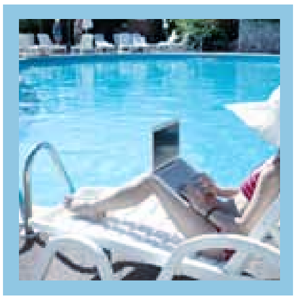
TIGER SYNERGY BERHAD

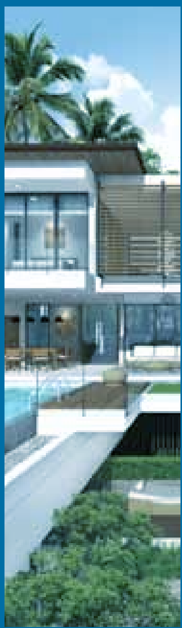
Annual 13

REPORT







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Corporate Information

BOARD OF DIRECTORS

Managing Director
Dato' Tan Wei Lian

Executive Director
Tan Lee Chin

Independent Non-Executive Directors
Dato' Khoo Seng Hock
Chua Eng Chin
Dato' Lim Si Cheng-
Appointed on 19th September 2011
and resigned on 1st August 2013.
Chew Chee Bor - Appointed
on 27th May 2013.

SECRETARIES

Ng Bee Lian (f) (MAICSA 7041392)
Tan Enk Purn (MAICSA 7045521)-
Resigned on 12th July 2013

AUDIT COMMITTEE

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

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

Dato' Lim Si Cheng
(Independent Non-Executive Director)-
Appointed on 19th September 2011
and resigned on 1st August 2013.

Chew Chee Bor
(Independent Non-Executive Director)

REGISTERED OFFICE

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

REGISTRAR

Securities Services (Holdings) Sdn. Bhd.
Level 7, Menara Millennium,
JalanDamaniela,
Pusat Bandar Damansara,
Damansara Heights,
50490 Kuala Lumpur.
Tel : 03-20849000
Fax: 03-20949940/20950292

NOMINATION COMMITTEE

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

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

Dato' Lim Si Cheng
(Independent Non-Executive Director)-
Appointed on 19th September 2011
and resigned on 1st August 2013.

Chew Chee Bor
(Independent Non-Executive Director)

REMUNERATION COMMITTEE

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

Dato' KhooSeng Hock
(Independent Non-Executive Director)

Dato' Lim Si Cheng
(Independent Non-Executive Director)-
Appointed on 19th September 2011
and resigned on 1st August 2013.

Chew Chee Bor
(Independent Non-Executive Director)

AUDITORS

Messrs Baker Tilly Monteiro Heng
(AF 0117)
Baker Tilly MH Tower
Level 10, Tower 1, Avenue 5,
Bangsar South City,
59200, Kuala Lumpur.
Tel No: 03-22971000,
Fax No: 03-22829980

INVESTOR RELATION

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

PRINCIPAL BANKERS

Malayan Bank Berhad

STOCK EXCHANGE LISTING

Main Market of the Bursa Malaysia
Main Market Stock Code : 7079

WEBSITE

www.tigersynergy.my

On Going 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 170units 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.

Future Project

BUKIT SERDANG PROJECT

Myharmony Development Sdn. Bhd, a wholly owned subsidiary of Tiger Synergy Berhad ("TSB") will undertake to develop a residential project which located at Serdang, Selangor Darul Ehsan.

The Bukit Serdang project consist a 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.

Future Project

ALAM IMPIAN PROJECT

The AlamImpian Project, a Joint Development project by Tiger Synergy Development, a wholly owned subsidiary of Tiger Synergy Berhad.

This Project consists of a mixed development located at Alam Impian, Shah Alam comprising of linked houses and semi detached houses. The said development is surrounded with amenities such as shopping malls, schools and food and beverage outlet.

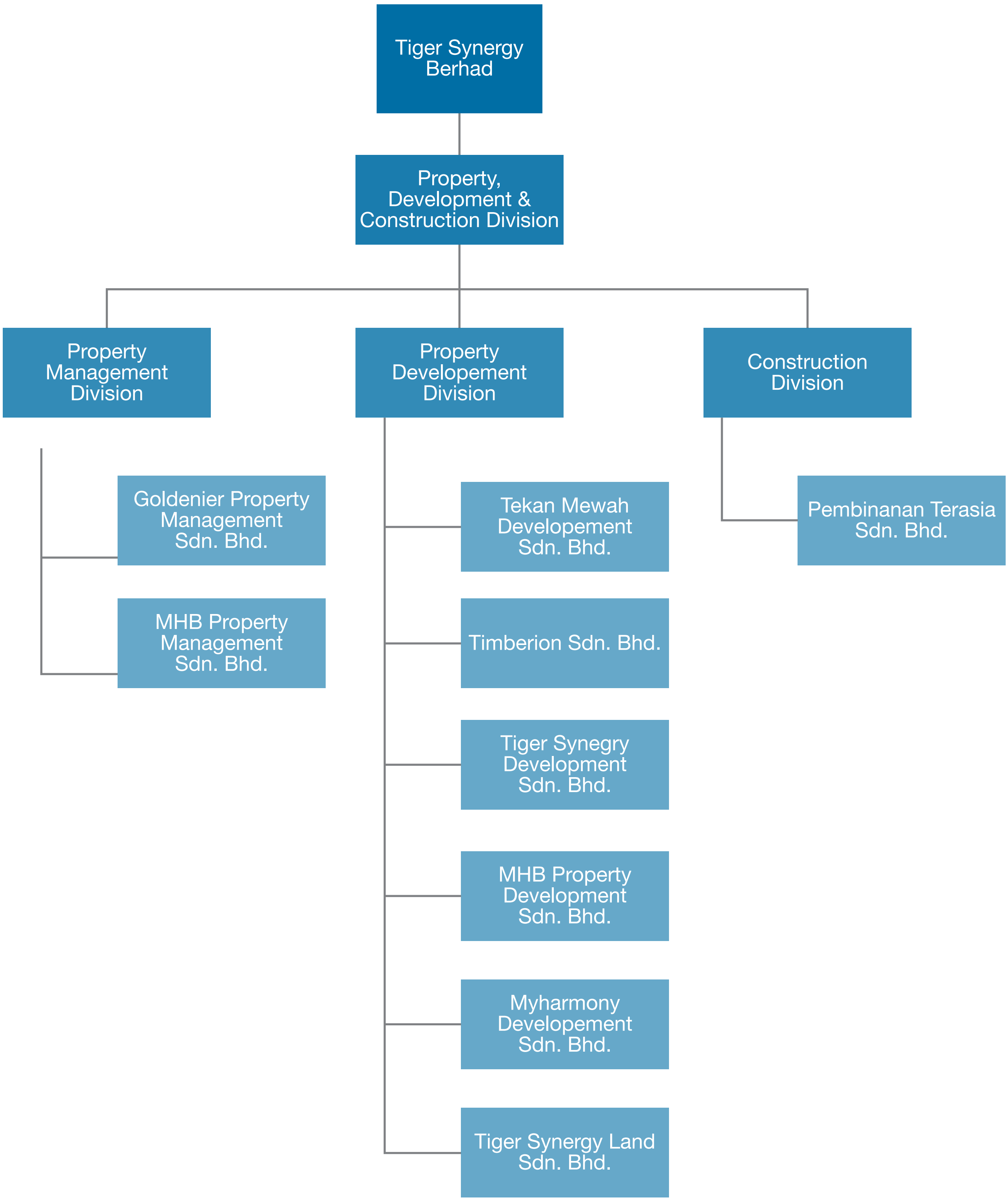
Future Project

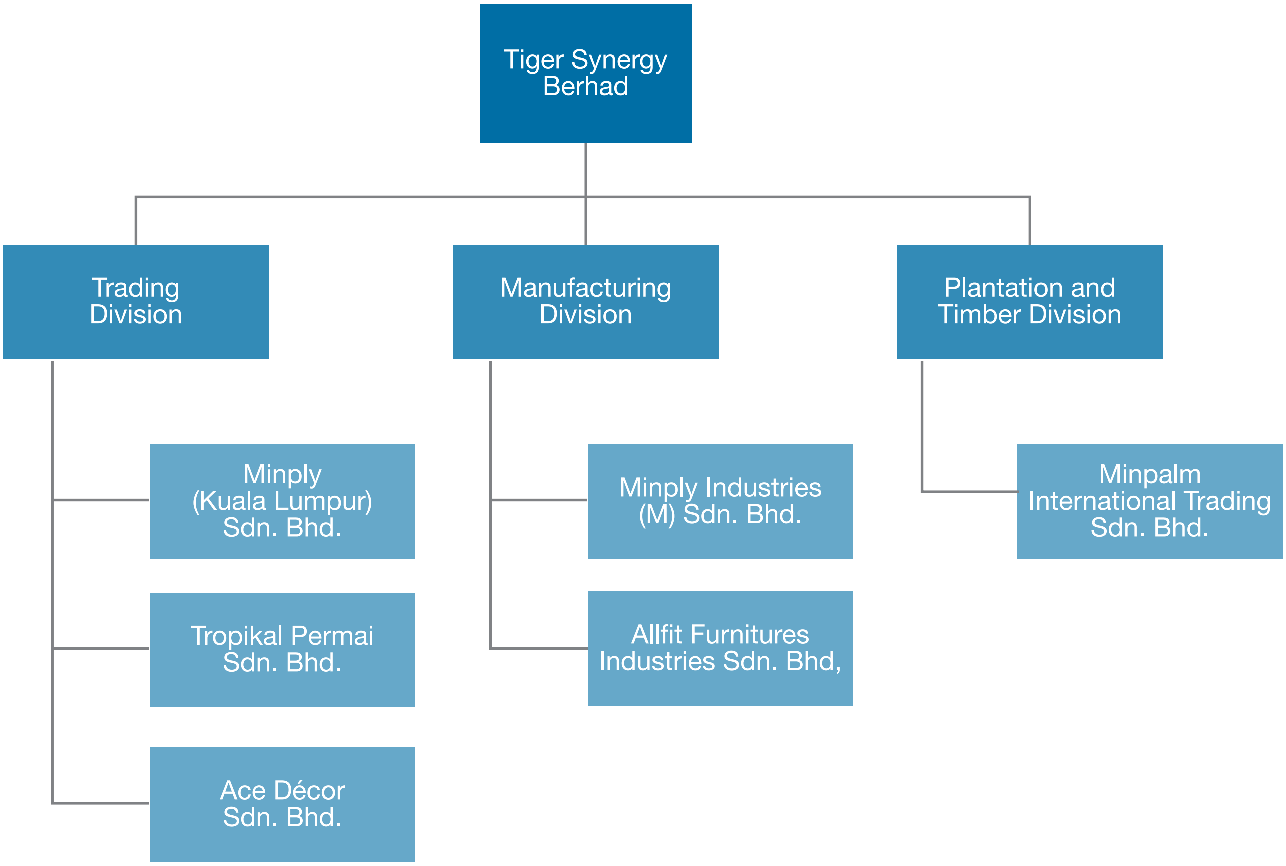
SERI KEMBANGAN PROJECT

Tiger Synergy Land Sdn. Bhd, a wholly owned subsidiary of TSB will undertake to develop a residential building which located at Sri Kembangan, Selangor Darul Ehsan.

This project is a residential development which issurrounded by schools, university, colleges, residential property, supermarket and a shopping mall.
There would also be several bus services and a KTM komuter train station near the area.

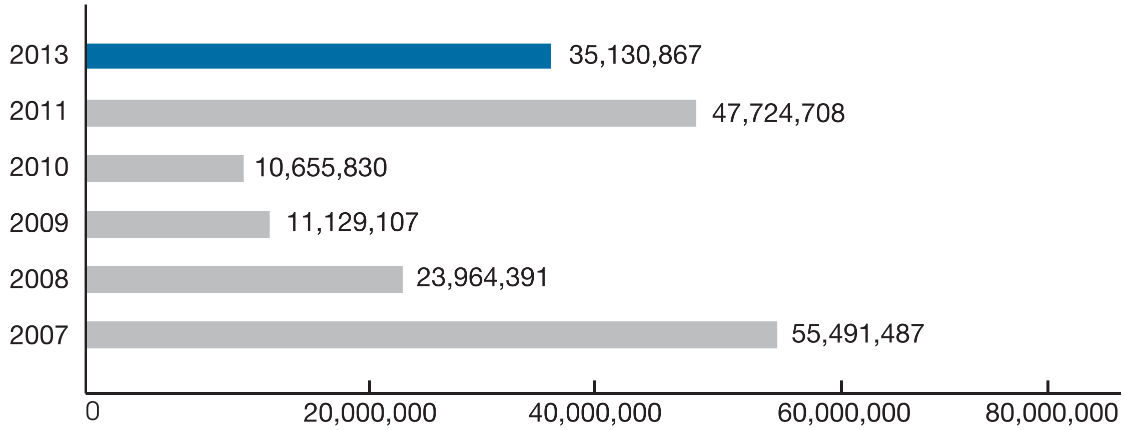
Corporate Structure



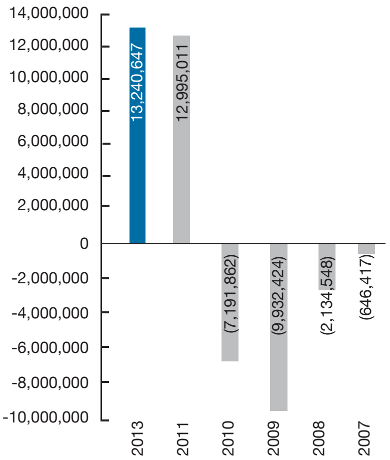

Tiger Synergy Berhad
Trading Division
Manufacturing Division
Plantation and Timber Division
Minply (Kuala Lumpur) Sdn. Bhd.
Tropikal Permai Sdn. Bhd.
Ace Décor Sdn. Bhd.
Minply Industries (M) Sdn. Bhd.
Allfit Furnitures Industries Sdn. Bhd,
Minpalm International Trading Sdn. Bhd.

Financial Highlights

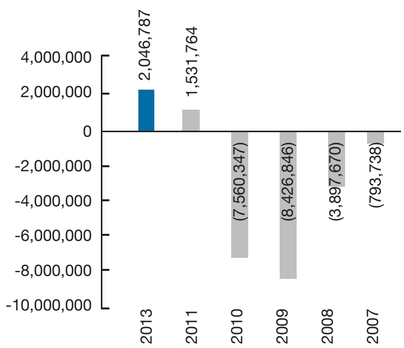
RM / Year	2013	2011	2010	2009	2008	2007
Turnover	35,130,867	47,724,708	10,655,830	11,129,107	23,964,391	55,491,487
(Loss) / Profit before taxation	13,240,647	12,995,011	(7,191,862)	(9,932,424)	(2,134,548)	(646,417)
(Loss) / Profit after taxation	2,046,787	1,531,764	(7,560,347)	(8,426,846)	(3,897,670)	(793,738)
Net Assets	92,189,202	69,585,945	42,035,182	23,195,529	31,622,375	35,568,451



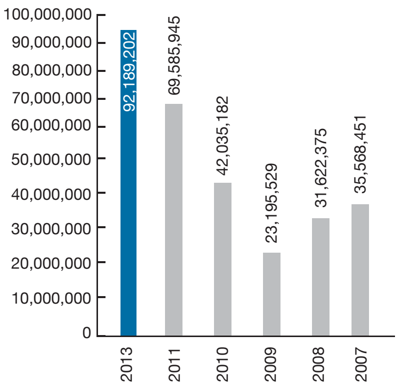
Turnover (RM)



(Loss)/Profit before taxation



(Loss)/Profit after taxation



Net assets (RM)

Managing Director'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 period from 1st January 2012 to 30th June 2013.

GROUP PERFORMANCE REVIEW

It has been a challenging phase for the property sector. Property transactions plateaued in 2012 due to the impact of new stringent banking rules and a more cautious sentiment in light of the global economic uncertainties. For the financial year ended 30th June 2013, the Group recorded revenue of RM35.1million and registered a profit before tax of RM13.2 million when compared to the preceding financial year revenue of RM 47.7million and a profit before tax of RM 12.9 million, this represent decline of RM12.6 million in revenue which were mainly attributed by lower sales volume at the Trading division, Manufacturing division and Property Development division. The lower revenue was mainly due to lack of working capital. In the view of that, the Group has proposed to undertake the Proposed of Right Issue with Warrants to enable the Group to raise funds for its working capital requirement, which are expected to contribute positively to the earning potential of the Group in the future.

CORPORATE EXERCISE PROPOSALS

- **CHANGE OF FINANCIAL YEAR END**

  The Company changed its financial year end from 31st December to 30th June. The financial statements have therefore made up for a period of eighteen (18) months from 1st January 2012 to 30th June 2013.

- **COMPANY RECLASSIFICATION OF SECTOR**

  Tiger Synergy Berhad has been reclassified from "Industrial Products" sector to "Properties" sector with effective from 1st July 2013.

- **ISSUE OF SHARES**

  During the financial period, the Group has increased its issued and paid up share capital from RM 61.22 million to RM 76.90 million by way of:-
  (a) The issuance of 30,610,000 ordinary shares of RM 0.20 each at par for working capital purposes through the exercise of Company's Private Placement;
  (b) The issuance of 47,810,100 ordinary shares at RM 0.20 each through the exercise of detachable warrants 2010/2015 at an exercise price of RM0.20.

The issuance of new shares ranked pari-passu with the existing shares of the Company.

- **WARRANTS**

  DETACHABLE WARRANTS 2010/2015

  By virtue of a Deed Pool 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 RM 0.20 each. During the financial period, there were 47,810,100 warrants 2010/2015 exercised at RM0.20 prior to its expiry on 8th August 2015. The total proceeds from the conversion of warrants amounting to RM9,562,020 were received. The total number of unexercised Warrants as at 30th June 2013 is 40,189,900 which amounting to RM 8,037,980 at fair value.

  In addition, the Company proposes to undertake the following corporate exercises :-

  (i) Proposed Right Issue of Shares with Warrants;
  (ii) Proposed Increase Authorized Share Capital (IASC);
  (iii) Proposed Amendments;
  (iv) Proposed Ratification of Business Diversification.

(i) PROPOSED RIGHT ISSUE OF SHARES WITH WARRANTS

The Proposed Right Issue of Shares with Warrants would entail an issuance of up to 424,710,000 Rights Shares on the basis of one (1) Rights share for every one (1) existing Ordinary Share held together with up to 424,710,000 free detachable Warrants 2013/2018 on the basis of one (1) Warrant 2013/2018 for every one (1) Rights Shares successfully subscribed.

(ii) PROPOSED INCREASE IN THE AUTHORISED SHARE CAPITAL

In order to accommodate the issuance of the Rights Shares and any future issuance of new Shares arising from the exercise of the Warrants 2013/2018 and/or the Adjustment Warrants as well as to cater for any increases in share capital of the Company pursuant to any other future corporate exercise, the Company proposes to increase its authorized share capital from RM100,000,000 comprising 500,000,000 Shares to RM500,000,000 comprising 2,500,000,000 shares.

(iii) PROPOSED AMENDMENTS

The Proposed Amendments entail the consequential amendments to the Company's M&A in order to facilitate and to reflect the Proposed Increase in the Authorised Share Capital.

(iv) **PROPOSED RATIFICATION OF BUSINESS DIVERSIFICATION**

In 16th June 2013, the Group announced its intention to diversify its business into property development which been to be approved by the Company's shareholders. The Group views this as a strategic move to expand its revenue base and to reduce its sole reliance on the existing core business in manufacturing and trading.

FUTURE PROSPECTS & PLANS

Despite the weak global outlook coupled with uncertainties in the local market related to the timing of Malaysia's General Election, the local economic growth by 5.6% in 2012. The property market remained buoyant as it was well supported by strong domestic spending and increase of foreign direct investment. Across the country, key urban centre registered strong growth in the residential sector across multiple format and segment. Therefore, we remain focused on key business areas initiated in the previous year by launching several the following new development projects which would contribute to the growth and profits for the Group :-

(1) A residential projectlocated at Seri Kembangan–A residential development at Seri Kembangan where the surrounding area would consists of schools, university colleges, residential properties, supermarkets and a shopping mall. There would also be several bus services and a KTM komuter train station near the area.

(2) A mixed-development project located at AlamImpian, Shah Alam comprising linked-houses. The said development is surrounded with amenities such as shopping malls, schools and foodand beverage outlets.

(3) Residential Development at Bukit Serdang – A condominium with a full range of securities and faci;ities for the enjoyment of all residents with the combination of swimming pool, children's wading pool, playground, gymnasium, jogging trail, reflexology path and etc.

DIVIDEND

For the financial year under review, the Board of Directors does not recommend the payment of any dividend.

