN	3,110,000	0.80
14.	GAM TONG KEONG	3,015,000	0.78
15.	PHUA SIM TEAN	3,000,000	0.78
16.	RHB NOMINEES (TEMPATAN) SDN. BHD. *OSK CAPITAL SDN. BHD. FOR TAN LEE CHIN*	2,891,000	0.75
17.	LEE LAI MING	2,860,000	0.74
18.	HII HIENG HUI	2,700,000	0.70
19.	LEONG IMM LAN	2,683,000	0.69
20.	YEOH AH KIM	2,600,000	0.67
21.	CHOK YIN HIEW @ CHOK YIN TOK	2,550,000	0.66
22.	KONG AH THEN	2,310,000	0.60
23.	LEE CHEE BENG	2,126,500	0.55
24.	MAYBANK NOMINEES (TEMPATAN) SDN. BHD. *PLEDGED SECURITIES ACCOUNT FOR CHUA PENG BOON @ CHOY AH MUN*	2,100,000	0.54
25.	S CHANDRA BOSE	2,100,000	0.54
26.	PUBLIC NOMINEES (TEMPATAN) SDN. BHD. *PLEDGED SECURITIES ACCOUNT FOR TOH DEE KONG (E-JCL)*	2,000,000	0.52
27.	HO KAM FOOK	1,920,000	0.50
28.	TAI KOK WEI	1,826,200	0.47
29.	MAYBANK NOMINEES (TEMPATAN) SDN. BHD. *KONG AH THEN*	1,810,000	0.47
30.	HLIB NOMINEES (TEMPATAN) SDN. BHD. *PLEDGED SECURITIES ACCOUNT FOR ANTHONY WONG CHEE HOONG (CCTS)*	1,787,300	0.46

NOTICE OF
ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the Twentieth Annual General Meeting of the Company will be held at Klana Resort Seremban, Jalan Penghulu Cantik, Taman Tasik Seremban, 70100 Seremban, Negeri Sembilan Darul Khusus on Wednesday, 23 December 2015 at 11:00 a.m. for the following purposes:-

A G E N D A

As Ordinary Business

1. To receive the Audited Financial Statements for the financial year ended 30th June 2015 together with the Reports of the Directors and Auditors thereon. ***(refer to Note 1)***

2. To re-elect the following Directors retiring pursuant to Article 71 of the Company's Articles of Association:-

   (a) Dato' Tan Wei Lian; and **(Resolution 1)**
   (b) Mr. Low Boon Chin **(Resolution 2)**

3. To re-elect Datin Sek Chian Nee, a Director who retires pursuant to Article 77 of the Articles of Association. **(Resolution 3)**

4. To re-appoint Messrs. UHY as Auditors of the Company until the conclusion of the next Annual General Meeting and to authorise the Directors to determine their remuneration. **(Resolution 4)**

As Special Business

To consider and, if thought fit, to pass the following Resolutions with or without modifications:-

5. **ORDINARY RESOLUTION 1** **(Resolution 5)**
   - AUTHORITY TO ISSUE SHARES PURSUANT TO SECTION 132D OF THE COMPANIES ACT, 1965

   "**THAT** subject always to the Companies Act, 1965, the Articles of Association of the Company and the approvals of the relevant governmental/regulatory authorities, the Directors of the Company be and are hereby empowered, pursuant to Section 132D of the Companies Act, 1965, to issue and allot shares in the Company, from time to time, and upon such terms and conditions and for such purposes as the Directors of the Company may deem fit provided that the aggregate number of shares to be issued pursuant to this resolution does not exceed ten per centum (10%) of the issued share capital of the Company for the time being **AND THAT** the Directors of the Company be and are hereby also empowered to obtain the approval for the listing of and quotation for the additional shares so issued on Bursa Malaysia Securities Berhad **AND FURTHER THAT** such authority shall continue to be in force until the conclusion of the next Annual General Meeting of the Company."

6. To transact any other ordinary business for which due notice shall have been given.

By Order of the Board

Chua Siew Chuan (F) (MAICSA 0777689)
Cheng Chia Ping (MAICSA 1032514)
Company Secretaries

Kuala Lumpur
30 November 2015

Explanatory Notes to Special Business

1. Authority to Issue Shares pursuant to Section 132D of the Companies Act, 1965

   The Company wishes to renew the mandate on the authority to issue shares pursuant to Section 132D of the Companies Act, 1965 at the Nineteenth Annual General Meeting of the Company (hereinafter referred to as the "General Mandate").