APPRECIATION

I would like to record my appreciation and gratitude to TSB Board of Directors as well as take this opportunity to extend my sincere appreciation to Board Member Dato' Lim Si Cheng who has recently resigned as an Independent Non-Executive Director for his contribution and support to the Group for the past 2 years. At the same time, we extend a warm welcome to Mr. Chew Chee Bor, who joined as an Independent Non-Executive Director on 27th May 2013.

To our shareholders, customer and business partners, I would like to thank you for your support over the years. Furthermore, I would also like to acknowledge the contributions of Group's management team and staff members for their commitment andpassion that continue to drive TSB forward.

DATO' TAN WEI LIAN
Managing Director

Profile of Board of Directors

A. DATO' TAN WEI LIAN ('Dato' TWL')
Managing Director

Malaysian, aged 45, he began his colorful livelihood as a property developer in his father's company. Since then, he has gained over 25 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. He has attended eight (8) Board of Directors' meetings held during the financial year ended 30th June 2013. Dato' Tan does not have any conflict of interest with the Company and has no convictions for any offence over the past ten years.

Dato' Tan Wei Lian is the brother of Ms Tan Lee Chin, an Executive Director of TSB. He has direct shareholding of 36,411,900 ordinary shares and indirect shareholding of 13,651,000 ordinary shares as at 18th November 2013.

B. TAN LEE CHIN ('TLC')
Executive Director

Malaysian, aged 44,was appointed to the Board as an Executive Director of Tiger in February 2008. She graduated with a LLB (Honours) from the University of Northumbria, United Kingdom. After completing her Diploma in Business Administration in 1987, she started her career in the property development and construction industry. In 1993, she joined her family owned 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 more than 20 years of experience in the property development and construction industry. In recognition of her outstanding entrepreneurial achievements, she has received an Outstanding Entrepreneur Award at the Golden Bull Award 2010.

TLC was appointed to the Board as Executive Director of TSB on 29th February 2008. She has attended eight (8) Board of Directors' Meeting during the financial year ended 30th June 2013. She has no conflict of interest with the Company and has not been convicted of any offence in the last ten years.

TLC is the sister of Dato' Tan Wei Lian, the Managing Director of TSB. She holds a direct shareholding of 11,191,000 ordinary shares and indirect shareholding of 36,411,900 ordinary shares as at 18th November 2013.

Profile of
Board of Directors

C. DATO' KHOO SENG HOCK
Independent Non-Executive Director

Malaysian, aged 65, was appointed to the Board of the Company on 7th October 2010 as an Independent and Non-Executive Director at TSB. He is a one of the member of Audit Committee of the TSB group. From 1986 to 1995, He 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 on 1987, he 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 2013, he has attended eight (8) Board of Directors' Meeting and six (6) Audit Committee Meeting.

He does not have any family relationship with any director and/or major shareholder, nor any conflict of interest with the TSB Group. He has no convictions for any offences over the past ten years.

D. CHUA ENG CHIN ('CEC)
Independent Non-Executive Director

Malaysian, aged 54, was appointed as anIndependent Non-Executive Director of TSB since15th December 2006. Currently, CEC is the Chairman of the Audit Committee, Nomination Committee and Remuneration Committee of TSB group. He attended Six (6) Audit Committee Meetings and eight (8) Board of Directors' Meeting held during the financial year ended 30th June 2013.

CEC is a qualified Chartered Accountant since 1984. He is are gistered 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 Harvest Court Industries Berhad and Naim Indah Corporation Berhad which are listed companiesin the main market of the Bursa Malaysia.

He does not have any family relationship with any director and/or major shareholder, nor any conflict of interest with the TSB Group. He has no convictions for any offences over the past ten years.

Profile of Board of Directors

E. MAJOR (H) CHEW CHEE BOR (CB)
Independent Non-Executive Director

Malaysian, aged 38, was appointed as an Independent Non-Executive Director of TSB since 27th May 2013. Currently Major (H) Chew is one of the members of Audit Committee of the TSB group. He has attended One (1) Audit Committee Meetings and Board of Directors' Meeting held during the financial year ended 30th June 2013.

Major (H) Chew who originally from Sg. Siput is the Co-Founder and Executive Director of SSF Group of Companies. The subsidiary and related companies included Guangxi Dev& Cap Sdn. Bhd. and WiradaniBina (M) Sdn. Bhd. He is a self-made businessman who started his first business at a very young age. He gained experience and knowledge through many years of hands on management in the construction industry especially infrastructures, and ultimately developing his own residential projects throughout Malaysia.

"Duta Suria Residency" – His first housing development in Ampang Hilir area was completed in 2011 and was followed by the "A Residency D'Suria Condominium" to be completed in 2014.

Major (H) Chew has joined not only the Committee Member of Territorial Army Support (JAKPAW),but also is the advisor of Yayasan Sungai Siput and committee member of Koperasi Pembangunan Rakyat Sungai Siput.

He does not have any family relationship with any director and/or major shareholder, nor any conflict of interest with TSB Group. He has no convictions for any offences over the past ten years.

F. DATUK LIM SI CHENG,PJN.,PIS
Independent Non-Executive Director

Malaysian, aged 63, was appointed as Independent Non-Executive Director of TSB since 19th September, 2011 and resigned on 01st August 2013. During the financial year ended 30th June 2013, he has attended seven (7) board of Directors' Meeting and Audit Committee Meeting.

He began his career as journalist in 1968. Start from 1982 to 1990, He was a State Assemblyman of Bandar Segamat from 1982 to 1990 and Johor State Executive Councilor. Following this, he was elected as Member of Parliament Kulai, Johor in 1995. He then moved to House of Representative, Parliament Malaysia and served as Deputy Secretary started from 1999 until February 2008. He was one of a member to the Malaysian Pepper Board from 2008 to 2010.

His recent directorship in other companies includes Ralco Corporation Berhad as an Independent Non-Executive chairman, MCA Disciplinary Board, Trustee in Huaren Education Foundation, Trustees in Chang Ming Thien Foundation, KOJADI Education Services Sdn Bhd and Malaysia Mental Literacy Movement. He also appointed as an independent Non- Executive director of LBS Bina Group Berhad with effective of 20.08.2013.

He does not have any family relationship with any director and/or major shareholder, nor any conflict of interest with the TSB Group. He has no convictions for any offences over the past ten years.

Statement of Director's Responsibilties

The Directors are required by the Company Act, 1965 to prepare financial statements for each financial year which has been made in accordance with applicable approved accounting standards and which 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.

In preparing the financial statements, the Directors have:

- Adopted and consistently applied appropriate accounting policies;
- Made judgments and estimates that it is prudent and reasonable; and
- Stated whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statement.

The Directors are responsible for ensuring that the Group and the Company keeps 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 Company 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 of Tiger Synergy Berhad ("the board") recognize the important of adopting high corporate governance standards in its efforts to enhance shareholder value, besides safeguarding stakeholders' interest. In its application of pertinent governance practices, the Board has taken into consideration the enumerations of Malaysian Code on Corporate Governance 2012 ("MCCG 2012" or the "Code") and the Main Market Listing Requirements ("Listing Requirement") of Bursa Securities Berhad.

The Board is pleased to present the Statement on Corporate Governance for the year ended 30th June 2013 outlining the application of the principle and recommendations as set out in the Code.

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

To enhance its effectiveness, the Board has established Board Committees, namely the Audit Committee, Nomination Committee and Remuneration Committee to examine specific issues within their respective reference, as approved by the Board, and report to the Board with their recommendations. Therefore, the Board has adopted a Board Charter which set out its roles, function, composition, operation and processes, given consideration to the principles of good corporate governance and requirements of Main Market Listing Requirements ("MMLR") of Bursa Malaysia Securities Berhad ("Bursa Securities").

Such delineation of role is clearly set out in the Charter which serves as a reference point for Board activities. The Charter provides guidance for Directors and Management regarding responsibilities of the Board, its Committees and Management, the requirements of Directors in carrying their stewardship role and in discharging their fiduciary duties towards the Company as well as boardroom activities. During the financial year, the Board has not formalized a Board Charter. In line with recommendation 1.7 of MCCG 2012, the Board will take steps to establish and develop a Board Charter, once approved, it will be taken to upload the Charter on the Company's website at www.tigersynergy.my

(ii) Code of Ethics and Conduct

The Board recognizes the importance of having in place a Code of Conduct/Ethics setting out broad principles and standard of business ethics and conduct for Directors. Steps will be taken to formalize such a Code of Conduct/Ethics for observance by the Directors. At the date of this statement, the Company is in the midst of developing an Employees Hand book, which aims to disseminate the Company's ethical corporate culture and acceptable behavior throughout the Group. Besides that, the Group is in the midst of establishing a Whistle-Blowing Policy in order to allow stakeholder of the Company able to report genuine concern relating to any malpractice or improper conduct of the Group's businesses.

(iii) Sustainability of Business

The Company recognizes the importance of sustainability and its increasing relevance to the Group's businesses. 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 23 of this annual report.

(iv) Access to information and advice

To enable them to discharge their duties and responsibility, Directors are entitled to full and unrestricted access, either as a full Board or in their individual capacity, to all information and reports on financial, operational, corporate regularity, business development and audit matters for decision to be made on an informed basis. In addition, Directors have unrestricted access to the advice and service of the company secretaries to enable them to discharge their duties effectively and the Board is regularly updated and advised by the Company Secretaries who are qualified, experienced and competent on statutory and regulatory requirements, and the resultant implications of any changes therein to the Company and Directors in relation to their duties and responsibilities.

To expedite the conduct of Board meeting, all Directors receive the meeting agenda accompanied with a set of Board papers prior to the meetings.

Senior Management and external advisers are invited to attend the Board meetings to provide additional insights and professional views, advice and explanation on specific items on the meeting agenda, when necessary.

PRINCIPLE 2: STRENGTHEN THE BOARD'S COMPOSITION

The Board comprises five (5) members which are including three (3) Independent Non-Executive Directors. The Company has complied with the requirements for one third (1/3) of its members to be independent as stated in Paragraph 15.02(1) of MMLR of Bursa Securities. There is no individual Director or group of Directors who 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.

Appointment and Re-election of Directors

Appointment of Board Directors is based on the recommendation from Nomination Committee. In accordance with the Company's Articles of Association, the following are provided:-

(a) All Directors who are appointed by the Board are subject to re-election by the shareholders at the forthcoming Annual General Meeting afer their first appointment;

(b) One-third of the remaining Directors are required to submit themselves for re-election by rotation at each Annual General Meeting; and

(c) All Directors including Managing Director are required to submit themselves for re-election at least once in every three years.

The profile of Directors is set out on pages 13 to 15 of this annual report.

(i) Nomination Committee

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

- Chua Eng Chin, Chairman of Committee and Independent Non-Executive Director;
- Dato' KhooSeng Hock, Independent Non- Executive Director; and
- Chew Chee Bor, Independent Non-Executive Director.

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 has one (1) female director which the Board is of the view, is 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 recognizes the contribution that women can bring to the Board and the Group and will strive to maintain the female composition of the Board.

Board Evaluation

The Nomination Committee ("NC")is responsible for conducting an annual evaluation of the performance of the Board Committees. The annual evaluation includes an assessment of independence of Independent Directors.

The NC met once during the financial year ended 30th June 2013 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 discharges its duties effectively.

(ii) Remuneration Committee

The Remuneration Committee ("RC") comprises three (3) members, all of whom are Independent Non-executive Directors;

- Chua Eng Chin, Chairman of Committee and Independent Non-Executive Director;
- Dato' Khoo Seng Hock, Independent Non- Executive Director; and
- Chew Chee Bor, Independent Non-Executive 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 number of Directors of the Company, whose remuneration band falls within successive bands of RM50,000 is as follow:

Remuneration	Executive Directors	Non-Executive Directors	Total
Salaries & other Emoluments	-	-	-
Fees	157,500	-	-
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	1	-
RM 50,001 - 250,000	-	-
RM250,001 - 500,000	-	-
RM500,001 - 750,000	-	-

PRINCIPLE 3: REINFORCE INDEPENDENCE

There is a clear division between the Managing Director and Executive Director to ensure a balanced of power and authority. The Managing Director is responsible for the Board's effectiveness and standard of conduct whilst management of the Group's business, implementation of policies and the day-to-day running of the businesses are the responsibilities of the Executive Director.

With more than 25 years of experience in the property development industry and being the major shareholder of the company, the Managing Director's interest is aligned to that of the company's shareholders and is well positioned to provide leadership to the Company's Board.

The Independent Non-Executive Directors bring to bear the objective and independent views, advice and judgment on interests, not only of the Group, also of stakeholders in which the Group conduct its business. Independent Non-Executive Directors are essential for protecting the interest of minority shareholders and can make signification contributions to the Company's decision making by bringing in the quality of detached impartiality.

The Board is of the view that the significant composition of Independent Non-Executive Directors, which comprises Third Five (3/5) 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.

PRINCIPLE 4: FOSTER COMMITMENT

Board Meetings

The Board meets at least four (4) times a year at quarterly basis intervals with additional meetings to be convened when necessary. During the financial year ended 30th June 2013, eight (8) meetings were held and the attendances of the Directors at Board Meetings are as follows:

	No. of Meetings Attended
Dato' Tan Wei Lian	8/8 meetings
Tan Lee Chin	8/8 meetings
Dato'KhooSeng Hock	8/8 meetings
Chua Eng Chin	8/8 meetings
Dato' Lim Si Cheng (Resigned on 01st August 2013)	7/8 meetings
Chew CheeBor (Appointed on 27th May 2013)	1/1 meeting

Training

The Board also emphasizes 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.

PRINCIPLE 5: UPHOLD INTEGRITY IN FINANCIAL REPORTING

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.

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, the Audit Committee will recommend their re-appointment decision to the Board, upon which the shareholders' approval will be sought at the 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 ensures 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.

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.

To argument the process of disclosure, the Board has earmarked a dedicated section for corporate governance on the Company's website, where information on the Company's announcement to the regulators, right of shareholders and the Company's Annual Report may be assessed.

PRINCIPLE 8: STRENGTHEN RELATIONSHIP BETWEEN COMPANY AND SHAREHOLDERS.

The Board acknowledges that Annual General Meeting ("AGM")is an important avenues 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.

Corporate Social Responsibility

Tiger Synergy Berhad ("TSB") passion for realizing developments that meet emerging demands extends to ensuring the wellbeing and sustainability of the community we serve. As TSB grows its corporate presence, so too does its standing as a caring developer and a good corporate citizen. We are ever mindful of the importance of good corporate governance. TSB's philosophy is to contribute, as an organization, in delivering sustainable value to the lives of the people we impact, especially in workplace, the community, the environment and the market place.

(i) THE COMMUNITY

Beyond playing our role as a caring and responsible organization, giving back to the community makes good business sense to the Group. By supporting our stakeholders, the Group helps to build a stable society on which it can then nurture long term business success. The Group regularly contributes to the funds of schools and charitable organization. Many of these are sustained efforts as we believe in forging strong bonds with our chosen causes by maintaining a long term commitment. During the financial year under review, the Group has contributed and donated to the following charitable organizations, association and schools:-

(a) Malaysia Lysosomal Diseases Association
(b) N.S. Chin Woo Athletic Association
(c) Negeri Sembilan Lorry Operations Association
(d) GabunganPersatuanKeturunanCinaNegeri Sembilan
(e) S.J.K(C) Ladang Sungai Slak Taman Seremban Jaya
(f) The NegeriSembilanEngChoon Association
(g) Negeri Sembilan Family Planning Association.

(ii) THE MARKET PLACE

TSB is fully cognizant of its responsibilities to our shareholders, institutional investors and the investing public at large. Towards this end, TSB maintain an active and open channel of communication to ensure transparency of the Group's performance position. As a company listed on Bursa Malaysia, TSB also adheres to all regulations set by the bourse. In addition, TSB believes that good investor relation is vital for sustainable success. Every years, the Groups holds an Annual General Meeting to provide 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) THEWORK PLACE

TSB attributes its employees as the drivers of the Group's continued success and growth. Employees with good knowledge, competent skills and positive attitude are among the corner stones of TSB's continuous success. In this aspect, 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 theAudit Committee and its activities for the financial year ended 30th June 2013

MEMBERS

The Audit Committee of the Group comprises of the following Members:

- Chua Eng Chin (Chairman/Independent Non-Executive Director)
- Dato Khoo Seng Hock (Independent Non-Executive Director)
- Chew Chee Bor (Independent Non – Executive Director) – Appointed on 27th May 2013
- Dato Lim Si Cheng (Independent Non – Executive Director) – Appointed on 19th September 2011 & Resigned on 1st August 2013.

TERMS OF REFERENCE

Objectives

The primary 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 standards 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.

Composition

(1) 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.

(2) 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; or

(ii) if he is not a member of the Malaysian Institute of Accountants, he must have at least 3 years' working experience and

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

b) he must be a member of one of the Association of 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.

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

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

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

(6) In the event of any vacancy in Audit Committee resulting in the non-compliance of the Bursa Securities Berhad's ("Bursa Securities") Main Market Listing Requirements ("Main Market LR") pertaining the composition of the audit committee, the Board of Directors shall , within (3) months of that event, fill the vacancy.

MEETINGS AND QUORUM

(1) 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.

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

(3) The Company Secretary shall be the Secretary of the Committee and shall be responsible, in conjunction with the Chairman, for drawing up the agenda and circulating it, together with explanatory supporting documents, to the Committee members prior to each meeting.

(4) 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) The Head of Finance and the external auditors shall attend all meetings of the Committee. Other Board members and employees may attend any particular meeting upon the invitation of the Audit Committee. However, the Committee shall meet with the external auditors at least once a year without the presence of the executive Board members.

(6) During the financial year ended 30th June 2013, the Committee held six (6) meetings and their attendance are as follows:

(i)	Chua Eng Chin (Chairman)	6 of 6 Meetings
(ii)	Dato' Khoo Seng Hock	6 of 6 Meetings
(iii)	Chew Chee Bor – Appointed on 27th May 2013	1 of 6 Meetings
(iv)	Dato Lim Si Cheng – Appointed on 19thSeptember 2011, Resigned on 1st August 2013	5 of 6 Meetings

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) The 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;

(b) Full and unrestricted access to information pertaining to the Group and Management. All employees of the Group are required to comply with requests made by the Audit Committee;

(c) Obtain external professional advice and invite persons with relevant experience to attend the meetings, if necessary;

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 the external auditors may wish to discuss, in the absence of other directors and management, if necessary.

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

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

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

(f) 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.

(g) To review the effectiveness of internal audit function.

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

SUMMARY OF ACTIVITIES DURING THE FINANCIAL YEAR

During the financial year ended 30th June 2013, the main activities undertaken by the Committee were as follows:

a) Reviewed the 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.

b) Reviewed the External Auditors' audit plan and the nature and scope of audit

c) Reviewed the major findings stated in the Internal Audit Reports and their recommendations relating thereto as well as the Management response.

d) 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

e) Assessed the performance of the auditors and make recommendations to the Board of Directors for their appointment and removal

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

g) Evaluated the audit fees payable to the internal auditors and external auditors.

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 will assess the reports from the internal audit function and comments from the Management before making any recommendations to the Board to strengthen the internal control and governance systems.

Additional Compliance Information

1) **SHARE BUY - BACKS**
During the financial year ended 30th June 2013, 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 Pool 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 RM 0.20 each. During the financial period, there were 47,810,100 warrants 2010/2015 exercised at RM0.20 prior to its expiry on 8th August 2015. The total proceeds from the conversion of warrants amounted to RM9,562,020. The total number of unexercised Warrants as at 30th June 2013 is 40,189,900 with amounted to RM 8,037,980 at fair value.

Proposed Rights Issue of Shares with Warrants 2013/2018

The Company proposed to undertake the Proposed Rights Issue of Shares with Warrants would entail an issuance of up to 424,710,000 Rights Shares on the basis of one (1) Rights share for every one (1) existing Ordinary Share held together with up to 424,710,000 free detachable Warrants 2013/2018 on the basis of one (1) Warrant 2013/2018 for every one (1) Rights Shares successfully subscribed.

3) **DEPOSITORY RECEIPT PROGRAMME**
The Company did not sponsor any depository programme during the financial year ended 30th June 2013.

4) **IMPOSITION OF SANCTIONS / PENALTIES**
During the financial year 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**
During the financial year, the Company undertook a Proposed Private Placement of up to 39,410,000 Placement Shares, representing up to ten percent (10%) of the issued and paid-up share capital of TSB.The total proceeds of RM10,994,450.00 was received from the Proposed Private Placement.
The status of utilization of the proceeds up to 30th June 2013is as follow:-

Purpose	Original Proposed Utilization RM’000	Actual Utilization RM’000
Working Capital	10,826	10,826
Listing Expenses	168	168
Total	10,994	10,994

6) **NON-AUDIT FEES**

The amount of non audit-fees paid/payable to external auditors and its affiliates for the financial year 30th June 2013 amounted to approximately RM30,000.00.

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 2013. In addition, there was minimal variance which is less than 9% between the audited result for the financial year and the unaudited result announced.

8) **RECURRENT RELATED PARTY TRANSACTION OF A REVENUE OR TRADING NATURE.**

During the financial year ended 30th June 2013, 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 2013

10) **PROFIT GUARANTEE**

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

Statement On Risk Managament 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 the Listing Requirements of Bursa Malaysia Securities Berhad and as guided by the Bursa Malaysia's Statement on Internal Control: Guidance for Directors of Public Listed Companies.

RESPONSIBILITY FOR RISK AND INTERNAL CONTROL

The Board and Senior Management recognize their responsibility for maintaining a sound 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 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 Group has established an informal internal audit team at the corporate office which involved monitoring and evaluations on the monthly management accounts submitted by the subsidiary companies and report their findings to senior management on a quarterly basis. The Group is ensuring that effective risk management framework that 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.

OTHER KEY ELEMENTS OF INTERNAL CONTROL

The summary of key elements of the Group's internal control systems are include 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 centralized in head office;
- An ongoing training and educational programme for Directors and relevant employee in assessing the adequacy and integrity of the Groups' risk and control process.
- Quarterly performance reports that provide the Board and the Management with comprehensive information on financial and key business indicators.

REVIEW OF THE STATEMENT BY EXTERNAL AUDITORS

- Pursuant to paragraph 15.23 of the Bursa Securities Main Market Listing Requirements, the external auditor has reviewed this Statement for inclusion in the Annual Report of the Group for the Financial Year 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 is of the view that the risk management and internal control system are satisfactory and have not resulted in any material losses, contingencies or uncertainties that would require disclosure in the Group's Annual Report. The Board and the management will continue to take necessary measures and ongoing commitment to strengthen and improve its internal control environment and risk management.

Reports and Finacial Statements

For the Financial Period Ended 30th June 2013

Directors' Report

The Directors hereby submit their report together with the audited financial statements of the Group and of the Company for the financial period from 1st January 2012 to 30th June 2013.

CHANGE OF FINANCIAL YEAR END

The Company changed its financial year end from 31st December to 30th June. The financial statements have therefore made up for a period of eighteen months from 1st January 2012 to 30th June 2013.

PRINCIPAL ACTIVITIES

The Company is principally engaged in investment holding. The principal activities of the subsidiary companies are set out in Note 9 to the financial statements. There have been no significant changes in the nature of these principal activities during the financial period.

RESULTS

	Group RM	Company RM
Net profit from continuing operations for the financial period	12,598,129	818,398
Loss from discontinued operation, net of tax	(10,551,342)	-
Other comprehensive income	-	-
Total comprehensive income for the financial period	2,046,787	818,398
Attributable to:		
Owners of the Company	2,046,787	818,398
Non-controlling interests	-	-
	2,046,787	818,398

DIVIDEND

No dividend was paid or declared by the Company since the end of the previous financial year.

The Directors do not recommend the payment of any dividends in respect of the financial period ended 30th June 2013.

RESERVES AND PROVISIONS

All material transfer to and from reserves and provision during the financial period have been disclosed in the financial statements.

BAD AND DOUBTFUL DEBTS

Before the statements of comprehensive income and statements of financial position of the Group and of the Company were made out, the Directors took reasonable steps 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 had satisfied themselves that all known bad debts had been written off and adequate allowance had been made for doubtful debts.

At the date of this report, the Directors are not aware of any circumstances that would render the amount written off for bad debts, or the amount of the allowance for doubtful debts, in the financial statements of the Group and of the Company inadequate to any substantial extent.

CURRENT ASSETS

Before the statements of comprehensive income and statements of financial position of the Group and of the Company were made out, the Directors took reasonable steps to ensure that any current assets, other than debts, which were unlikely to be realised in the ordinary course of business, their values as shown in the accounting records of the Group and of the Company had been written down to an amount that they might be expected to be realised.

At the date of this report, the Directors are not aware of any circumstances that would render the values attributed to the current assets in the financial statements of the Group and of the Company misleading.

VALUATION METHODS

At the date of this report, the Directors are not aware of any circumstances which have arisen which render adherence to the existing methods of valuation of assets or liabilities of the Group and of the Company misleading or inappropriate.

CONTINGENT AND OTHER LIABILITIES

At the date of this report, there does not exist:-

(i) any charge on the assets of the Group and of the Company that has arisen since the end of the financial period which secures the liabilities of any other person, or

(ii) any contingent liabilities in respect of the Group and of the Company that has arisen since the end of the financial period.

In the opinion of the Directors, no contingent liabilities or other liabilities of the Group and of the Company has become enforceable, or is likely to become enforceable within the period of twelve months after the end of the financial period which, will or may substantially affect the ability of the Group and of the Company to meet their obligations as and when they fall due other than as disclosed in Note 35 to the financial statements.

CHANGE OF CIRCUMSTANCES

At the date of this report, the Directors are not aware of any circumstances, not otherwise dealt with in this report or the financial statements of the Group and of the Company that would render any amount stated in the financial statements misleading.

ITEMS OF AN UNUSUAL NATURE

The results of the operations of the Group and of the Company for the financial period were not, in the opinion of the Directors, substantially affected by any item, transaction or event of a material and unusual nature.

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

ISSUE OF SHARES AND DEBENTURES

During the financial period, the Company increased its issued share capital from RM61,220,000/- to RM76,904,020/- by way of:-

(i) The issuance of 30,610,000 ordinary shares of RM0.20 each at par for working capital purposes.
(ii) The issuance of 47,810,100 ordinary shares of RM0.20 each through the exercise of detachable warrants 2010/2015 at an exercise price of RM0.20.

The new shares issued rank pari-passu with the existing shares of the Company.

The Company has not issued any debentures during the financial period.

WARRANTS

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.

During the financial period, there were 47,810,100 Warrants 2010/2015 exercised at RM0.20 prior to its expiry on 8th August 2015. Total proceeds from the conversion of Warrants amounted to RM9,562,020/-.

DIRECTORS

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

Chua Eng Chin	
Dato' Tan Wei Lian	
Dato' Khoo Seng Hock	
Tan Lee Chin	
Chew Chee Bor	(appointed on 7th May 2013)
Dato' Lim Si Cheng	(resigned on 1st August 2013)

DIRECTORS' INTERESTS

According to the Register of Directors' Shareholdings kept by the Company under Section 134 of the Companies Act, 1965 in Malaysia, the interests of those Directors who held office at the end of the financial period in shares in the Company during the financial period ended 30th June 2013 are as follows:-

	Number of ordinary shares of RM0.20 each			
	At 1.1.2012	Bought	Sold	At 30.6.2013
The Company				
Direct interest				
Dato' Tan Wei Lian	18,382,100	60,897,900	43,118,100	36,161,900
Tan Lee Chin	10,406,700	11,846,000	11,061,700	11,191,000
Indirect interest				
Dato' Tan Wei Lian*	12,266,700	5,534,000	4,149,700	13,651,000
Tan Lee Chin*	18,382,100	60,897,900	43,118,100	36,161,900

* Denote deemed interest which includes interest in shares held by close family members.

By virtue of the above Directors' interest in shares of the Company, they are deemed to have an interest in shares of all the subsidiary companies to the extent the Company has an interest in the subsidiary companies.

Other than as disclosed above, none of the other Directors in office at the end of the financial period had any interest in shares of the Company and its related corporations during the financial period.

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 the Directors 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.

Neither during nor at the end of the financial period 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.

SIGNIFICANT EVENTS DURING AND AFTER THE FINANCIAL PERIOD

Significant events during and after the financial period are disclosed in Note 37 to the financial statements.

AUDITORS

The auditors, Messrs Baker Tilly Monteiro Heng, have expressed their willingness to continue in office.

On behalf of the Board,

…………………………………….
DATO' TAN WEI LIAN
Director

……………………………………..
TAN LEE CHIN
Director

Seremban

Date: 23rd October 2013

Statement of Financial Position

AS AT 30TH JUNE 2013

	Note	Group 30.06.2013 RM	Group 31.12.2011 RM	Company 30.06.2013 RM	Company 31.12.2011 RM
ASSETS					
Non-current assets					
Property, plant and equipment	4	8,944,133	9,304,706	39,182	48,968
Land held for property development	5(a)	34,540,533	24,126,701	-	-
Investment properties	6	4,876,811	5,700,516	-	-
Timber concession right	7	-	2,286,581	-	-
Goodwill on consolidation	8	-	-	-	-
Investment in subsidiary companies	9	-	-	3,484,217	2,762,503
Deferred taxation	10(a)	343,019	-	-	-
Total non-current assets		48,704,496	41,418,504	3,523,399	2,811,471
Current assets					
Amount due from customers for contract work	11	-	288,021	-	-
Property development costs	5(b)	28,210,191	26,640,947	-	-
Trade receivables	12	23,442	6,187,636	-	-
Other receivables and deposits	13	6,958,629	1,718,751	-	395
Accrued billings		28,043,131	33,875,098	-	-
Amount owing by subsidiary companies	14	-	-	75,337,616	59,697,119
Cash and bank balances	15	682,272	542,721	5,025	5,670
Total current assets		63,917,665	69,253,174	75,342,641	59,703,184
TOTAL ASSETS		112,622,161	110,671,678	78,866,040	62,514,655

Statement of Financial Position

AS AT 30TH JUNE 2013 (Continued)

		Group		Company	
		30.06.2013	31.12.2011	30.06.2013	31.12.2011
	Note	RM	RM	RM	RM
EQUITY AND LIABILITIES					
Equity attributable to owners of the Company					
Share capital	16	76,904,020	61,220,000	76,904,020	61,220,000
Other reserves	17	17,977,518	13,105,068	17,924,082	13,051,632
Accumulated losses	18	(2,692,336)	(4,739,123)	(23,315,213)	(24,133,611)
Shareholders' funds		92,189,202	69,585,945	71,512,889	50,138,021
Non-controlling interests		-	-	-	-
Total equity		92,189,202	69,585,945	71,512,889	50,138,021
Non-current liabilities					
Borrowings	19	1,766,409	6,474,476	-	-
Deferred taxation	10(b)	172,000	173,321	-	-
Total non-current liabilities		1,938,409	6,647,797	-	-
Current liabilities					
Trade payables	21	467,636	3,950,645	-	-
Other payables and accruals	22	5,224,862	13,283,643	528,888	548,150
Amount owing to subsidiary companies	14	-	-	1,918,496	11,828,484
Borrowings	19	7,088,215	8,800,170	4,905,767	-
Tax payable		5,713,837	8,403,478	-	-
Total current liabilities		18,494,550	34,437,936	7,353,151	12,376,634
TOTAL LIABILITIES		20,432,959	41,085,733	7,353,151	12,376,634
TOTAL EQUITY AND LIABILITIES		112,622,161	110,671,678	78,866,040	62,514,655

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

Statement of Comprehensive Income

FOR THE FINANCIAL PERIOD FROM 1ST JANUARY 2012 TO 30TH JUNE 2013

		Group		Company	
		01.01.2012 to 30.06.2013	01.01.2011 to 31.12.2011	01.01.2012 to 30.06.2013	01.01.2011 to 31.12.2011
	Note	RM	RM	RM	RM
Continuing operations					
Revenue	23	35,130,867	47,724,708	-	-
Cost of sales	24	(17,496,612)	(29,583,427)	-	-
Gross profit		17,634,255	18,141,281	-	-
Other income		5,022,192	438,069	8,413,129	673,826
Administrative expenses		(8,025,019)	(5,040,605)	(7,188,990)	(13,398,598)
Operating profit/(loss)	25	14,631,428	13,538,745	1,224,139	(12,724,772)
Finance costs	26	(1,390,781)	(543,734)	(405,741)	(766)
Profit/ (loss) before taxation		13,240,647	12,995,011	818,398	(12,725,538)
Taxation	27	(642,518)	(4,514,679)	-	-
Profit/(loss) from continuing operations		12,598,129	8,480,332	818,398	(12,725,538)
Discontinued Operations					
Loss from discontinued operations, net of tax	28	(10,551,342)	(6,948,568)	-	-
Profit/ (loss) net of tax		2,046,787	1,531,764	818,398	(12,725,538)
Other comprehensive income		-	-	-	-
Total comprehensive income/ (loss) for the financial period		2,046,787	1,531,764	818,398	(12,725,538)

Statement of Comprehensive Income

FOR THE FINANCIAL PERIOD FROM 1ST JANUARY 2012 TO 30TH JUNE 2013

(Continued)

		Group		Company	
		01.01.2012 to 30.06.2013	01.01.2011 to 31.12.2011	01.01.2012 to 30.06.2013	01.01.2011 to 31.12.2011
	Note	RM	RM	RM	RM
Profit/(loss) attributable to:					
Owners of the Company		2,046,787	1,531,764	818,398	(12,725,538)
Non-controlling interests		-	-	-	-
		2,046,787	1,531,764	818,398	(12,725,538)
Total comprehensive income/ (loss) attributable to:					
Owners of the Company		2,046,787	1,531,764	818,398	(12,725,538)
Non-controlling interests		-	-	-	-
		2,046,787	1,531,764	818,398	(12,725,538)
Basic earnings/ (loss) per ordinary shares (sen):					
- from continuing operations	30	3.64	3.78		
- from discontinued operations	30	(3.05)	(3.10)		
Diluted earnings/ (loss) per ordinary shares (sen):					
- from continuing operations	30	3.59	3.78		
- from discontinued operations	30	(3.01)	(3.10)		

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

Statement of
Changes in Equity
FOR THE FINANCIAL PERIOD FROM 1ST JANUARY 2012 TO 30TH JUNE 2013

		Attributable to owners of the Company							
Group	Note	**Share Capital** RM	**Share Premium** RM	**Revaluation Reserves** RM	**Non-Distributable Warrant reserves** RM	**Accumulated losses** RM	**Equity attributable to owners of the Company** RM	**Non-controlling interests** RM	**Total Equity** RM
As at 1st January 2011		35,200,000	7,556,107	66,561	5,482,400	(6,360,606)	41,944,462	90,720	42,035,182
'otal comprehensive income for the financial year		-	-	-	-	1,531,764	1,531,764	-	1,531,764
Transactions with owners:									
Issuance of shares		26,020,000	-	-	-	-	26,020,000	-	26,020,000
Rights issue with free warrants		-	-	-	-	89,719	89,719	(90,720)	(1,001)
Total transactions with owners		26,020,000	-	-	-	89,719	26,109,719	(90,720)	26,018,999
As at 31st December 2011		61,220,000	7,556,107	66,561	5,482,400	(4,739,123)	69,585,945	-	69,585,945
Total comprehensive income for the financial period		-	-	-	-	2,046,787	2,046,787	-	2,046,787
Transactions with owners:									
Issuance of shares	16	6,122,000	4,872,450	-	-	-	10,994,450	-	10,994,450
Exercise of 2010/2015 warrants	17	9,562,020	2,978,569	-	(2,978,569)	-	9,562,020	-	9,562,020
Total transactions with owners		15,684,020	7,851,019	-	(2,978,569)	-	20,556,470	-	20,556,470
As at 30th June 2013		76,904,020	15,407,126	66,561	2,503,831	(2,692,336)	92,189,202	-	92,189,202

Statement of Changes in Equity

FOR THE FINANCIAL PERIOD FROM 1ST JANUARY 2012 TO 30TH JUNE 2013 (Continued)

Company	Note	Share Capital RM	Share Premium RM	Revaluation reserves RM	Warrant reserves RM	Accumulated losses RM	Total Equity RM
		← Attributable to owners of the Company →					
					Non-Distributable		
As at 1st January 2011		35,200,000	7,556,107	13,125	5,482,400	(11,408,073)	36,843,559
Total comprehensive loss for the financial year		-	-	-	-	(12,725,538)	(12,725,538)
Transactions with owners:							
Issuance of shares		26,020,000	-	-	-	-	26,020,000
Total transactions with owners		26,020,000	-	-	-	-	26,020,000
As at 31st December 2011		61,220,000	7,556,107	13,125	5,482,400	(24,133,611)	50,138,021
Total comprehensive income for the financial period		-	-	-	-	818,398	818,398
Transactions with owners:							
Issuance of shares	16	6,122,000	4,872,450	-	-		10,994,450
Exercise of 2010/2015 warrants	17	9,562,020	2,978,569	-	(2,978,569)	-	9,562,020
Total transactions with owners		15,684,020	7,851,019	-	(2,978,569)	-	20,556,470
As at 30th June 2013		76,904,020	15,407,126	13,125	2,503,831	(23,315,213)	71,512,889

The accompanying notes form an integral part of these financial statements

Statement of Cash Flows

FOR THE FINANCIAL PERIOD FROM 1ST JANUARY 2012 TO 30TH JUNE 2013

	Group		Company	
	01.01.2012 to 30.06.2013 RM	01.01.2011 to 31.12.2011 RM	01.01.2012 to 30.06.2013 RM	01.01.2011 to 31.12.2011 RM
CASH FLOWS FROM OPERATING ACTIVITIES:				
Profit/(loss) before taxation				
- continuing operations	13,240,647	12,995,011	818,398	(12,725,538)
- discontinued operations	(10,551,342)	(6,948,568)	-	-
Adjustments for:				
Bad debts written off	5,213,265	-	8,220,033	-
Depreciation of investment properties	176,205	117,470	-	-
Depreciation of property, plant and equipment	635,659	340,167	9,786	8,057
Impairment losses on:-				
- investment in subsidiary companies	-	-	-	12,311,886
- amount due by subsidiary company	-	-	1,498,117	-
- goodwill	-	1,685,729	-	-
Interest expenses	1,271,519	483,012	-	-
Interest income	(38,580)	(80,029)	-	-
Gain on disposal of :-				
- investment properties	(268,476)	-	-	-
- property, plant and equipment	(1,588,574)	-	-	-
- subsidiaries	(3,550,404)	-	-	-
Property, plant and equipment written off	101,865	-	-	-
Reversal of impairment loss on amount due by subsidiary company	-	-	(2,048,503)	-
Waiver of liabilities	(1,709,194)	-	(8,400,525)	(672,193)
	2,932,590	8,592,792	97,306	(1,077,788)
Changes in working capital:				
Property development costs	2,942,785	38,950	-	-
Receivables	(6,092,852)	(21,154,929)	395	84,348
Payables	(1,852,929)	7,283,653	(19,262)	90,883
	(2,070,406)	(5,239,534)	78,439	(902,557)
Net income tax refund/(paid)	4,799	(79,483)	-	-
Interest paid	(1,271,519)	(483,012)	-	-
Net Operating Cash Flows	(3,337,126)	(5,802,029)	78,439	(902,557)

Statement of
Cash Flows

FOR THE FINANCIAL PERIOD FROM 1ST JANUARY 2012 TO 30TH JUNE 2013
(Continued)

	Group		Company	
	01.01.2012 to 30.06.2013 RM	01.01.2011 to 31.12.2011 RM	01.01.2012 to 30.06.2013 RM	01.01.2011 to 31.12.2011 RM
CASH FLOWS FROM INVESTING ACTIVITIES:				
Purchase of property, plant and equipment **	(1,625,000)	(1,372,113)	-	(42,093)
Purchase of investment properties	-	(5,133,486)	-	-
Changes in land held for property development	(14,925,861)	20,461,893	-	-
Purchase of concession right	-	(2,286,581)	-	-
Proceeds from termination of concession rights	2,286,581	-		
Interest received	38,580	80,029	-	-
Proceeds from disposal of:-				
- investment properties	915,976	-	-	-
- property, plant and equipment	2,648,574	-	-	-
- subsidiary companies (Note 28)	1,379	-	-	-
Net Investing Cash flows	(10,659,771)	11,749,742	-	(42,093)
CASH FLOWS FROM FINANCING ACTIVITIES:				
Advances to subsidiary companies	-	-	(24,819,607)	(24,320,252)
Repayment of hire purchase payables	(172,722)	(43,580)	-	-
Repayment of term loans	(4,178,299)	(1,247,556)	4,905,767	-
Acquisition of non-controlling interests	-	(1,001)	-	-
Investment in subsidiaries	-	-	(721,714)	(751,001)
Proceeds from issuance of shares	10,994,450	26,020,000	10,994,450	26,020,000
Proceeds from exercise of warrants	9,562,020	-	9,562,020	-
Net Financing Cash Flows	16,205,449	24,727,863	(79,084)	948,747
NET CHANGE IN CASH AND CASH EQUIVALENTS	2,208,552	(10,248,210)	(645)	4,097
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE FINANCIAL PERIOD / YEAR	(1,526,280)	8,721,930	5,670	1,573
CASH AND CASH EQUIVALENTS AT THE END OF THE FINANCIAL PERIOD / YEAR	682,272	(1,526,280)	5,025	5,670

Statement of
Cash Flows

FOR THE FINANCIAL PERIOD FROM 1ST JANUARY 2012 TO 30TH JUNE 2013
(Continued)

	Group		Company	
	01.01.2012 to 30.06.2013 RM	01.01.2011 to 31.12.2011 RM	01.01.2012 to 30.06.2013 RM	01.01.2011 to 31.12.2011 RM
ANALYSIS OF CASH AND CASH EQUIVALENTS:				
Cash and bank balances (Note 15)	459,957	248,866	5,025	5,670
Fixed deposits with licensed banks (Note 15)	222,315	293,855	-	-
Bank overdrafts (Note 19)	-	(2,069,001)	-	-
	682,272	(1,526,280)	5,025	5,670

** During the financial period, the Group acquired plant, property and equipment amounting to RM1,625,000/- (31.12.2011: RM2,052,113/-) of which RM Nil/- (31.12.2011:RM965,156/-) were acquired under hire purchase instalment plans. Cash payments amounting to RM Nil/- (31.12.2011: RM285,156/-) were made towards the hire purchase arrangements.