   The Company had been granted a general mandate by its shareholders at the Nineteenth Annual General Meeting of the Company held on 29 December 2014 to issue and allot up to 77,414,020 ordinary shares of RM0.20 each or equivalent to ten per centum (10%) of the issued and paid-up share capital of the Company (hereinafter referred to as the "Previous Mandate").

   Pursuant to the Previous Mandate, the Company has undertaken a private placement exercise which has been completed on 11 August 2015 where 35,500,000 new ordinary shares of RM0.20 each have been issued at the issued price of RM0.20 per placement share. The proceeds raised from the said private placement exercise was RM7,100,000/-.

   The details of utilisation of the proceeds from the abovementioned placement exercise were as follow:-

Items	Status of Utilisation	Amount Utilised RM'000	Amount Unutilised RM'000
Working Capital	Fully	2,923	NIL
Property Development Expenditure	Fully	4,100	NIL
Estimated Expenses	Fully	77	NIL
Total		7,100	NIL

   The proposed Ordinary Resolution 1, if passed, will give the Directors of the Company, from the date of the Twentieth Annual General Meeting, the authority to issue and allot ordinary shares from the unissued share capital of the Company up to an amount not exceeding in total ten per centum (10%) of the total issued share capital of the Company for the time being for such purposes as the Directors of the Company consider would be in the best interest of the Company. There will be no adverse effect on the share price in such cases, as the new issuance would not be priced at a discount of more than ten per centum (10%) of the weighted average market price for five (5) market days before the price-fixing date. This authority will, unless revoked or varied at a general meeting, expire at the conclusion of the next Annual General Meeting of the Company.

   The purpose to seek the General Mandate is to enable the Directors of the Company to issue and allot shares at any time to such persons in their absolute discretion without convening a general meeting as it would be both time and cost-consuming to organise a general meeting solely for such purpose. The General Mandate will provide flexibility to the Company for any possible fund raising activities, including but not limited to further placing of shares, for purpose of funding future investment project(s), working capital and/or acquisitions.

NOTICE OF ANNUAL GENERAL MEETING
CONT'D

Notes:-

1. *This Agenda item is meant for discussion only, as the provision of Section 169(1) of the Companies Act, 1965 does not require a formal approval for the Audited Financial Statements from the shareholders. Therefore, this Agenda item is not put forward for voting.*

2. *In respect of deposited securities, only members whose names appear in the Record of Depositors on 16 December 2015 ("General Meeting Record of Depositors") shall be eligible to attend the Meeting.*

3. *A member shall not be entitled to appoint more than two (2) proxies to attend and vote at the same meeting. Where a member appoints two (2) proxies to attend and vote at the same meeting, such appointment shall be invalid unless the member specifies the proportion of his shareholdings to be represented by each proxy.*

4. *The instrument appointing a proxy shall be in writing under the hand of the appointor or of his attorney duly authorised in writing or, if the appointor is a corporation, either under its seal or under the hand of an officer or attorney duly authorised.*

5. *A proxy may but does not need to be a member of the Company and a member may appoint any person to be his proxy without limitation and the provisions of Section 149(1)(b) of the Companies Act, 1965 shall not apply to the Company. Notwithstanding this, a member entitled to attend and vote at the Meeting is entitled to appoint any person as his proxy to attend and vote instead of the member at the Meeting. There shall be no restriction as to the qualification of the proxy. A proxy appointed to attend and vote at the Meeting shall have the same rights as the member to speak at the Meeting.*

6. *In the case of a corporate member, it may by resolution of its Directors or other governing body, authorise such person as it thinks fit to act as its representative, and a person so authorised shall in accordance with his authority-and-until-his-authority-is-revoked-by-the-corporation be entitled to exercise the same powers on behalf of the corporation as the corporation could exercise if it were an individual member of the Company, subject to the receipt of the same by the Company in the manner as stipulated in Note 8 below.*

7. *Where a member of the Company is an exempt authorised nominee which holds ordinary shares in the Company for multiple beneficial owners in one securities account ("omnibus account"), there is no limit to the number of proxies which the exempt authorised nominee may appoint in respect of each omnibus account it holds.*