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

Notes to the financial Statement

1. **GENERAL INFORMATION**

The Company is principally engaged in investment holding. The principal activities of the subsidiary companies are set out in Note 9 to the financial statements. There have been no significant changes in the nature of these principal activities during the financial period.

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

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

The 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.

The financial statements are expressed in Ringgit Malaysia.

The financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the Directors on 23rd October 2013.

2. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

2.1 **Basis of Preparation**

The financial statements of the Group and of the Company have been prepared in accordance with the Financial Reporting Standards ("FRSs") and the requirements of Companies Act, 1965 in Malaysia.

The financial statements of the Group and of the Company have been prepared under the historical cost basis, except as disclosed in the significant accounting policies in Note 2.3.

The preparation of financial statements in conformity with FRSs requires the use of certain critical accounting estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements, and reported amounts of the revenue and expenses during the reported financial period. It also requires Directors to exercise their judgement in the process of applying the Group's accounting policies. Although these estimates and judgement are based on the Directors' best knowledge of current events and actions, actual result may differ.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.1 Basis of Preparation (Continued)

The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in Note 3.

2.2 New and Revised FRSs, Amendments/Improvements to FRSs, New IC Interpretations ("IC Int"), Amendments to IC Int and New Malaysian Accounting Standards Board ("MASB") Approved Accounting Standards, Malaysian Financial Reporting Standards ("MFRSs")

(a) **Adoption of Revised FRSs, Amendments/Improvements to FRSs, New IC Int and Amendments to IC Int**

The Group and the Company had adopted the following revised FRSs, amendments/improvements to FRSs, new IC Int and amendments to IC Int that are mandatory for the current financial period:

Revised FRSs	
FRS 124	Related Party Disclosures
Amendments/Improvements to FRSs	
FRS 1	First-time Adoption of Financial Reporting Standards
FRS 7	Financial Instruments : Disclosures
FRS 101	Presentation of Financial Statements
FRS 112	Income Taxes
New IC Int	
IC Int 19	Extinguishing Financial Liabilities with Equity Instruments
Amendments to IC Int	
IC Int 14	FRS 119 – The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.2 New and Revised FRSs, Amendments/Improvements to FRSs, New IC Interpretations ("IC Int"), Amendments to IC Int and New Malaysian Accounting Standards Board ("MASB") Approved Accounting Standards, Malaysian Financial Reporting Standards ("MFRSs") (Continued)

(a) Adoption of Revised FRSs, Amendments/Improvements to FRSs, New IC Int and Amendments to IC Int (Continued)

The adoption of the above revised FRS, amendments / improvements to FRSs, new IC Int and amendments to IC Int do not have any effect on the financial statements of the Group and of the Company except for those as discussed below:-

Revised FRS 124 Related Party Disclosures

The revised FRS 124 simplifies and clarifies the definition of related party and eliminates inconsistencies from the definition. The Revised FRS 124 expands the definition of a related party would treat two entities as related to each other whenever a person (or a close member of that person's family) or a third party has control or joint control over the entity, or has significant influence over the entity. The revised standard also introduced a partial exemption from disclosures for government related entities. Prior to this, no disclosure of transactions is required in financial statements of state – controlled entities of transactions with other state – controlled entities. The additional disclosures are intended to draw attention to users that such related party transactions have occurred and to give an indication of their extent. It requires disclosure of related party transactions between governments – related entities only if the transactions are individually or collectively significant.

Amendments to FRS 7 Financial Instruments: Disclosures

These amendments to FRS 7 requires disclosures for all transferred financial assets that are not derecognised and for any continuing involvement in a transferred asset, existing at the reporting date, irrespective of when the related transfer transaction occurred. The additional disclosures will help users of financial statements to evaluate the risk of exposures relating to transfer of financial assets and the effect of those risks on an entity's financial postion.

Amendments to FRS 112 Income Taxes

This amendment to FRS 112 addresses the measurement approach for deferred tax assets and liabilities in respect of investment properties which are measured at fair value. The amendment introduces a rebuttable presumption that the investment property is recovered entirely through sale. In such cases, deferred tax assets or liabilities are provided at tax rates applicable when recovering the property entirely through sale. If this presumption is rebutted, deferred tax assets or liabilities are provided based on tax rates applicable when consuming substantially the economic benefits embodied in the property over a period of time (for example via rental income).

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.2 New and Revised FRSs, Amendments/Improvements to FRSs, New IC Interpretations ("IC Int"), Amendments to IC Int and New Malaysian Accounting Standards Board ("MASB") Approved Accounting Standards, Malaysian Financial Reporting Standards ("MFRSs") (Continued)

(a) Adoption of Revised FRSs, Amendments/Improvements to FRSs, New IC Int and Amendments to IC Int (Continued)

New IC Int 19 Extinguishing Financial Liabilities with Equity Instruments

This interpretation addresses the accounting by an entity when the terms of a financial liability are renegotiated and result in the entity issuing equity instruments to a creditor to extinguish all or part of the financial liability. It does not address the accounting by the creditor.

IC Int 19 will standardise practice among debtors applying FRSs to a debt for equity swap. This interpretation clarifies that the equity instruments issued shall be measured at their fair value. If the fair value cannot be reliably measured, the equity instruments shall be measured to reflect the fair value of the financial liability extinguished. The difference between the carrying amount of the financial liability (or part of a financial liability) extinguished, and the consideration paid, shall be recognised in profit or loss. When only part of the financial liability is extinguished and if part of the consideration paid does not relate to a modification of the terms of the remaining part of the liability, the entity shall allocate the consideration paid between the part of the liability extinguished and the part of the liability that remains outstanding. A substantial modification of the terms of an existing financial liability or a part of it shall be accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability.

Amendments to IC Int 14 FRS 119 – The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction

The amendments to IC Int 14 apply in the limited circumstances when an entity is subject to minimum funding requirement and makes an early payment of contributions to cover those requirements. The amendments permit the entity to treat the benefit of such early payment as an asset.

2. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

2.2 **New and Revised FRSs, Amendments/Improvements to FRSs, New IC Interpretations ("IC Int"), Amendments to IC Int and New Malaysian Accounting Standards Board ("MASB") Approved Accounting Standards, Malaysian Financial Reporting Standards ("MFRSs") (Continued)**

(b) **New and Revised FRSs, Amendments/Improvements to FRSs, New IC Int and Amendments to IC Int that are issued, not yet effective and have not been adopted early**

The Group and Company have not adopted the following new and revised FRSs, amendments/improvements to FRSs, new IC Int and amendments to IC Int that have been issued as at the date of authorisation of these financial statements but are not yet effective for the Group and the Company:-

		Effective for financial periods beginning on
New FRSs		
FRS 9	Financial Instruments	1 January 2015
FRS 10	Consolidated Financial Statements	1 January 2013
FRS 11	Joint Arrangements	1 January 2013
FRS 12	Disclosures of Interests in Other Entities	1 January 2013
FRS 13	Fair Value Measurement	1 January 2013
Revised FRSs		
FRS 119	Employee Benefits	1 January 2013
FRS 127	Separate Financial Statements	1 January 2013
FRS 128	Investments in Associates and Joint Ventures	1 January 2013
Amendments/Improvements to FRSs		
FRS 1	First-time Adoption of Financial Reporting Standards	1 January 2012
FRS 7	Financial Instruments: Disclosures	1 January 2013
FRS 10	Consolidated Financial Statements	1 January 2013 and 1 January 2014
FRS 11	Joint Arrangements	1 January 2013
FRS 12	Disclosure of Interests in Other Entities	1 January 2013 and 1 January 2014
FRS 101	Presentation of Financial Statements	1 July 2012 and 1 January 2013
FRS 116	Property, Plant and Equipments	1 January 2013
FRS 127	Separate Financial Statements	1 January 2014

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.2 New and Revised FRSs, Amendments/Improvements to FRSs, New IC Interpretations (“IC Int”), Amendments to IC Int and New Malaysian Accounting Standards Board (“MASB”) Approved Accounting Standards, Malaysian Financial Reporting Standards (“MFRSs”) (Continued)

(b) New and Revised FRSs, Amendments/Improvements to FRSs, New IC Int and Amendments to IC Int that are issued, not yet effective and have not been adopted early (Continued)

		Effective for financial periods beginning on or after
Amendments/Improvements to FRSs		
FRS 132	Financial Instruments: Presentation	1 January 2013 and 1 January 2014
FRS 134	Interim Financial Reporting	1 January 2013
FRS 136	Impairments of Assets	1 January 2014
FRS 139	Financial Instruments: Recognition and Measurement	1 January 2014
New IC Int		
IC Int 20	Stripping Costs in the Production Phase of a Surface Mine	1 January 2013
IC Int 21	Levies	1 January 2014
Amendments to IC Int		
IC Int 2	Members’ Shares in Co-operative Entities & Similar Instruments	1 January 2013

A brief discussion on the above significant new and revised FRSs, amendments/improvements to FRSs, new IC Int and amendments to IC Int are summarised below. Due to the complexity of these new standards, the financial effects of their adoption are currently still being assessed by the Group and the Company.

FRS 9 Financial Instruments

FRS 9 specifies how an entity should classify and measure financial assets and financial liabilities.

This standard requires all financial assets to be classified based on how an entity manages its financial assets (its business model) and the contractual cash flow characteristics of the financial asset. Financial assets are to be initially measured at fair value. Subsequent to initial recognition, depending on the business model under which these assets are acquired, they will be measured at either at fair value or at amortised cost.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.2 New and Revised FRSs, Amendments/Improvements to FRSs, New IC Interpretations ("IC Int"), Amendments to IC Int and New Malaysian Accounting Standards Board ("MASB") Approved Accounting Standards, Malaysian Financial Reporting Standards ("MFRSs") (Continued)

(b) New and Revised FRSs, Amendments/Improvements to FRSs, New IC Int and Amendments to IC Int that are issued, not yet effective and have not been adopted early (Continued)

FRS 9 Financial Instruments (Continued)

In respect of the financial liabilities, the requirements are generally similar to of the former FRS 139. However, this standard requires that for financial liabilities designated as at fair value through profit or loss, changes in fair value attributable to the credit risk of that liability are to be presented in other comprehensive income, whereas the remaining amount of the change in fair value will be presented in the profit or loss.

FRS 10 Consolidated Financial Statements and FRS 127 Separate Financial Statements (Revised)

FRS 10 replaces the consolidation part of the former FRS 127 Consolidated and Separate Financial Statements. The revised FRS127 will deal only with accounting for investment in subsidiaries, joint ventures and associates in the separate financial statements of an investor and require the entity to account for such investments either at cost, or in accordance with FRS 9.

FRS 10 brings about convergence between FRS 127 and IC Int 12, Consolidation Special Purpose Entities, which interprets the requirements of FRS 10 in relation to special purpose entities. FRS 10 introduces a new single model to identify a parent subsidiary relationship by specifying that "an investor controls an investee when the investor is exposed, or has rights, to returns from its involvement with the investee and has the ability to affect those returns through its power over the investee". It provides guidance on situations when controls is difficult to assess such as those involving potential voting rights, or in circumstances involving agency relationships, or where the investor has control over specific assets of the entity, or where the investee entity is designed in such a manner where voting rights are not the dominant factor in determining control.

FRS 11 Joint Arrangements

FRS 11 supersedes the former FRS 131 Interests in Joint Ventures. Under FRS 11, an entity accounts for its interest in a jointly controlled entity based on the type of joint arrangement, as determined based on an assessment of its rights and obligations arising from the arrangement. There are two types of joint arrangement namely joint venture or joint operation as specified in this new standard. A joint venture recognises its interest in the joint venture as an investment and account for its using the equity method. The proportionate consolidation method is disallowed in such joint arrangement. A joint operator accounts for the assets, liabilities, revenue and expenses related to its interest directly.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.2 New and Revised FRSs, Amendments/Improvements to FRSs, New IC Interpretations ("IC Int"), Amendments to IC Int and New Malaysian Accounting Standards Board ("MASB") Approved Accounting Standards, Malaysian Financial Reporting Standards ("MFRSs") (Continued)

(b) New and Revised FRSs, Amendments/Improvements to FRSs, New IC Int and Amendments to IC Int that are issued, not yet effective and have not been adopted early (Continued)

FRS 12 Disclosures of Interests in Other Entities

FRS 12 is a single disclosure standard for interests in subsidiary companies, joint ventures, associated companies and unconsolidated structured entities. The disclosure requirements in this FRS are aimed at providing standardised and comparable information that enable users of financial statements to evaluate the nature of, and risks associated with, the entity's interests in other entities, and the effects of those interests on its financial position, financial performance and cash flows.

FRS 13 Fair Value Measurement

FRS 13 defines fair value and sets out a framework for measuring fair value, and the disclosure requirements about fair value. This standard is intended to address the inconsistencies in the requirements for measuring fair value across different accounting standards. As defined in this standard, fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

FRS 128 Investments in Associates and Joint Ventures (Revised)

This revised FRS 128 incorporates the requirements for accounting for joint ventures into the same accounting standard as that for accounting for investments in associated companies, as the equity method was applicable for both investments in joint ventures and associated companies. However, the revised FRS 128 exempts the investor from applying equity accounting where the investment in the associated company or joint venture is held indirectly via venture capital organisations or mutual funds and similar entities. In such cases, the entity shall measure the investment at fair value through profit or loss, in accordance with FRS 9.

Amendments to FRS 10, FRS 12 and FRS 127 Investment Entities

These amendments introduce an exception to consolidation for investment entities. Investment entities are entities whose business purpose is to invest funds solely for returns from capital appreciation, investment income or both. The amendments require investment entities to measure particular subsidiaries at fair value through profit or loss in accordance with FRS 139 Financial Instruments: Recognition and Measurement instead of consolidating them. In addition, the amendments also introduce new disclosure requirements related to investment entities in FRS 12 Disclosure of Interests in Other Entities and FRS 127 Separate Financial Statements.

2. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

2.2 New and Revised FRSs, Amendments/Improvements to FRSs, New IC Interpretations ("IC Int"), Amendments to IC Int and New Malaysian Accounting Standards Board ("MASB") Approved Accounting Standards, Malaysian Financial Reporting Standards ("MFRSs") (Continued)

(c) **MASB Approved Accounting Standards, MFRSs**

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

The MFRSs Framework is mandatory for adoption by all Entities Other Than Private Entities for annual periods beginning on or after 1st January 2012, with the exception of entities subject to the application of MFRS 141 *Agriculture* and/or IC Int 15 *Agreements for the Construction of Real Estate ("Transitioning Entities")*. The Transitioning Entities are given an option to defer adoption of the MFRSs framework to financial periods beginning on or after 1st January 2015. Transitioning Entities also include those entities that consolidate or equity account or proportionately consolidate another entity that has chosen to continue to apply the FRSs framework for annual periods beginning on or after 1st January 2012.

Accordingly, the Group and the Company which are Transitioning Entities have chosen to defer adoption of the MRFSs framework to financial year beginning on 1st January 2015. The Group and the Company will prepare its first MFRSs financial statements using the MFRSs framework for the financial year ending 30th June 2016.

As at 31st December 2011, all FRSs issued under the existing FRSs framework are equivalent to the MFRSs issued under MFRSs framework except for differences in relation to the transitional provisions, the adoption of MFRS 141 *Agriculture* and IC Int 15 *Agreements for the Construction of Real Estate* as well as differences in effective dates contained in certain of the existing FRSs. As such, except those as discussed below, the main effects arising from the transition to the MFRSs Framework has been discussed in Note 2.2 (b). The effect is based on the Group's and the Company's best estimates at reporting date. The financial effect may change or additional effects may be identified, prior to the completion of the Group's and the Company's first MFRSs based financial statements.

2. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

2.2 **New and Revised FRSs, Amendments/Improvements to FRSs, New IC Interpretations ("IC Int"), Amendments to IC Int and New Malaysian Accounting Standards Board ("MASB") Approved Accounting Standards, Malaysian Financial Reporting Standards ("MFRSs") (Continued)**

(c) **MASB Approved Accounting Standards, MFRSs (Continued)**

Application of MFRS 1: First-time Adoption of Malaysian Financial Reporting Standards ("MFRS 1")

MFRS 1 requires comparative information to be restated as if the requirements of MFRSs effective for annual periods beginning on or after 1st January 2015 have always been applied, except when MFRS 1 allows certain elective exemptions from such full retrospective application or prohibits retrospective application of some aspects of MFRSs. The Group and the Company are currently assessing the impact of adoption of MFRS 1, including identification of the differences in existing accounting policies as compared to the new MFRSs and the use of optional exemptions as provided for in MFRS 1. As at the date of authorisation of issue of the financial statements, accounting policy decisions or elections have not been finalised. Thus, the impact of adoption of MFRS s cannot be determined and estimated reliably until the process is completed.

MFRS 141 Agriculture

MFRS 141 requires a biological asset shall be measured on initial recognition and at the end of each reporting period at its fair value less costs to sell, except where the fair value cannot be measured reliably. MFRS 141 also requires agricultural produce harvested from an entity's biological assets shall be measured at its fair value less costs to sell at the point of harvest. Gains or losses arising on initial recognition of a biological asset and the agricultural produce at fair value less costs to sell and from a change in fair value less costs to sell of a biological asset shall be included in the profit or loss for the period in which it arises The standard is not relevant to the Group based on the Group's nature of operating activities.

IC Int 15 Agreements for the Construction of Real Estate

IC Int 15 establishes the developer will have to evaluate whether control and significant risks and rewards of the ownership of work in progress, can be transferred to the buyer as construction progresses before revenue can be recognised. The Group is currently assessing the impact of the adoption of this Interpretation.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.3 Significant Accounting Policies

The following accounting policies have been used consistently in dealing with items which are considered material in relation to the financial statements:-

2.3.1 Basis of Consolidation

(i) Subsidiaries

Subsidiaries are entities, including unincorporated entities, controlled by the Group. Control exists when the Group has the ability to exercise its power to govern the financial and operating policies of an entity so as to obtain benefits from its activities. In assessing control, potential voting rights that presently are exercisable are taken into account.

Investments in subsidiaries are measured in the Company's statement of financial position at cost less any impairment losses, unless the investment is held for sale or distribution.

The accounting policies of subsidiaries are changed when necessary to align them with the policies adopted by the Group.

(ii) Accounting for business combinations

Business combinations are accounted for using the acquisition method from the acquisition date, which is the date on which control is transferred to the Group.

The Group has changed its accounting policy with respect to accounting for business combinations.

From 1st January 2011 the Group has applied FRS 3, Business Combinations (revised) in accounting for business combinations. The change in accounting policy has been applied prospectively in accordance with the transitional provisions provided by the standard and does not have impact on earnings per share.

<u>Acquisition on or after 1st January 2011</u>
For acquisition on or after 1st January 2011, the Group measures goodwill at the acquisition date as:

- The fair value of the consideration transferred; plus
  The recognised amount of any non-controlling interests in the acquiree; plus
- If the business combination is achieved in stages, the fair value of the existing equity interest in the acquiree; less
- The net recognised amount (generally fair value) of the identifiable assets acquired and liabilities assumed.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.3 Significant Accounting Policies (Continued)

2.3.1 Basis of Consolidation (Continued)

(ii) **Accounting for business combinations (Continued)**

Acquisition on or after 1st January 2011 (Continued)
When the excess is negative, a bargain purchase gain is recognised immediately in profit or loss.

The consideration transferred does not include amounts related to the settlement of pre-existing relationships. Such amounts are generally recognised in profit or loss.

Costs related to the acquisition, other than those associated with the issue of debt or equity securities, that the Group incurs in connection with a business combination are expensed as incurred.

Any contingent consideration payable is recognised at fair value at the acquisition date. If the contingent consideration is classified as equity, it is not remeasured and settlement is accounted for within equity. Otherwise, subsequent changes to the fair value of the contingent consideration are recognised in profit or loss.

Acquisition between 1st January 2006 and 1st January 2011
For acquisition between 1st January 2006 and 1st January 2011, goodwill represents the excess of the cost of the acquisition over the Group's interest in the recognised amount (generally fair value) of the identifiable assets, liabilities and contingent liabilities of the acquire. When the excess was negative, a bargain purchase gain was recognised immediately in profit or loss.

Transaction costs, other than those associated with the issue of debt or equity securities, that the Group incurred in connection with business combinations were capitalised as part of the cost of the acquisition.

Acquisitions prior to 1st January 2006
For acquisition prior to 1 January 2006, goodwill represents the excess of the cost of the acquisition over the Group's interest in the fair values of the net identifiable assets and liabilities.

(iii) **Accounting for acquisitions of non-controlling interests**

The Group treats all changes in its ownership interest in a subsidiary that do not result in a loss of control as equity transactions between the Group and its non-controlling interests holders. Any difference between the Group's share of net assets before and after the change and any consideration received or paid, is adjusted to or against Group reserves.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.3 Significant Accounting Policies (Continued)

2.3.1 Basis of Consolidation (Continued)

(iv) **Loss of control**

The Group applied FRS 127, Consolidated and Separate Financial Statements (revised) on 1 January 2011 in accordance with the transitional provisions provided by the standard and does not have impact on earnings per share. Upon the loss of control of a subsidiary, the Group derecognised the assets and liabilities of the subsidiary, any non-controlling interests and the other components of equity related to the subsidiary. Any surplus or deficit arising on the loss of control is recognised in profit or loss. If the Group retains any interest in the previous subsidiary, then such interest is measured at fair value at the date that control is lost. Subsequently it is accounted for as equity accounted investee or as an available-for-sale financial asset depending on the level of influence retained.

In the previous years, if the Group retained any interest in the previous subsidiary, such interest was measured at the carrying amount at the date that control was lost and this carrying amount would be regarded as cost on initial measurement of the investment.

(v) **Non-controlling interests**

Non-controlling interests at the reporting date, being the equity in a subsidiary not attributable directly or indirectly to the owners of the Company, are presented in the consolidated statement of financial position and consolidated statement of changes in equity within equity, separately from equity attributable to the owners of the Company. Non-controlling interests in the results of the Group is presented in the consolidated statement of comprehensive income as an allocation of the profit or loss and the comprehensive income for the year between non-controlling interests and the owners of the Company.

Since the beginning of the previous financial year, the Group has applied FRS 127, Consolidated and Separate Financial Statements (revised) where losses applicable to the non-controlling interests in a subsidiary are allocated to the non-controlling interests even if doing so causes the non-controlling interests to have a deficit balance. This change in accounting policy is applied prospectively in accordance with the transitional provisions of the standard and does not have impact on earnings per share.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.3 Significant Accounting Policies (Continued)

2.3.1 Basis of Consolidation (Continued)

(v) Non-controlling interests (Continued)

In the previous years, where losses applicable to the non-controlling interests exceed the their interests in the equity of a subsidiary, the excess and any further losses applicable to the non-controlling interests had a binding obligation to, and was able to make additional investment to cover the losses. If the subsidiary reported profits, the Group's interest was allocated with all such profits until the non-controlling interest share of losses previously absorbed by the Group had been recovered.

(vi) Transactions eliminated on consolidation

Intra-group balances and transactions, and any unrealised income and expenses arising from intra-group transactions, are eliminated in preparing the consolidated financial statements. Unrealised gains arising from transactions with equity accounted associates are eliminated against the investment to the extent of the Group's interest in the associates. Unrealised losses are eliminated in the same way as unrealised gains, but only to the extent that there is no evidence of impairment.

2.3.2 Foreign Currency

(i) Functional and Presentation Currency

The individual financial statements of each entity in the Group are measured using the currency of the primary economic environment in which the entity operates ("the functional currency"). The consolidated financial statements are presented in Ringgit Malaysia (RM), which is also the Company's functional currency.

(ii) Foreign Currency Transactions

In preparing the financial statements of the individual entity in the Group, transactions in currencies other than the entity's functional currency (foreign currencies) are recorded at the rates of exchange prevailing on the dates of the transactions. At each reporting date, monetary items denominated in foreign currencies are retranslated at the rates prevailing on the reporting date. Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated at the rates prevailing on the date when the fair value was determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.3 Significant Accounting Policies (Continued)

2.3.2 Foreign Currency (Continued)

(ii) Foreign Currency Transactions (Continued)

Exchange differences arising on the settlement of monetary items, and on the retranslation of monetary items, are included in the profit or loss for the period. Exchange differences arising on the retranslation of non-monetary items carried at fair value are included in the profit or loss for the period except for differences arising on the retranslation of non-monetary items in respect of which gains and losses are recognised directly in equity. For such non-monetary item, any exchange component of that gain or loss is also recognised directly in equity.

2.3.3 Property, Plant and Equipment and Depreciation

Property, plant and equipment are stated at cost less accumulated depreciation and impairment losses, if any. The policy for the recognition and measurement of impairment losses is in accordance with Note 2.3.8.

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.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.3 Significant Accounting Policies (Continued)

2.3.3 Property, Plant and Equipment and Depreciation (Continued)

Depreciation is calculated to write off the cost on a straight line basis over the estimated useful lives of the assets concerned. The annual rates used are as follows:-

Buildings	2%
Electrical installation	10%
Factory equipment	10%
Furniture, fittings and equipment	10%
Motor vehicles	10%
Plant and machinery	10%
Renovation	10%

The residual values, useful life and depreciation methods are reviewed at each financial year end to ensure that the amount, method and period of depreciation are consistent with previous estimates.

Fully depreciated assets, if any are retained in the accounts until the assets are no longer in use.

The carrying amount of an item of property, plant and equipment is derecognised on disposal or when no future economic benefits are expected from its use or disposal. The difference between the net disposal proceeds, if any, and the carrying amount is included in profit or loss and the revaluation surplus related to those assets, if any, is transferred directly to retained earnings.

2.3.4 Property development activities

(i) Land held for property development

Land held for property development is stated at cost less impairment losses, if any. Such land is classified as non-current asset when no development work has been carried out or where development activities are not expected to be completed within the normal operating cycle.

(ii) Property development costs

Property development costs comprise all cost that are directly attributable to the development activities or that can be allocated on a reasonable basis to such activities. They comprise the cost of land under development, construction costs and other related development costs common to the whole project including professional fees, stamp duties, commissions, conversion fees and other relevant levies as well as borrowing costs.

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

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.3 Significant Accounting Policies (Continued)

2.3.4 Property development activities (Continued)

(ii) **Property development costs (Continued)**

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

2.3.5 Investment Properties

Investment properties are properties which are held either to earn rental income or for capital appreciation or for both. Such properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and any accumulated impairment losses.

Depreciation of investment properties are provided for the straight line basis to write off the cost of investment properties to their residual value over their estimated useful lives of the investment properties.

Building is depreciated on a straight line basis to write off the cost over its estimated useful life at an annual rate of 2%.

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

Investment properties are derecognised when either they have been disposed off or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from their disposals. Any gains or losses on the retirement or disposal of investment properties are recognised in the profit or loss in the year in which they arise.

2.3.6 Leases

A lease is recognised as a finance lease if it transfers substantially to the Group all the risks and rewards incidental to ownership. Leases of land and buildings are classified as operating or finance leases in the same way as leases of other assets and the land and buildings elements of a lease of land and buildings are considered separately for the purposes of lease classification. All leases that do not transfer substantially all the risks and rewards are classified as operating leases, with the following exceptions:

- Property held under operating leases that would otherwise meet the definition of an investment property is classified as an investment property on a property-by-property basis and, if classified as investment property, is accounted for as if held under a finance lease; and

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.3 Significant Accounting Policies (Continued)

2.3.6 Leases (Continued)

- Land held for own use under an operating lease, the fair value of which cannot be measured separately from the fair value of a building situated thereon at the inception of the lease, is accounted for as being held under a finance lease, unless the building is also clearly held under an operating lease.

(i) **Finance Leases**

Assets financed by hire purchase or finance lease arrangements which transfer substantially all the risks and rewards of ownership to the Group are capitalised as property, plant and equipment and the corresponding obligations are treated as liabilities. The assets so capitalised are depreciated in accordance with accounting policy on property, plant and equipment. Finance charges are charged to the profit or loss over the periods to give a constant periodic rate on interest on the remaining hire purchase liabilities.

Lease payments are apportioned between the finance costs and the reduction of the outstanding liability. Finance costs, which represent the difference between the total leasing commitments and the fair value of the relevant lease so as to produce a constant periodic rate of charge on the remaining balance of the obligations for each accounting period.

(ii) **Operating Leases**

Operating lease payments are recognised as an expense on a straight-line basis over the term of the relevant lease. The aggregate benefit of incentives provided by the lessor is recognised as a reduction of rental expense over the lease term on a straight-line basis.

In the case of a lease of land and buildings, the minimum lease payments or the up-front payments made are allocated, whenever necessary, between the land and the buildings elements in proportion to the relative fair values for leasehold interest in the land element and buildings element of the lease at the inception of the lease. The up-front payment represents prepaid lease payments and are amortised on a straight-line basis over the lease term. Leasehold land is amortised over the terms of the lease period.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.3 Significant Accounting Policies (Continued)

2.3.7 Goodwill on consolidation

Goodwill represents the excess of the cost of business combination over the Group's share of the net fair value of the identifiable assets, liabilities and contingent liabilities at the date of acquisition. Following the initial recognition, goodwill is stated at cost less impairment losses, if any. The policy for the recognition and measurement of impairment losses is in accordance with Note 2.3.8.

Goodwill is not amortised but is reviewed for impairment, annually or more frequently for impairment in value and is written down where it is considered necessary. Impairment losses on goodwill are not reversed. The calculation of gains and losses on the disposal of an entity includes the carrying amount of goodwill relating to the entity being sold.

Goodwill is allocated to cash-generating units for the purpose of impairment testing. The allocation is made to those cash-generating units or groups of cash-generating units that are expected to benefit from the synergies of the business combination in which the goodwill arise.

2.3.8 Impairment of non-financial assets

The Group assesses at each reporting date whether there is an indication that an asset may be impaired. If any such indication exists, or when an annual impairment assessment for an asset is required, the Group makes an estimate of the asset's recoverable amount.

An asset's recoverable amount is the higher of an asset's fair value less costs to sell and its value in use. For the purpose of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (cash-generating units ("CGU").

In assessing value in use, the estimated future value cash flows expected to be generated by the asset 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. Where the carrying amount of the assets exceeds its recoverable amount, the asset is written down to its recoverable amount. Impairment losses recognised in respect of a CGU or groups of CGUs are allocated first to reduce the carrying amount of any goodwill allocated to those units or groups of units and then, to reduce the carrying amount of the other assets in the unit or groups of units on a pro-rata basis.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.3 Significant Accounting Policies (Continued)

2.3.8 Impairment of non-financial assets (Continued)

Impairment losses are recognised in profit or loss except for assets that are previously revalued where the revaluation was taken to other comprehensive income. In this case the impairment is also recognised in other comprehensive income up to the amount of any previous revaluation.

An assessment is made at each reporting date as to whether there is any indication that previously recognised impairment losses may no longer exist or may have decreased. A previously recognised 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. If that is the case, the carrying amount of the asset is increased to its recoverable amount. The increase cannot exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised previously. Such reversal is recognised in profit or loss unless the asset is measured at revalued amount, in which case the reversal is treated as a revaluation increase. Impairment loss on goodwill is not reversed in subsequent period.

2.3.9 Subsidiaries

A subsidiary is an entity over which the Group has the power to govern the financial and operating policies so as to obtain benefits from its activities.

In the Company's separate financial statements, investments in subsidiaries are accounted for at cost less impairment losses.

2.3.10 Financial Assets

Financial asset are recognised in 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.

When financial assets are recognised initially, they are measured at fair value, plus, in the case of financial assets not at fair value through profit or loss, directly attributable transaction costs.

The Group and the Company determine the classification of their financial assets at initial recognition, and the categories include financial assets at fair value through profit or loss, loans and receivables, held-to-maturity investments and available-for sale financial assets.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.3 Significant Accounting Policies (Continued)

2.3.10 Financial Assets (Continued)

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

Financial assets are classified as financial assets at fair value through profit or loss if they are held for trading or are designated as such upon initial recognition. Financial assets held for trading are derivatives (including separated embedded derivatives) or financial assets acquired principally for the purpose of selling in the near term.

Subsequent to initial recognition, financial assets at fair value through profit or loss are measured at fair value. Any gains or losses arising from changes in fair value are recognised in profit or loss. Net gains or net losses on financial assets at fair value through profit or loss do not include exchange differences, interest and dividend income on the financial assets at fair value through profit or loss and they are recognised separately in the profit or loss as part of other losses or other income.

Financial asset at fair value through profit or loss could be presented as current or non-current. Financial assets that are held primarily for trading purposes are presented as current or non-current based on the settlement date.

(ii) Loans and receivables

Financial assets with fixed or determinable payments that are not quoted in an active market are classified as loans and receivables.

Subsequent to initial recognition, loans and receivables are measured at amortised cost using the effective interest method. Gains and losses are recognised in profit or loss when the loans and receivables are derecognised or impaired, and through the amortisation process.

Loans and receivables are classified as current assets, except for those having maturity dates later than 12 months after the reporting date which are classified as non-current.

(iii) Held-to-maturity investment

Financial assets with fixed or determinable payments and fixed maturity are classified as held-to-maturity when the Group has the positive intention and ability to hold the investment to maturity.

Subsequent to initial recognition, held-to-maturity investments are measured at amortised cost using the effective interest method. Gains and losses are recognised in profit or loss when the held-to-maturity investments are derecognised or impaired, and through the amortisation process.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.3 Significant Accounting Policies (Continued)

2.3.10 Financial Assets (Continued)

(iii) Held-to-maturity investment (Continued)

Held-to-maturity investments are classified as non-current assets, except for those having maturity within 12 months after the reporting date which are classified as current.

(iv) Available-for-sale financial assets

Available-for-sale are financial assets that are designated as available for sale or are not classified in any of the three preceding categories.

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 effective interest method is recognised in profit or loss. Dividends on an available-for-sale equity instruments are recognised in profit or loss when the Group and the Company's right to receive payment is established.

Investment in equity instruments whose fair value cannot be reliably measured are measured at cost less impairment loss.

Available-for-sale financial assets are classified as non-current assets unless they are expected to be realised within 12 months after the reporting date.

A financial asset is derecognised where the contractual right to receive cash flows from the asset has expired. On derecognition of a financial asset in its entirety, the difference between the carrying amount and the sum of the consideration received and any cumulative gain or loss that had been recognised in other comprehensive income is recognised in profit or 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 market place concerned. All regular way purchases and sales of financial assets are recognised or derecognised on the trade date i.e., the date that the Group and the Company commit to purchase or sell the asset.

2. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

2.3.11 **Impairment of financial assets**

The Group and the Company assess at each reporting date whether there is any objective evidence that a financial asset is impaired.

(i) Trade and other receivables and other 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 and the Company consider factors such as the probability of insolvency or significant financial difficulties of the debtor 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 and the Company'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 or economic conditions that correlate with default on receivables.

If any such evidence exists, the amount of impairment loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows discounted at the financial asset's original effective interest rate. The impairment loss is recognised in profit or loss.

The carrying amount of the financial asset is reduced by the impairment loss directly for all financial assets with the exception of trade receivables, where the carrying amount is reduced through the use of an allowance account. When a trade receivable becomes uncollectible, it is written off against the allowance account.

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 impairment loss is reversed to the extent that the carrying amount of the asset does not exceed its amortised cost at the reversal date. The amount of reversal is recognised in profit or loss.

2.3.11 Impairment of financial assets (Continued)

(ii) 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.

(iii) Available-for-sale financial assets

Significant or prolonged decline in fair value below cost, 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.

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

Impairment losses on available-for-sale equity instruments are not reversed in profit or loss in the subsequent periods. Increase in fair value, 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 of 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.

2.3.12 Construction contracts

Contract costs comprise costs related directly to the specific contract and those that are attributable to the contract activity in general and can be allocated to the contract and such other costs that are specifically chargeable to the customer under the terms of the contract.

When the total of costs incurred on construction contracts plus recognised profits (less recognised losses), exceeds progress billings, the balance is classified as amount due from customers for contract work. When progress billings exceed costs incurred plus recognised profit (less recognised losses), the balance is classified as amount due to customers for contract work.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.3 Significant Accounting Policies (Continued)

2.3.13 Cash and Cash Equivalents

For the purpose of statements of cash flows, cash and cash equivalents comprise cash in hand, bank balances, demand deposits and other short term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to insignificant risk of change in value.

2.3.14 Financial Liabilities

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

Financial liabilities, within the scope of FRS 139, are recognised in 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 liabilities are classified as either financial liabilities at fair value through profit or loss or other financial liabilities.

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

Financial liabilities at fair value through profit or loss includes financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss.

Financial liabilities held for trading include derivatives entered into by the Group and the Company that do not meet the hedge accounting criteria. Derivative liabilities are initially measured at fair value and subsequently stated at fair value, with any resultant gains or losses recognised in profit or loss. Net gains or losses on derivatives include exchange differences.

The Group and the Company have not designated any financial liabilities at fair value through profit or loss.

2.3 Significant Accounting Policies (Continued)

2.3.14 Financial Liabilities (Continued)

(ii) Other financial liabilities

The Group's and the Company's other financial liabilities include trade payables, other payables, borrowings and amount owing to subsidiary companies.

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. Borrowings are classified as current liabilities unless the Company has an unconditional right to defer settlement of the liability for at least 12 months after the reporting date.

For other financial liabilities, gains and losses are recognised in profit or loss when the liabilities are derecognised, and through the amortisation process.

A financial liability is derecognised when the obligation under the liability is extinguished. 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 a new liability, and the difference in the respective carrying amounts is recognised in profit or loss.

2.3.15 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.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.3 Significant Accounting Policies (Continued)

2.3.16 Borrowing Costs

Borrowing costs directly attributable to the acquisition and construction of development properties are capitalised as part of cost of those assets, until such time as the assets are ready for their intended use or sale.

All other borrowing costs are charged to the profit or loss as an expense in the period in which they are incurred.

2.3.17 Employee Benefits

(i) **Short Term Employee Benefits**

Wages, salaries, social security contributions, bonuses and non-monetary benefits are accrued in the period in which the associated services are rendered by the employees.

(iii) **Defined Contribution Plans**

The Group contributes to the Employees' Provident Fund, the national defined contribution plan. The contributions are charged to the profit or loss in the period to which they are related. Once the contributions have been paid, the Group has no further payment obligations.

2.3.18 Revenue Recognition

Revenue is measured at the fair value of the consideration received or receivable net of discounts and rebates.

Revenue is recognised to the extent that it is probable that the economic benefits associated with the transaction will flow to the Group, and the amount of revenue and the cost incurred or to be incurred in respect of the transaction can be reliably measured and specific recognition criteria have been met for each of the Group's activities as follows:

(i) **Sale of goods**

Revenue from sale of goods is recognised when significant risk and rewards of ownership of the goods has been transferred to the customer and where the Group retains neither continuing managerial involvement over the goods, which coincides with delivery of goods and services and acceptance by customers.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.3 Significant Accounting Policies (Continued)

2.3.18 Revenue Recognition (Continued)

(ii) Construction contracts

Where the outcome of a construction contract can be reliably estimated, contract revenue and contract costs associated with the construction contract are recognised as revenue and expenses respectively by reference to the stage of completion of the contract activity at the reporting date. The stage of completion is measured by reference to the proportion of contract costs incurred for work performed to date bear to 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) Property development

Property development revenue is recognised in respect of all development units that have been sold. Revenue recognition commences when the sale of the development unit is affected, upon the commencement of development and construction activities and when the financial outcome can be reliably estimated. The attributable portion of property development cost is recognised as an expense in the period in which the related revenue is recognised. The amount of such revenue and expenses recognised is determined by reference to the stage of completion of development activity at the reporting date. The stage of completion is measured by reference to the proportion that property development costs incurred for work performed to date bear to the estimated total property development cost.

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.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.3 Significant Accounting Policies (Continued)

2.3.18 Revenue Recognition (Continued)

(iv) **Dividend income**

Dividend income is recognised when the right to receive payment is established.

(v) **Interest income**

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

2.3.19 Income Taxes

(i) **Current Tax**

Current tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted by the reporting date.

Current taxes are recognised in profit or loss except to the extent that the tax relates to items recognised outside profit or loss, either in other comprehensive income or directly in equity.

(ii) **Deferred Tax**

Deferred tax is provided using the liability method on temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognised for all temporary differences, except:

- where the deferred tax liability arises from the initial recognition of goodwill or of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and
- in respect of taxable temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, where the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.3 Significant Accounting Policies (Continued)

2.3.19 Income Taxes (Continued)

(ii) Deferred Tax (Continued)

Deferred tax assets are recognised for all deductible temporary differences, carry forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax losses can be utilised except:

- where the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss; and
- in respect of deductible temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised.