8. *The instrument appointing a proxy and the power of attorney or other authority, if any, under which it is signed or a notarially certified copy of that power or authority must be deposited at the Office of the Company's Share Registrar located at Level 7, Menara Milenium, Jalan Damanlela, Pusat Bandar Damansara, Damansara Heights, 50490 Kuala Lumpur not less than forty-eight (48) hours before the time for holding the Meeting or any adjournment thereof.*

No. of Shares Held	CDS Account No

Tiger Synergy BERHAD (Co. 329831-V)
(a member company of Bursa Malaysia Securities Berhad)

FORM OF PROXY

*I/We ____
(Full Name In Capital Letters)

NRIC No./Company No. ______________________________

of ____
(Full Address)

being a *Member/Member(s) of TIGER SYNERGY BERHAD, hereby appoint ______________________

______________________ NRIC No. ______________________
(Full Name In Capital Letters)

of ____
(Full Address)

or failing *him/her, ______________________ NRIC No. ______________________
(Full Name In Capital Letters)

of ____
(Full Address)

or failing *him/her, the *CHAIRMAN OF THE MEETING, as *my/our proxy to attend and vote for *me/us and on *my/our behalf at the Twentieth Annual General Meeting of the Company to be held at Klana Resort Seremban, Jalan Penghulu Cantik, Taman Tasik Seremban, 70100 Seremban, Negeri Sembilan Darul Khusus on Wednesday, 23 December 2015 at 11:00 a.m. and at any adjournment thereof.

The proportion of *my/our holdings to be represented by *my/our proxy(ies) are as follows:-

First Proxy	%
Second	%
	100%

In the case of a vote by a show of hands, my proxy ______________________ (one only) shall vote on *my/our behalf.

Please indicate with an "X" in the spaces provided below how you wish your votes to be casted. If no specific direction as to voting is given, the proxy will vote or abstain from voting at his/her discretion.

No.	Resolution	For	Against
2.(a)	To re-elect Dato' Tan Wei Lian who retire pursuant to Article 71 of the Company's Articles of Association. **(Resolution 1)**		
2.(b)	To re-elect Mr. Low Boon Chin in accordance with Article 71 of the Company's Articles of Association. **(Resolution 2)**		
3.	To re-elect Datin Sek Chian Nee in accordance with Article 77 of the Company's Articles of Association. **(Resolution 3)**		
4.	To re-appoint Messrs. UHY as Auditors of the Company until the conclusion of the next Annual General Meeting and to authorise the Directors to determine their remuneration. **(Resolution 4)**		
5.	**As Special Business:-** Ordinary Resolution - Authority to issue and allot shares pursuant to Section 132D of the Companies Act, 1965. **(Resolution 5)**		

* Strike out whichever not applicable.

Signed this _____ day of ______________

____
Signature of Member/Common Seal
of Shareholder

Notes:-

1. *In respect of deposited securities, only members whose names appear in the Record of Depositors on 16 December 2015 ("General Meeting Record of Depositors") shall be eligible to attend the Meeting.*
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3. *The instrument appointing a proxy shall be in writing under the hand of the appointor or of his attorney duly authorised in writing or, if the appointor is a corporation, either under its seal or under the hand of an officer or attorney duly authorised.*
4. *A proxy may but does not need to be a member of the Company and a member may appoint any person to be his proxy without limitation and the provisions of Section 149(1)(b) of the Companies Act, 1965 shall not apply to the Company. Notwithstanding this, a member entitled to attend and vote at the Meeting is entitled to appoint any person as his proxy to attend and vote instead of the member at the Meeting. There shall be no restriction as to the qualification of the proxy. A proxy appointed to attend and vote at the Meeting shall have the same rights as the member to speak at the Meeting.*
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6. *Where a member of the Company is an exempt authorised nominee which holds ordinary shares in the Company for multiple beneficial owners in one securities account ("omnibus account"), there is no limit to the number of proxies which the exempt authorised nominee may appoint in respect of each omnibus account it holds.*
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Fold This Flap For Sealing

Then Fold Here

AFFIX
STAMP

TIGER SYNERGY BERHAD (325631-V)
c/o Securities Services (Holdings) Sdn. Bhd.
Level 7, Menara Milenium,
Jalan Damanlela,
Pusat Bandar Damansara,
Damansara Heights,
50490 Kuala Lumpur.

1st Fold Here

www.tigersynergy.my

TIGER SYNERGY BERHAD (325631-V)

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