Unrecognised deferred tax assets are reassessed at each reporting date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be utilised.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to the year the asset is realised or the liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted at the reporting date.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss. Deferred tax items are recognised in correlation to the underlying transaction either in other comprehensive income or directly in equity and deferred tax arising from a business combination is adjusted against goodwill on acquisition.

Deferred tax assets and deferred tax liabilities are offset, if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

2.3 Significant Accounting Policies (Continued)

2.3.20 Segment Reporting

For management purposes, the Group is organised into operating segments based on their products and services which are reviewed regularly by the chief operating decision maker, which is the Managing Director of the Group, to make decisions about resources to be allocated to the segment and assess its performance, and for which discrete financial information is available.

2.3.21 Share Capital and Share Issuance Expenses

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 proceeds received, net of directly attributable incremental transaction costs. Ordinary shares are classified as equity. Dividends on ordinary shares are recognised in liabilities in the period in which they are declared.

2.3.22 Revaluation Reserves

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

2.3.23 Timber concession rights

Timber concession rights are stated at cost less accumulated amortisation and impairment losses, if any. The accounting policy for the recognition and measurement of impairment losses is in accordance with Note 2.3.8 to the financial statements.

The timber concession rights are amortised on the basis of the volume of the logs extracted during the period under review as a proportion over the total volume of timber logs extractable over the remaining period from the timber concession areas.

3. SIGNIFICANT ACCOUNTING ESTIMATES AND JUDGEMENTS

Estimates and judgements are continually evaluated by the Directors and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

(a) Critical Judgement in applying accounting policies

In the process of applying Group's accounting policies, the Director is of the opinion that there are no instances of application of judgement which are expected to have a significant effect on the amounts recognised in the financial statements.

(b) Key Sources of Estimation Uncertainty

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

(i) Useful lives of property, plant and equipment

The cost of the property, plant and equipment is depreciated on a straight-line basis over the assets' useful lives. Management estimates the useful lives of these plant and machinery to be within ten years. Changes in the expected level of usage and technological developments could impact the economic useful lives and the residual values of these assets, therefore future depreciation charges could be revised.

(ii) Impairment of property, plant and equipment

The Group assesses impairment of assets whenever the events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable i.e. the carrying amount of the asset is more than the recoverable amount.

Recoverable amount is measured at the higher of the fair value less cost to sell for that asset and its value-in-use. The value-in-use is the net present value of the projected future cash flow derived from that asset discounted at an appropriate discount rate. Projected future cash flows are based on the Group's estimates calculated based on historical, sector and industry trends, general market and economic conditions, changes in technology and other available information.

3. **SIGNIFICANT ACCOUNTING ESTIMATES AND JUDGEMENTS (Continued)**

(a) **Key Sources of Estimation Uncertainty (Continued)**

(iii) **Impairment of investment in subsidiary companies**

The Company carried out the impairment test based on a variety of estimation including the value-in-use of the cash generating unit. Estimating the value-in-use requires the Group and the Company 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, and it is assumed to be the same as the net worth of the assets as at the reporting date. An impairment loss is recognised immediately in the profit or loss if the recoverable amount is less than the carrying amount.

In the previous financial year, the carrying amount of investment in subsidiary companies of the Company was RM2,762,503/- and the impairment on investment in subsidiary companies charged to the profit or loss was RM12,311,886/-.

(iv) **Impairment of Goodwill**

The Group tests goodwill for impairment annually in accordance with its accounting policy. More regular reviews are performed if events indicate that this is necessary.

Determining whether goodwill is impaired requires an estimation of the recoverable amount of the cash-generating unit to which goodwill has been allocated. 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.

As of result of the above, an impairment loss of RM 1,685,729/- was recognised in the previous financial year.

3. SIGNIFICANT ACCOUNTING ESTIMATES AND JUDGEMENTS (Continued)

(a) Key Sources of Estimation Uncertainty (Continued)

(v) Allowances for doubtful debts

The Group makes allowances for doubtful debts based on an assessment of the recoverability of receivables. Allowances are applied to receivables where events or changes in circumstances indicate that the carrying amounts may not be recoverable. Management specifically analysed historical bad debts, customer concentrations, customer credit worthiness, current economic trends and changes in customer payment terms when making a judgement to evaluate the adequacy of the allowance for doubtful debts of receivables. Where the expectation is different from the original estimate, such difference will impact the carrying value of receivables.

(vi) Property development

The Group recognises property development revenue and expenses in the profit or loss 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.

(vii) Construction contracts

The Group recognises revenue and expenses from construction contracts in the profit or loss by using the stage of completion method. The stage of completion is determined by the proportion that contract costs incurred for work performed to date bear to the estimated total contract costs.

Significant judgement is exercised in determining the stage of completion, the extent of recovery of the contract costs incurred, the total estimated contract revenue and contract costs. The Group's judgement is based on past experience and by reference to work performed by specialists.

(viii) Income Tax

Estimation 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 and the Company recognise 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.

3. SIGNIFICANT ACCOUNTING ESTIMATES AND JUDGEMENTS (Continued)

(a) Key Sources of Estimation Uncertainty (Continued)

(ix) Deferred Tax Assets

Deferred tax assets are recognised for all unused tax losses and unabsorbed capital allowances to the extent that it is probable that taxable profit will be available against which the losses and capital allowances 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.

(x) Provision for liabilities arising from litigation

The Group recognises a provision for liabilities arising from litigation when the Group has a present obligation as a result of past event in which it is probable that a reliable estimate can be made on the outflow of resources embodying economic benefits will be required to settle the obligation.

The Group actively seeks legal consultation in assessing the necessity for provision for liabilities. Details of material litigation are as disclosed in Note 36. As at reporting date, the Directors are in the opinion that no provision for liabilities is required.

(xi) Valuation of warrants

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 17(b).

4. PROPERTY, PLANT AND EQUIPMENT

Group 30.06.2013	Note	Freehold land RM	Buildings RM	Electrical installation RM	Factory equipment RM	Furniture, fittings and equipment RM	Motor vehicles RM	Plant and machinery RM	Renovation RM	Total RM
Carrying amount										
At 1st January 2012		3,764,201	3,841,888	5,101	2,438	70,120	1,018,649	551,930	50,379	9,304,706
Additions		-	-	-	-	-	-	-	1,625,000	1,625,000
Depreciation for the financial period		-	(86,968)	(1,511)	(1,264)	(20,906)	(331,466)	(176,304)	(17,240)	(635,659)
Disposals		(1,060,000)	(170,000)	-	-	-	-	-	-	(1,230,000)
Disposal of subsidiaries	28	-	-	-	-	(8,990)	-	-	(9,059)	(18,049)
Written off		-	-	-	-	(8,595)	-	(93,267)	(3)	(101,865)
At 30th June 2013		2,704,201	3,584,920	3,590	1,174	31,629	687,183	282,359	1,649,077	8,944,133
Carrying amount										
Cost/valuation		2,704,201	3,901,179	70,150	231,401	172,160	1,299,860	2,679,409	1,994,293	13,052,653
Accumulated depreciation and impairment losses		-	(316,259)	(66,560)	(230,227)	(140,531)	(612,677)	(2,397,050)	(345,216)	(4,108,520)
At 30th June 2013		2,704,201	3,584,920	3,590	1,174	31,629	687,183	282,359	1,649,077	8,944,133

4. PROPERTY, PLANT AND EQUIPMENT (Continued)

Group 31.12.2011	Freehold land RM	Buildings RM	Electrical installation RM	Factory equipment RM	Furniture, fittings and equipment RM	Motor vehicles RM	Plant and machinery RM	Renovation RM	Total RM
Carrying amount									
At 1st January 2011	3,714,201	2,911,700	7,419	3,652	70,057	186,123	672,291	27,317	7,592,760
Additions	50,000	989,468	-	-	15,228	965,156	-	32,261	2,052,113
Depreciation for the financial year	-	(59,280)	(2,318)	(1,214)	(15,165)	(132,630)	(120,361)	(9,199)	(340,167)
Disposals	-	-	-	-	-	-	-	-	-
At 31st December 2011	3,764,201	3,841,888	5,101	2,438	70,120	1,018,649	551,930	50,379	9,304,706
Carrying amount									
Cost/valuation	3,764,201	4,123,471	70,150	231,399	544,647	1,324,260	3,243,393	253,012	13,554,533
Accumulated depreciation and impairment losses	-	(281,583)	(65,049)	(228,961)	(474,527)	(305,611)	(2,691,463)	(202,633)	(4,249,827)
At 31st December 2011	3,764,201	3,841,888	5,101	2,438	70,120	1,018,649	551,930	50,379	9,304,706

4. PROPERTY, PLANT AND EQUIPMENT (Continued)

Company **30.06.2013**	**Electrical installation** RM	**Furniture, fittings and equipment** RM	**Renovation** RM	**Total** RM
Carrying amount				
At 1st January 2012	95	19,340	29,533	48,968
Additions	-	-	-	-
Depreciation for the financial period	(60)	(4,850)	(4,876)	(9,786)
At 30th June 2013	35	14,490	24,657	39,182
Carrying amount				
Cost	38,026	107,397	108,200	253,623
Accumulated depreciation and impairment losses	(37,991)	(92,907)	(83,543)	(214,441)
At 30th June 2013	35	14,490	24,657	39,182
31.12.2011				
Carrying amount				
At 1st January 2011	585	12,911	1,436	14,932
Additions	-	9,830	32,263	42,093
Depreciation for the financial year	(490)	(3,401)	(4,166)	(8,057)
At 31st December 2011	95	19,340	29,533	48,968
Carrying amount				
Cost	38,026	107,397	108,200	253,623
Accumulated depreciation and impairment losses	(37,931)	(88,057)	(78,667)	(204,655)
At 31st December 2011	95	19,340	29,533	48,968

4. **PROPERTY, PLANT AND EQUIPMENT (Continued)**

(a) The freehold land and buildings of the Group were revalued in March 2007 by the Directors based on the valuation carried out by an independent professional valuer using the direct comparison method.

Had the revalued assets of the Group been carried at cost less accumulated depreciation, the carrying amount would have been RM6,092,850/- (31.12.2011: RM4,624,455/-).

(b) As at 30th June 2013, the net carrying amount of the Group's property, plant and equipment under finance leases are as follows:

	Group	
	30.06.2013	31.12.2011
	RM	RM
Motor vehicles	687,180	1,021,461

(c) Freehold land and buildings with a carrying amount of RM Nil/- (31.12.2011: RM6,163,000/-) have been charged to licensed banks for credit facilities granted to the Group (Note 19).

5. PROPERTY DEVELOPMENT ACTIVITIES

(a) Land held for property development

	Note	Group 30.06.2013 RM	Group 31.12.2011 RM
At the beginning of the financial period / year			
- freehold land, at cost		23,018,673	3,583,699
- development costs		1,108,028	81,109
		24,126,701	3,664,808
Add: Costs incurred during the financial period / year			
- freehold land		-	19,434,974
- development costs		18,590,669	1,026,919
		18,590,669	20,461,893
Less: Transfer to property development costs			
- freehold land	5(b)	(3,570,529)	-
- development costs	5(b)	(941,500)	-
		(4,512,029)	-
Less: Disposals during the financial period / year			
- freehold land		(3,583,699)	-
- development costs		(81,109)	-
		(3,664,808)	-
At the end of the financial priod / year			
- freehold land		15,864,445	23,018,673
- development costs		18,676,088	1,108,028
		34,540,533	24,126,701

As at 30th June 2013, freehold land of RM14,700,462/- (31.12.2011: RM8,176,837/-) has been charged to a bank for credit facilities granted to a subsidiary company (Note 19).

5. PROPERTY DEVELOPMENT ACTIVITIES (Continued)

(b) Property development costs

	Note	Group 30.06.2013 RM	31.12.2011 RM
At the beginning of the financial period / year			
- freehold land		20,594,758	12,781,271
- development costs		53,854,609	41,563,104
- accumulated costs charged to the profit or loss		(47,808,420)	(27,664,478)
		26,640,947	26,679,897
Add: Costs incurred during the financial period / year			
- freehold land		3,004,350	7,813,487
- development costs		39,241,934	12,291,505
		42,246,284	20,104,992
Add: Transfer from land held for property development			
- freehold land	5(a)	3,570,529	-
- development costs	5(a)	941,500	-
		4,512,029	-
Less: Disposals during the financial period			
- freehold land		(3,631,348)	-
- development costs		(2,377,498)	-
		(6,008,846)	-
Costs recognised in profit or loss during the financial period / year		(39,180,223)	(20,143,942)
At the end of the financial period / year			
- freehold land		23,538,289	20,594,758
- development costs		91,660,545	53,854,609
- accumulated costs charged to the profit or loss		(86,988,643)	(47,808,420)
		28,210,191	26,640,947

Included in the property development costs are interest expenses of RM2,387,937/- (31.12.2011: RM2, 251,327/-).

The freehold land held under development of RM Nil/- (31.12.2011: RM16,619,316/-) has been charged to banks for credit facilities granted to subsidiary companies (Note 19).

6. INVESTMENT PROPERTIES

	Group	
	30.06.2013	31.12.2011
At cost	RM	RM
Carrying amount		
At the beginning of the financial period / year	5,700,516	684,500
Addition during the financial period / year	-	5,133,486
Depreciation charged for the financial period / year	(176,205)	(117,470)
Disposals	(647,500)	-
At the end of the financial period / year	4,876,811	5,700,516
Consists of:-		
Freehold buildings	4,876,811	5,700,516

(a) As at 30th June 2013, the fair values of the investment properties are RM5,888,000/- (31.12.2011: RM5,820,000/-). The fair values are arrived at by reference to market evidence of transaction prices for similar properties assessed by the Director.

(b) The investment properties of RM Nil/- (31.12.2011: RM669,700/-) have been charged to banks for credit facilities granted to the Group (Note 19).

7. TIMBER CONCESSION RIGHT

	Group	
	30.06.2013	31.12.2011
At cost	RM	RM
At the beginning of the financial period / year	2,286,581	-
Addition during the financial period / year	-	2,286,581
Disposed during the financial period / year	(2,286,581)	-
At the end of the financial period / year	-	2,286,581

On 11th May 2011, Minpalm International Trading Company Sdn. Bhd.("MITCSB"), a wholly-owned subsidiary of the Company entered into an agreement ("Agreement") with Cekal Kasih Sdn. Bhd. to acquire the concession right to extract and purchase all timber logs from a timber concession area at a purchase consideration of RM2,286,581/-. The timber concession area is in Hutan Simpanan Tekai Tembiling (Tambahan), Mukim Ulu Tembiling, Daerah Jerantut and was awarded by the Pahang State Government.

MITCSB is allowed to extract the timber logs of the balance of 162.34 hectares in the timber concession area (401 acres) with a profit sharing ratio of 20:80 between Cekal Kasih Sdn. Bhd. and MITCSB.

The extraction of timbers and logs will commence for a period of 12 months from the date of the issuance of the timbers and logs extraction license. As such no amortisation has been provided during the financial period as the said license has yet to be issued at the reporting date.

7. **TIMBER CONCESSION RIGHT (Continued)**

During the financial period, MITCSB and Cekal Kasih Sdn. Bhd. mutually agreed to terminate the Agreement and the purchase consideration paid of RM2,286,581/- was fully refunded to MITCSB.

8. **GOODWILL ON CONSOLIDATION**

	Group	
	30.06.2013	31.12.2011
	RM	RM
At the beginning of the financial period / year	-	1,685,729
Less: Impairment during the financial period / year	-	(1,685,729)
At the end of the financial period / year	-	-

The goodwill were derived from the acquisition of two subsidiaries in prior years, namely Janavista Sdn. Bhd. and MHB Property Management Sdn. Bhd..

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.

As a result of the above, an impairment loss of RM1,685,729 was recognised during the previous financial year.

9. **INVESTMENT IN SUBSIDIARY COMPANIES**

	Company	
	30.06.2013	31.12.2011
	RM	RM
Unquoted shares, at cost	17,293,227	34,584,246
Less: Accumulated impairment losses	(13,809,010)	(31,821,743)
	3,484,217	2,762,503

9. INVESTMENT IN SUBSIDIARY COMPANIES (Continued)

The subsidiary companies are as follows:

Name of Company	Country of Incorporation	Effective Equity Interest		Principal Activities
		30.06.2013	31.12.2011	
		%	%	
Held by the Company:				
Minply Sdn. Bhd. @	Malaysia	-	100	Trading in plywood, furniture parts, furniture accessories, wood based panels and other related products and investment holding
Minply (Kuala Lumpur) Sdn. Bhd.	Malaysia	100	100	Trading of plywood and related products
Minply 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
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
Timberion Sdn. Bhd. **	Malaysia	100	100	Property development
MHB Property Management Sdn. Bhd. **	Malaysia	100	100	Investment holding and property development
Tiger Synergy Development Sdn. Bhd. **	Malaysia	100	100	Property development
Minpalm International Trading Company Sdn. Bhd. **	Malaysia	100	100	Concession of timber
Minply Construction & Engineering Sdn. Bhd. ** +	Malaysia	-	100	Construction
Pembinaan Terasia Sdn. Bhd. **	Malaysia	100	100	Construction
Tekan Mewah Development Sdn. Bhd. **	Malaysia	100	-	Property development and construction
MHB Property Development Sdn Bhd **	Malaysia	100	-	Property development
Myharmony Development Sdn. Bhd.	Malaysia	100	-	Property development and construction

9. INVESTMENT IN SUBSIDIARY COMPANIES (Continued)

Name of Company	Country of Incorporation	Effective Equity Interest 30.06.2013 %	31.12.2011 %	Principal Activities
Held through MHB Property Management Sdn. Bhd.:				
Tekan Mewah Development Sdn. Bhd. **	Malaysia	-	100	Property development and construction
MHB Property Development Sdn Bhd **	Malaysia	-	100	Property development
Myharmony Development Sdn. Bhd.	Malaysia	-	100	Property development and construction
Held through Goldenier Property Management Sdn. Bhd.:				
Janavista Sdn. Bhd. **@	Malaysia	-	100	Property development
Held through Minply Industries Sdn. Bhd.:				
Tiger Synergy Land Sdn. Bhd.	Malaysia	100	100	Property development

** *Audited by other firms of chartered accountants other than Baker Tilly Monteiro Heng.*
+ *Winding up during the current financial perod (Note 28)*
@ *Disposed during the current financial period (Note 28)*

Acquisitions of subsidiary companies

On 14th March 2013, Tiger Synergy Berhad had acquired the entire equity interest in Tekan Mewah Development Sdn. Bhd. comprising of 500,000 ordinary shares of RM1.00/- each, Myharmony Development Sdn. Bhd. comprising of 250,000 ordinary shares of RM1.00 each and MHB Property Development Sdn. Bhd. comprising of 250,000 ordinary shares of RM1.00 each from MHB Property Management Sdn. Bhd., a wholly-owned subsidiary of Tiger Synergy Berhad, for a total cash consideration of RM721,714/-.

Disposal of subsidiary companies

(a) On 19th July 2012, the Company entered into Share Sale Agreements for the disposal of its 100% equity interest in Minply Sdn. Bhd. for total cash consideration of RM500/-. Details of the disposal are as disclosed in Note 28 to the financial statements.

(b) On 3rd June 2013, Goldenier Property Management Sdn. Bhd, a wholly-owned subsidiary of Tiger Synergy Berhad entered into Share Sale Agreements for the disposal of its 100% equity interest in Janavista Sdn. Bhd. for total cash consideration of RM1,000/-. Details of the disposal are as disclosed in Note 28 to the financial statements.

9. **INVESTMENT IN SUBSIDIARY COMPANIES (Continued)**

Disposal of subsidiary companiesc(Continued)

(c) On 13th January 2011, Minply Construction Engineering Sdn. Bhd. ("MCE") was served with notice of liquidation dated and its accounting records and registers were handed over to the liquidators on 29 May 2012. Accordingly, the Directors are of the opinion that the Group has lost its control in MCE and MCE financial statements were deconsolidated from the Group's financial statements.Details of the disposal are as disclosed in Note 28 to the financial statements.

10. DEFERRED TAXATION

		Group	
		30.06.2013	31.12.2011
	Note	RM	RM
At the beginning/end of the financial period / year		173,321	173,321
Recognised in profit or loss	27	(343,019)	-
Disposal of subsidiaries	28	(1,321)	-
At the end of financial period / year		(171,019)	173,321
Presented after appropriate offsetting:-			
Deferred tax assets		(343,019)	-
Deferred tax liabilities		172,000	173,321
		(171,019)	173,321

The components and movements of deferred tax liabilities and assets during the financial period are as follows:-

(a) **Deferred tax assets**

	Temporary different arising from Property development activities
	RM
At the beginning of the financial period	-
Recognised in profit or loss (Note 27)	343,019
At the end of financial period	343,019

10. DEFERRED TAXATION (Continued)

The components and movements of deferred tax liabilities and assets during the financial period are as follows:-

(b) **Deferred tax liabilities**

	Temporary different arising from Property, plant and equipment RM
At the beginning/end of the financial period	173,321
Transfer to discontinued operations (Note 28)	(1,321)
At the end of financial year	172,000

The deferred tax assets have not been recognised for the following items:

	Group		**Company**	
	30.06.2013 RM	31.12.2011 RM	30.06.2013 RM	31.12.2011 RM
Deductible temporary differences:				
Property, plant and equipment	(1,770,190)	(748,935)	(4,062)	(8,211)
Unabsorbed capital allowances	4,357,325	3,263,442	5,069	4,309
Unused tax losses	4,690,920	5,116,160	144,814	144,814
	7,278,055	7,630,667	145,821	140,912
Potential deferred tax assets not recognised	1,819,514	1,907,667	36,455	35,228

11. AMOUNT DUE FROM CUSTOMERS FOR CONTRACT WORKS

	Group	
	30.06.2013	31.12.2011
	RM	RM
Aggregate costs incurred to date	6,386,080	12,424,526
Add: Attributable profits	(386,080)	(266,373)
	6,000,000	12,158,153
Less: Progress billings	(6,000,000)	(11,870,132)
	-	288,021
Amount due from customers for contract works	-	288,021

12. TRADE RECEIVABLES

	Group	
	30.06.2013	31.12.2011
	RM	RM
Trade receivables	23,442	6,187,636

Trade receivables are non-interest bearing and the Group's normal trade credit terms range from 7 to 90 days (31.12.2011: 7 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.

Ageing analysis of trade receivables

The ageing analysis of the Group's trade receivables is as follows: -

	Group	
	30.06.2013	31.12.2011
	RM	RM
Neither past due nor impaired	-	-
1 to 30 days past due not impaired	23,442	810,957
31 to 60 days past due not impaired	-	-
61 to 90 days past due not impaired	-	-
More than 91 days past due not impaired	-	5,376,679
	23,442	6,187,636
Impaired	-	-
	23,442	6,187,636

12. TRADE RECEIVABLES (Continued)

Receivables that are past due but not impaired

The Company has trade receivables amounting to RM23,442/- (31.12.2011: RM6,187,636/-) 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.

Included in the total receivables amount that are past due but not impaired is an amount of RM Nil/- (31.12.2011: RM4,603,975/-) in relation to contract works performed. Based on the opinion of the Directors, these balances due are within the normal operating cycle of the construction industry and therefore no impairment is recognised.

13. OTHER RECEIVABLES AND DEPOSITS

	Group		Company	
	30.06.2013 RM	31.12.2011 RM	30.06.2013 RM	31.12.2011 RM
Other receivables	6,900,939	539,741	-	-
Deposits	57,690	1,179,010	-	395
	6,958,629	1,718,751	-	395

In the previous financial year, included in the deposit of the Group are deposits for the acquisition of freehold land amounting to RM1,156,545/-. The balance of the purchase consideration is disclosed as a capital commitment in Note 29 to the financial statements.

14. AMOUNT OWING BY/ (TO) SUBSIDIARY COMPANIES

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

15. CASH AND BANK BALANCES

	Group		Company	
	30.06.2013 RM	31.12.2011 RM	30.06.2013 RM	31.12.2011 RM
Cash and bank balances	459,957	248,866	5,025	5,670
Deposits with banks	222,315	293,855	-	-
	682,272	542,721	5,025	5,670

15. CASH AND BANK BALANCES (Continued)

Included in cash and balances of the Group is an amount of RM335/- (31.12.2011: RM 2,166/-) deposited into the Housing Development Accounts in accordance with Section 7A of the Housing Development (Control and Licensing) Act, 1966.

16. SHARE CAPITAL

	Group and Company			
	30.06.2013 Number of shares Unit	31.12.2011 Number of shares Unit	30.06.2013 RM	31.12.2011 RM
Ordinary shares of RM0.20 (31.12.2011: RM0.20) each				
Authorised:				
At the beginning/ end of the financial period / year	500,000,000	500,000,000	500,000,000	500,000,000
Issued and fully paid:				
At the beginning of the financial period / year	306,100,000	176,000,000	61,220,000	35,200,000
Rights issue with free warrants	47,810,100	-	9,562,020	-
Issuance of shares	30,610,000	130,100,000	6,122,000	26,020,000
At the end of the financial period / year	384,520,100	306,100,000	76,904,020	61,220,000

During the financial period, the Company increased its issued share capital from RM61,220,000/- to RM76,904,020/- by way of:-

(i) The issuance of 30,610,000 ordinary shares of RM0.20 each at par for working capital purposes and;
(ii) The issuance of 40,7810,100 ordinary shares of RM0.20 each through the exercise of detachable warrants 2010/2015 at an exercise price of RM0.20.

The new shares issued rank pari-passu with the existing shares of the Company.

17. OTHER RESERVES

Group	Share premium RM	Revaluation reserves RM	Warrant reserves RM	Total RM
At 1st January 2011	7,556,107	66,561	5,482,400	13,105,068
Other comprehensive income	-	-	-	-
Transaction with owners:	-	-	-	-
At 31st December 2011	7,556,107	66,561	5,482,400	13,105,068
Other comprehensive income	-	-	-	-
Transaction with owners				
Issuance of shares	4,872,450	-		4,872,450
Exercise of 2010/2015 warrant	2,978,569	-	(2,978,569)	-
	7,851,019	-	(2,978,569)	4,872,450
At 30th June 2013	15,407,126	66,561	2,503,831	17,977,518

Company	Share premium RM	Revaluation reserves RM	Warrant reserves RM	Total RM
At 1st January 2011	7,556,107	13,125	5,482,400	13,051,632
Other comprehensive income	-	-	-	-
Transaction with owners:	-	-	-	-
At 31st December 2011	7,556,107	13,125	5,482,400	13,051,632
Other comprehensive income	-	-	-	-
Transaction with owners				
Issuance of shares	4,872,450	-	-	4,872,450
Exercise of 2010/2015 warrant	2,978,569	-	(2,978,569)	-
	7,851,019	-	(2,978,569)	4,872,450
At 30th June 2013	15,407,126	13,125	2,503,831	17,924,082

17. OTHER RESERVES (Continued)

(a) Revaluation reserves

The asset revaluation reserves are used to record the increase in fair value of the freehold land and buildings.

(b) Warrant reserves

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. The fair value of the warrants is measured using Black Scholes model with the following inputs and assumptions:-

Fair value of warrants and assumptions	RM
Fair value of warrants at issue date	0.0905
Exercise price	0.20
Expected volatility (weighted average volatility)	85.75%
Option life (expected weighted average life)	5 years
Risk-free interest rate (based on rates of 5 years Malaysian government bonds)	3.68%

18. ACCUMULATED LOSSES

Prior to the year of assessment 2008, Malaysian companies adopted the full imputation system. In accordance with the Finance Act 2007 which was gazetted on 28th December 2007, companies shall not be entitled to deduct tax on dividends paid, credited or distributed to its shareholders, and such dividends will be exempted from tax in the hands of the shareholders ("single tier system"). However, there is a transitional period of six years, expiring on 31st December 2013, to allow companies to pay franked dividends to their shareholders under limited circumstances. Companies also have an irrevocable option to disregard the balance under Section 108 of the Income Tax Act ("Section 108") and opt to pay dividends under the single tier system. The change in the tax legislation also provides for the balance under Section 108 to be locked-in as at 31st December 2007 in accordance with Section 39 of the Finance Act 2007.

Subject to the agreement of the Inland Revenue Board, the Company has:

(i) Tax exempt account amounting to approximately RM581,000/- (31.12.2011: RM581,000/-) available for distribution out of tax exempt dividends; and

(ii) Sufficient tax credits under Section 108 of the Income Tax Act, 1967 to frank the payment of net dividends amounting to approximately RM3,193,000/- (31.12.2011: RM3,193,000/-).

19. BORROWINGS

	Group		Company	
	30.06.2013	31.12.2011	30.06.2013	31.12.2011
	RM	RM	RM	RM
Current Liabilities				
Bank overdraft	-	2,069,001	-	-
Hire purchase payables (Note 20)	116,046	48,033	-	-
Term loans	6,972,169	6,683,136	4,905,767	-
	7,088,215	8,800,170	4,905,767	-
Non-current Liabilities				
Hire purchase payables (Note 20)	464,950	705,685	-	-
Term loans	1,301,459	5,768,791	-	-
	1,766,409	6,474,476	-	-
Total Borrowings				
Bank overdraft	-	2,069,001	-	-
Hire purchase payables (Note 20)	580,996	753,718	-	-
Term loans	8,273,628	12,451,927	4,905,767	-
	8,854,624	15,274,646	4,905,767	-

(a) Bank overdrafts, bankers' acceptance and trust receipts of the Group are secured by way of:

(i) Fixed and floating charges of certain property, plant and equipment, freehold land, investment properties and leasehold land as disclosed in Notes 4, 5 and 6 to the financial statements; and

(ii) A corporate guarantee from the Company.

19. **BORROWINGS (Continued)**

(b) Term loans of the Group are secured by legal charges over the freehold land and buildings of the subsidiary companies as disclosed in Notes 4 and 5 to the financial statements and a corporate guarantee from the Company.

(i) Prior to the disposal of 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.

(ii) The term loan of Timberion Sdn. Bhd. ("Timberion"), a wholly owned subsidiary company amounting to RM1,740,000 which bear interest rates ranging from 9.10% to 9.60% per annum and repayable by 60 monthly instalments. The term loans are secured by:-

- 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.
- corporate guarantee by the Company and Pembinaan Terasia Sdn. Bhd. ("PTSB").
- joint and several guarantee by a Director.

20. HIRE PURCHASE PAYABLES

	Group	
	30.06.2013	31.12.2011
	RM	RM
Minimum hire purchase payments		
- not later than one year	122,002	57,976
- later than one year but not later than five years	317,476	722,956
- later than five years	266,998	-
	706,476	780,932
Less: Future finance charges	(125,480)	(27,214)
	580,996	753,718
Represented by:-		
Current		
- not later than one year	116,046	48,033
Non-current		
- later than one year but not later than five years	255,070	705,685
- later than five years	209,880	-
	464,950	705,685
	580,996	753,718

21. TRADE PAYABLES

(i) Trade payables are non-interest bearing and the normal trade credit terms granted to the Group range from 7 to 90 days (31.12.2011: 7 to 90 days).

(ii) Included in the trade payables is an amount of RM143,067/- payable to Hong Bee Hardware Company Sdn Bhd pursuant to Court Order and Judgement against the Company on 26 August 2009.

22. OTHER PAYABLES AND ACCRUALS

	Group		Company	
	30.06.2013	31.12.2011	30.06.2013	31.12.2011
	RM	RM	RM	RM
Amount owing to Directors	48,977	84,852	-	33,601
Other payables	4,836,217	12,855,561	513,709	493,462
Accruals	339,668	343,230	15,179	21,087
	5,224,862	13,283,643	528,888	548,150

22. OTHER PAYABLES AND ACCRUALS (Continued)

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

(b) Included in other payables of the Group are:-

(i) deposits received of RM650,923/- from vendors for the disposal of 11 pieces of freehold lands and;

(ii) deposits received of RM449,380/- from vendors for the disposal of 24 units of freehold apartments.

(iii) amounts of RM1.8 million payable to the Plaintiffs of a legal case as disclosed in Note 36(b) to the financial statements.

(c) In the previous financial year, included in other payables of the Group are:-

(i) balance of the purchase consideration of RM3,509,195/- owing to a vendor of a subsidiary company arising from the acquisition of the subsidiary.

(ii) deposits received of RM800,000/- from a vendor for the disposal of freehold land as stated in Note 37(i) to the financial statements.

(iii) deposits received of RM1,200,000/- from a vendor arising from the disposal of freehold land in which the sale and purchase agreement had been terminated subsequent to the financial year ended 2011.

(d) Included in other payables of the Group are advances of RM Nil/- (31.12.2011: RM2,572,435/-) from a payable which the amount owing is unsecured, interest-free and repayable on demand.

23. REVENUE

	Group	
	01.01.2012 to 30.06.2013 RM	01.01.2011 to 31.12.2011 RM
Sales of goods	5,946,747	4,952,082
Sale of development properties	29,184,120	42,858,668
Contract revenue:		
- over-recognised in prior year	-	(86,042)
	35,130,867	47,724,708

24. COST OF SALES

	Group	
	01.01.2012 to 30.06.2013	01.01.2011 to 31.12.2011
	RM	RM
Cost of goods sold	5,394,018	4,507,941
Cost of development properties	12,102,594	24,829,610
Contract costs	-	245,876
	17,496,612	29,583,427

25. OPERATING PROFIT/(LOSS)

Operating profit/(loss) has been arrived at:-

	Group		Company	
	01.01.2012 to 30.06.2013	01.01.2011 to 31.12.2011	01.01.2012 to 30.06.2013	01.01.2011 to 31.12.2011
	RM	RM	RM	RM
After charging:-				
Auditors' remuneration				
- statutory audit				
- current year	168,550	153,076	11,000	12,000
- prior year	(39,870)	(32,432)	9,000	6,000
- other services	6,000	6,000	6,000	6,000
Bad debts written-off	5,213,265	-	8,220,033	-
Depreciation				
- investment properties	176,205	117,470	-	-
- property,plant and equipment	635,659	340,167	9,786	8,057
Directors' remuneration				
- emoluments	55,500	318,000	-	-
- payable by subsidiary companies	102,000	42,500	-	-
Impairment losses on:-				
- investment in subsidiary companies	-	-	-	12,311,886
- goodwill	-	1,685,729	-	-
- amount due by subsidiary companies	-	-	1,498,117	-
Property, plant and equipment written off	101,865	-	-	-
Rental of premises	117,000	42,000	103,500	42,000

25. OPERATING PROFIT/ (LOSS) (Continued)

	Group		Company	
	01.01.2012 to 30.06.2013 RM	01.01.2011 to 31.12.2011 RM	01.01.2012 to 30.06.2013 RM	01.01.2011 to 31.12.2011 RM
After charging:- (Continued)				
Employee benefits				
- salaries, wages and bonuses	1,253,312	899,927	-	40
- Employees' Provident Fund	124,689	100,933	-	-
- other benefits	136,123	-	3,828	-
And crediting:-				
Gain on disposal of				
- investment properties	268,476	-	-	-
- property,plant and equipment	1,588,574	-	-	-
- subsidiaries	3,550,404	-	-	-
Interest income	38,580	80,029	-	-
Rental income	800,850	128,300	-	-
Reversal of impairment loss on amount due by subsidiary company	-	-	2,048,503	-
Waiver of liabilities				
- subsidiary companies	-	-	8,400,525	672,193
- third party	1,709,194	-	-	-

26. FINANCE COSTS

	Group		Company	
	01.01.2012 to 30.06.2013 RM	01.01.2011 to 31.12.2011 RM	01.01.2012 to 30.06.2013 RM	01.01.2011 to 31.12.2011 RM
Bank charges	119,262	60,722	1,634	766
Interest on:				
-Bank overdrafts	40,688	59,562	-	-
-Term loans	852,217	323,247	403,800	-
-Hire purchase	45,368	18,282	-	-
-Bankers' acceptance	-	109,780	-	-
-Late payment			-	
- current period	333,246	50,282	307	-
- overaccrual in prior year	-	(78,141)	-	-
	1,271,519	483,012	404,107	-
	1,390,781	543,734	405,741	766

27. TAXATION

	Group		Company	
	01.01.2012 to 30.06.2013 RM	01.01.2011 to 31.12.2011 RM	01.01.2012 to 30.06.2013 RM	01.01.2011 to 31.12.2011 RM
Income tax				
- current period	(962,495)	(4,368,968)	-	-
- prior year	(23,042)	(145,711)	-	-
Deferred tax (Note 10)				
- current year	343,019	-	-	-
- prior year	-	-	-	-
	(642,518)	(4,514,679)	-	-

27. TAXATION (Continued)

Income tax is calculated at the Malaysian statutory rate of 25% (31.12.2011: 25%) of the estimated assessable profit for the fiscal period.

A reconciliation of income tax expense applicable to profit/ (loss) before taxation at the statutory income tax rate to income tax expense at the effective income tax rate of the Company is as follow:

	Group		Company	
	01.01.2012 to 30.06.2013 RM	01.01.2011 to 31.12.2011 RM	01.01.2012 to 30.06.2013 RM	01.01.2011 to 31.12.2011 RM
Profit/(loss) before taxation				
- Continuing operations	13,240,647	12,995,011	818,398	(12,725,538)
- Discontinued operations	(10,551,342)	(6,948,568)	-	-
Profit before tax	2,689,305	6,046,443	818,398	(12,725,538)
Taxation at applicable tax rate of 25% (2011: 25%)	(672,326)	(1,511,611)	(204,600)	3,181,385
Tax effects arising from:				
- Non-taxable income	723,898	-	2,615,282	-
- Expenses not deductible for tax purposes	(586,490)	(2,602,238)	(2,409,455)	(3,180,412)
- Origination of deferred tax assets not recognised in the financial statements	(84,558)	(255,119)	(1,227)	(973)
- Underaccrual in prior years	(23,042)	(145,711)	-	-
Tax expense for the financial period / year	(642,518)	(4,514,679)	-	-

28. DISPOSAL OF SUBSIDIARIES

(a) On 19th July 2012, the Company entered into Share Sale Agreements for the disposal of its 100% equity interest in Minply Sdn. Bhd. ("MSB") for total cash consideration of RM500/-.

(b) On 3rd June 2013, Goldenier Property Management Sdn. Bhd, a wholly owned subsidiary of Tiger Synergy Berhad entered into Share Sale Agreements for the disposal of its 100% equity interest in Janavista Sdn. Bhd. ("Janavista") for total cash consideration of RM1,000/-.

(c) Minply Construction Engineering Sdn. Bhd. ("MCE") was decons olidated from the Group's financial statements in the current financial period. MCE was served with notice of liquidation dated 13th January 2011 and its accounting records and registers were handed over to the liquidators on 29 May 2012.

The disposal had the following effects on the financial position of the Group as at the end of the financial period:

	Carrying amounts Up to the date of disposal RM
Property, plant and equipment	18,049
Other receivables	(135,763)
Accrued billing	3,962,615
Cash and bank balances	(2,879)
Amount due by contract customers	4,267,039
Payables	(7,979,668)
Tax payable	(3,679,976)
Deferred taxation	(1,321)
Net assets disposed	(3,551,904)
Total disposal proceed	1,500
Gain on disposal to the Group	(3,550,404)
Cash inflow arising on disposal:	
Cash consideration	(1,500)
Less: Cash and cash equivalents of subsidiary disposed	2,879
	1,379

28. **DISPOSAL OF SUBSIDIARIES (Continued)**

Loss attributable to the discontinued operations was as follows:

	Group	
	Up to the date of disposal RM	31.12.2011 RM
Revenue	1,355,860	2,635,440
Expenses	(15,458,927)	(9,584,008)
Result from operating activities	(14,103,067)	(6,948,568)
Taxation	1,321	-
Results from operating activities, net of tax	(14,101,746)	(6,948,568)
Gain on sale of discontinued operations	3,550,404	-
Loss for the financial period / year	(10,551,342)	(6,948,568)

Included in results from operating activities are:

Depreciation for property, pland and equipment	6,073	12,784
Property, plant and equipment written off	2,048	-
Gain on disposal of property, plant and equipment	(59,400)	-

Cash flows from/ (used in) disposed subsidiary

	Group	
	Up to the date of disposal RM	31.12.2011 RM
Operating cash flows	198,713	(7,530,007)
Financing cash flows	-	(1,081,221)
Total cash flows	198,713	(8,611,228)

Based on the Shares Sale Agreement signed between MSB and Janavista and their purchasers, the Directors are of the view that all assets and liabilities of the both companies will be transferred to the respective purchasers.

29. CAPITAL COMMITMENT

	Group	
	01.01.2012 to 30.06.2013 RM	01.01.2011 to 31.12.2011 RM
Capital expenditure in respect of freehold vacant land		
- contracted but not provided for	-	10,408,905

30. EARNINGS/ (LOSS) PER ORDINARY SHARE

(a) Continued operations

The basic earnings per ordinary share is calculated by dividing the consolidated net profit from continuing operations, attributable to owners of the Company by the weighted average number of ordinary shares in issue during the financial period /year.

Diluted earnings per share amounts are calculated by dividing net profit from continuing operations, attributable to owners of the Company by the weighted average number of ordinary shares in issue during the financial period /year plus the weighted average number of ordinary shares that would be issued on the conversion of all the dilutive potential ordinary shares into ordinary shares.

	Group	
	01.01.2012 to 30.06.2013 RM	01.01.2011 to 31.12.2011 RM
Profit from continuing operations attributable to owners of the Company	12,598,129	8,480,332
Loss from discontinued operations attributable to owners of the Company	(10,551,342)	(6,948,568)
Net profit attributable to owners of the Company	2,046,787	1,531,764

30. EARNINGS/ (LOSS) PER ORDINARY SHARE (Continued)

(a) Continued operations (Continued)

	No. of shares	No. of shares
Weighted average on number of ordinary shares for basic earnings per share computation*	345,665,109	224,080,000
Effect of dilution		
- detachable warrants 2010/2015	5,242,161	-
Weighted average number of ordinary shares for diluted earnings per share computation*	350,907,270	224,080,000

	Group	
	01.01.2012 to 30.06.2013 RM	01.01.2011 to 31.12.2011 RM
Earning/(Loss) per share for the financial period (sen)		
- Basic, for the profit from continuing operations	3.64	3.78
- Basic, for the loss from the discontinued operations	(3.05)	(3.10)
	0.59	0.68
Earning/(Loss) per share for the financial period (sen)		
- Diluted, for the profit from continuing operations	3.59	3.78
- Diluted, for the loss from the discontinued operations	(3.01)	(3.10)
	0.58	0.68

* The weighted average number of shares takes into account the weighted average effect of changes in detachable warrants 2010/2015 transactions during the year.

(b) Discontinued operations

The basic and diluted loss per share from discontinued operations are calculated by dividing the loss from discontinued operations to attributable to owners of the Company by the weighted average number of ordinary shares for diluted loss per share computation.

31. SIGNIFICANT RELATED PARTY TRANSACTIONS

(a) Identification of Related Parties

Parties are considered to be related to the Group if the Group has the ability, directly or indirectly, to control the party or exercise significant influence over the party in making financial and operational decisions, or vice versa, or where the Group and the party are subject to common control. Related parties may be individuals or other entities.

Related parties of the Group include:-

(i) Direct subsidiaries; and
(ii) Key management personnel which comprise persons (including the Directors of the Company) have the authority and responsibility for planning, directing and controlling the activities of the Company directly or indirectly.

(b) Significant related party transactions

Significant related party transactions other than disclosed elsewhere in the financial statements are as follows:

	Group	
	01.01.2012 to 30.06.2013 RM	01.01.2011 to 31.12.2011 RM
Purchase of investment properties from a Director	-	5,000,000

31. SIGNIFICANT RELATED PARTY TRANSACTIONS (Continued)

(b) Significant related party transactions (Continued)

Individually significant outstanding balances arising during the financial period / year from transactions other than normal trade transactions with related parties are as follows:

	Company	
	01.01.2012 to 30.06.2013 RM	01.01.2011 to 31.12.2011 RM
Amount due from subsidiaries	75,337,616	59,697,119
Amount due to subsidiaries	1,918,496	11,828,484

(c) Key management personnel remuneration

The remuneration of the key management personnel during the financial period / year are as follows:-

	Group		Company	
	01.01.2012 to 30.06.2013 RM	01.01.2011 to 31.12.2011 RM	01.01.2012 to 30.06.2013 RM	01.01.2011 to 31.12.2011 RM
Directors' emoluments:				
- emoluments	55,500	318,000	-	-
- payable by subsidiary companies	102,000	42,500	-	-

32. SEGMENT REPORTING

FRS 8 requires the identification of operating segments on the basis of internal reports that are regularly reviewed by the Group's chief operating decision maker in order to allocate resources to the segments and assess their performance.

General Information

The information reported to the Group's chief operating decision maker to make decisions about resources to be allocated and for assessing their performance is based on the nature of the products and services of the Group.

Measurement of Reportable Segments

Segment information is prepared in conformity with the accounting policies adopted for preparing and presenting the consolidated financial statements.

Transactions between reportable segments are measured on the basis that is similar to those external customers.

Segment statements of comprehensive income are profit earned or loss incurred by each segment without allocation of central administrative costs, non-operating investment revenue, finance costs and income tax expense. There are no significant changes from prior financial period in the measurement methods used to determine reported segment statements of comprehensive income.

All the Group's assets are allocated to reportable segments other than assets used centrally for the Group, current and deferred tax assets. Jointly used assets are allocated on the basis of the revenues earned by individual segments.

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.

(a) **Geographical Segments**

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

(b) **Business Segments**

The Group operates predominantly in the property development, trading and manufacturing industries involving various types of activities as mentioned in Note 9 to the financial statements.

32. SEGMENT REPORTING (Continued)

Group	Manufacturing	Trading		Property development		Others	Eliminations	Consolidated
	Continuing operation	Continuing operation	Discontinued operation	Continuing operation	Discontinued operation	Continuing operation		
01.01.2012 to 30.06.2013	RM	RM	RM	RM	RM	RM	RM	RM
Revenue								
External sales	-	5,946,747	-	29,184,120	1,700,000	-	(1,700,000)	35,130,867
Inter-segment sales	-	-	-	40,291,726	4,797,239	-	(45,088,965)	-
Total revenue	-	5,946,747	-	69,475,846	6,497,239	-	(46,788,965)	35,130,867
Results								
Segment results	198,419	261,747	3,797,873	3,442,720	(14,302,218)	5,904,353	15,328,534	14,631,428
Finance costs								(1,390,781)
Profit before tax								13,240,647
Taxation								(642,518)
Profit for the financial period								12,598,129
Other information								
Segment assets	8,067,658	15,772,838	53	169,185,760	8,110,125	87,155,150	(175,669,423)	112,622,161
Segment liabilities	10,241,238	12,925,134	248,592	144,916,126	11,414,855	17,175,330	(176,488,316)	20,432,959
Capital expenditure on property, plant and equipment	1,600,000	-	-	1,320	-	23,680	-	1,625,000
Capital expenditure on investment properties	-	-	-	-	-	-	-	-
Depreciation on property, plant and equipment	132,714	-	7,909	473,212	3,809	18,015	-	635,659
Depreciation on investment properties	22,200	-	-	-	-	154,005	-	176,205

32. SEGMENT REPORTING (Continued)

Group	Manufacturing	Trading		Property development		Others	Eliminations	Consolidated
	Continuing operation	Continuing operation	Discontinued operation	Continuing operation	Discontinued operation	Continuing operation		
01.01.2011 to 31.12.2011	RM	RM		RM		RM	RM	RM
Revenue								
External sales	-	4,952,082	-	51,731,578	2,635,440	-	(11,594,392)	47,724,708
Inter-segment sales	-	-	-	(8,830,558)	(128,394)	-	8,958,952	-
Total revenue	-	4,952,082	-	42,901,020	2,507,046	-	(2,635,440)	47,724,708
Results								
Segment results	1,382,221	3,204,740	(20,128,350)	24,120,810	1,107,030	(2,221,815)	6,074,109	13,538,745
Finance costs								(543,734)
Loss before tax								12,995,011
Taxation								(4,514,679)
Loss for the financial year								8,480,332
Other information								
Segment assets	8,640,354	17,095,334		158,380,429		71,201,511	(144,645,950)	110,671,678
Segment liabilities	10,666,575	23,393,364		125,269,085		40,899,990	(159,143,281)	41,085,733
Capital expenditure on property, plant and equipment	-	-		2,007,422		44,691	-	2,052,113
Capital expenditure on investment properties	-	-		-		5,133,486	-	5,133,486
Depreciation on property, plant and equipment	90,089	108,673		133,348		8,057	-	340,167
Depreciation on investment properties	14,800	-		-		102,670	-	117,470

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 2.3 describe how classes of financial instruments are measured, and how income and expense, including fair value gains and losses, are recognised. 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:

Group	Loans and receivables RM	Other financial liabilities RM	Total RM
30.06.2013			
Financial assets			
Trade receivables	23,442	-	23,442
Other receivables and deposits	6,958,629	-	6,958,629
Cash and bank balances	682,272	-	682,272
	7,664,343	-	7,664,343
Financial liabilities			
Borrowings	-	8,854,624	8,854,624
Trade payables	-	467,636	467,636
Other payables and accruals	-	5,224,862	5,224,862
	-	14,547,122	14,547,122
31.12.2011			
Financial assets			
Trade receivables	6,187,636	-	6,187,636
Other receivables and deposits	1,718,751	-	1,718,751
Cash and bank balances	542,721	-	542,721
	8,449,108	-	8,449,108
Financial liabilities			
Borrowings	-	15,274,646	15,274,646
Trade payables	-	3,950,645	3,950,645
Other payables and accruals	-	13,283,643	13,283,643
	-	32,508,934	32,508,934

33. FINANCIAL INSTRUMENTS (Continued)

(a) Classification of financial instruments (Continued)

Company	Loans and receivables RM	Other financial liabilities RM	Total RM
30.06.2013			
Financial assets			
Amount due from subsidiary companies	75,337,616	-	75,337,616
Cash and bank balances	5,025	-	5,025
	75,342,641	-	75,342,641
Financial liabilities			
Borrowings	-	4,905,767	4,905,767
Amount due to subsidiary companies	-	1,918,496	1,918,496
Other payables and accruals	-	528,888	528,888
	-	7,353,151	7,353,151
31.12.2011			
Financial assets			
Amount due from subsidiary companies	59,697,119	-	59,697,119
Other receivables and deposits	395	-	395
Cash and bank balances	5,670	-	5,670
	59,703,184	-	59,703,184
Financial liabilities			
Amount due to subsidiary companies	-	11,828,484	11,828,484
Other payables and accruals	-	548,150	548,150
	-	12,376,634	12,376,634

33. **FINANCIAL INSTRUMENTS (Continued)**

(b) **Financial Risk Management and Objectives**

The Group seeks to manage effectively the various risks namely credit, interest rate and liquidity risks, to which the Group is exposed to in its daily operations.

(i) **Liquidity risk**

Liquidity risk is the risk that the Group or the Company will encounter difficulty in meeting financial obligations due to shortage of funds. The Group's and the Company's exposure to liquidity risk arises primarily from mismatches of the maturities of financial assets and liabilities. The Group's and the Company's objective is to maintain a balance between continuity of funding and flexibility through the use of stand-by credit facilities.

Analysis of financial instruments by remaining contractual maturities

The table below summarises the maturity profile of the Group's and the Company's liabilities at the reporting date based on contractual undiscounted repayment obligations.

Group	**On demand or within one year** RM	**One to five years** RM	**Total** RM
30.06.2013			
Financial liabilities			
Borrowings	7,088,215	1,766,409	8,854,624
Trade payables	467,636	-	467,636
Other payables and accruals	5,224,862	-	5,224,862
	12,780,713	1,766,409	14,547,122
31.12.2011			
Financial liabilities			
Borrowings	8,800,170	6,474,476	15,274,646
Trade payables	3,950,645	-	3,950,645
Other payables and accruals	13,283,643	-	13,283,643
	26,034,458	6,474,476	32,508,934

33. FINANCIAL INSTRUMENTS (Continued)

(b) Financial Risk Management and Objectives (Continued)

(i) Liquidity risk (Continued)

Company	On demand or within one year RM	One to five years RM	Total RM
30.06.2013			
Financial liabilities			
Borrowings	4,905,767	-	4,905,767
Amount due to subsidiary companies	1,918,496	-	1,918,496
Other payables and accruals	528,888	-	528,888
	7,353,151	-	7,353,151
31.12.2011			
Financial liabilities			
Amount due to subsidiaries	11,828,484	-	11,828,484
Other payables and accruals	548,150	-	548,150
	12,376,634	-	12,376,634

(ii) Interest rate risk

The following tables set out the carrying amounts, the average effective interest rates as at reporting date and the remaining maturities of the Group's financial instruments that are exposed to interest rate risk:

	Average effective interest rate %	Within 1 year RM	1 - 5 years RM	More than 5 years RM	Total RM
Group					
30.06.2013					
Fixed rates					
Deposit with banks	2.25	222,315	-	-	222,315
Hire purchase payables	1.35 - 6.60	116,046	255,070	209,880	580,996
Floating rates					
Term loans	9 - 10.10	6,972,169	1,301,459	-	8,273,628

33. **FINANCIAL INSTRUMENTS (Continued)**

(b) **Financial Risk Management and Objectives (Continued)**

(ii) **Interest rate risk (Continued)**

	Average effective interest rate %	Within 1 year RM	1 - 5 years RM	More than 5 years RM	Total RM
Group					
31.12.2011					
Fixed rates					
Deposit with banks	2.25 - 2.98	293,855	-	-	293,855
Hire purchase payables	4.60 - 6.60	48,033	705,685	-	753,718
Floating rates					
Bank overdrafts	8.85 - 10.10	2,069,001	-	-	2,069,001
Term loans	8.60 - 9.85	6,683,136	5,768,791	-	12,451,927

	Average effective interest rate %	Within 1 year RM	1 - 5 years RM	More than 5 years RM	Total RM
Company					
30.06.2013					
Floating rates					
Term loans	10.10	4,905,767	-	-	4,905,767

Interest rate risk sensitivity

An increase in market interest rates by 1% on financial assets and financial liabilities of the Group and the Company which have variable interest rates at the end of the reporting period would decrease the profit before tax by RM82,736/- and RM49,058/- respectively (31.12.2011: RM149,209/-). This analysis assumes that all other variables remain unchanged.

A decrease in market interest rates by 1% on financial assets and liabilities of the Company which have variable interest rates at the end of the reporting period would have had the equal but opposite effect on the amounts shown above, on the basis that all other variables remain unchanged.

(iii) **Credit risk**

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. The counter parties are local major financial institutions and reputable multinational organisations. 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.

33. FINANCIAL INSTRUMENTS (Continued)

(b) Financial Risk Management and Objectives (Continued)

(iii) Credit risk (Continued)

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, there were no significant concentrations of credit risk in the Group and the Company.

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.

(c) Fair Values

(i) Determination of Fair Value

The carrying amounts of cash and cash equivalents, receivables, deposits and prepayments, payables and accruals and short term borrowings approximate fair values due to the relatively short term nature of these financial instruments.

Other long term financial liabilities are reasonable approximation of fair values because they are floating rate instruments which are re-priced to market interest rates.

(ii) Fair Value Hierarchy

As the financial assets and liabilities of the Group and the Company are not carried at fair value by any valuation method, the fair value hierarchy analysis is not presented.

34. CAPITAL MANAGEMENT

The primary objective of the Company's capital management is to ensure that it maintains a strong credit rating and healthy capital ratio in order to support its business and maximise shareholder value.

The Company manages its capital structure and makes adjustments to it, in light of changes in economic conditions. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. No changes were made in the objectives, policies or processes during the period / year ended 30th June 2013 and 31st December 2011.

34. CAPITAL MANAGEMENT (Continued)

The Company monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The Company includes within net debt, borrowings, trade and other payables, less cash and bank balances. Capital includes equity attributable to the owners of the Company.

	Group	
	30.06.2013	31.12.2011
	RM	RM
Borrowings (Note 19)	8,854,624	15,274,646
Trade payables	467,636	3,950,645
Other payables and accruals (Note 22)	5,224,862	13,283,643
Less: Cash and bank balances	(682,272)	(542,721)
Net debt	13,864,850	31,966,213
Equity attributable to the owners of the Company	92,189,202	69,585,945
Total capital	92,189,202	69,585,945
Capital and net debt	106,054,052	101,552,158
Gearing ratio	13%	31%

The Group is also required to comply with the disclosure and necessary capital requirements as prescribed in the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

35. CONTINGENT LIABILITIES

	Group		Company	
	30.06.2013	31.12.2011	30.06.2013	31.12.2011
	RM	RM	RM	RM
Guarantee for banking facilities granted to subsidiary companies	-	-	8,273,626	29,301,911

At the end of the reporting date, it was not probable that the counterparty to the financial guarantee contract will claim under the contract.

36. MATERIAL LITIGATION

(a) A legal action was initiated against Minply Industries (M) Sdn Bhd, a wholly owned subsidiary of the Company by Sunliq Sdn. Bhd. for the breached Terms pursuant to a Letter of Offer dated 16th March 2011. The case currently seeking Summary Judgement pursuant to Order 26A of the Subordinate Courts Act 1980 that the Defendant pay to the Plaintiff the sum RM81,132/- at the rate of 8% from the date of the Summons till date of judgement thereof.

The Court has allowed the Plaintiff's application for summary judgement and the said amount has been fully settled during the financial period.

(b) A legal action was initiated by Tang Yit Fun and Tang Yit Peng ("the Plaintiffs") against Tiger Synergy Berhad ("the Company"), Goldenier Property Management Sdn. Bhd ("GPM SB"), Janavista Sdn. Bhd, Tan Wei Lian and Tan Lee Chin ("the Defendants") for a sum of RM4,575,000 and specific performance and damages for breach of contract. This case was fixed for hearing before the Honourable Judge Tuan Vazeer Alam Bin Mydin Meera on the 16th and 17th of October, 2013.

Consent Judgement was entered without liability. The Company and GPMSB are both jointly and severally liable to the Plaintiffs for the payment of RM1.8 million and the delivery of two units of properties with the title no. HSD222956, PT No. 8650 and HSD No 222958 PT No. 8652 ("the Properties"). In the event the Company and GPMSB are unable to deliver the Properties, the Company and GPMSB shall pay an amount of RM3.2 million to the Plaintiff. Other terms of settlement were stated in the Company's announcement to Bursa Malaysia Securities Berhad on 21st October 2013.

37. SIGNIFICANT EVENTS DURING AND AFTER THE FINANCIAL YEAR

(a) Acquisitions and disposals of freehold land

(i) On 17th October 2011, Tekan Mewah Development Sdn. Bhd., a wholly owned subsidiary of the Company has entered into the Sale and Purchase Agreement with Kasimentari Sdn. Bhd. for a disposal of 107 pieces of land and a piece of 4,246 sq meters commercial land, all held under under PT 156 to PT 243 and PT 245 to PT 264 located at Pekan Lukut, Daerah Port Dickson, Negeri Sembilan for a total cash consideration of RM8,000,000/-. The sale and purchase transaction was completed during the financial period.

(ii) On 14th February 2012, Tekan Mewah Development Sdn. Bhd., a wholly owned subsidiary of the Company proposed the disposal of 15 pieces of lands held under Lot No. 13990 to Lot No. 14004 located at Pekan Lukut, Daerah Port Dickson, Negeri Sembilan to Wonderful Niche Development Sdn. Bhd. for a purchase consideration of RM4,000,000/-. The sale and purchase transaction was completed during the financial period.

(iii) On 6th September 2011, Pembinaan Terasia Sdn. Bhd., a wholly-owned subsidiary of the Company proposed to purchase a freehold vacant land held under GM1927, Lot 1888, Mukim Klang, Tempat Batu Gajah, Daerah Klang, Negeri Selangor measuring in area 1,8210.825 sq meters at a purchase consideration of RM5,880,600/-. The sale and purchase was revoked on 5th February 2013.

37. **SIGNIFICANT EVENTS DURING AND AFTER THE FINANCIAL YEAR (Continued)**

(a) Acquisitions and disposals of freehold land (Continued)

(iv) On 28th September 2011, Pembinaan Terasia Sdn. Bhd., a wholly owned subsidiary of the Company has entered into the Sale and Purchase Agreement with AUS-Land Properties Sdn. Bhd. for the acquisition of 1 piece of freehold vacant land held under GM2502, Lot 1885 situated in the Mukim of Klang, Tempat Sungei Kandis, Daerah Klang, Negeri Selangor, for a total cash consideration of RM5,684,850/-. The sale and transaction was completed during the financial period, and subsequently disposed for RM7,000,000/-

(b) Proposed Corporate Proposals

On 13th June 2013, the Company announced the following corporate proposals:-

(i) Proposed renounceable rights issue of up to 424,710,000 new ordinary shares of RM0.20 each (“Rights Share”) together with up to 424,710,000 free

one existing ordinary share of RM0.20 each held on the entitlement date to be determined and one Warrant for every one Rights Share subscribed (Proposed Right Issue of Shares with Warrants);

(ii) Proposed increase in the authorised share capital of the Company from RM100,000,000 comprising 500,000,000 ordinary shares of RM0.20 each to RM500,000,000 comprising 2,500,000,000 ordinary shares of RM0.20 each ("Proposed IASC"); and

(iii) Proposed amendment to the Memorandum of Association of the Company as a consequence of the Proposed IASC

On 23rd September 2013, Bursa Malaysia Securities Berhad (“Bursa Securities”) had approved the Proposed Right Issue of Shares with Warrants subject to the conditions stated in the Company’s announcement to Bursa Securities dated 24th September 2013.

On 14th October 2013, Bursa Securities approved the following:

(i) Listing of up to 3,132,755 additional adjustment Warrants to be issued in consequence of adjustment arising from the Proposed Rights Issue of Shares with Warrants; and

(ii) Listing of up to 3,132,755 additional new Shares to be issued arising from the exercise of the adjustment Warrants.

38. **CHANGE OF FINANCIAL YEAR END**

The Company changed its financial year end from 31st December to 30th June. The financial statements have therefore made up for a period of eighteen months from 1st January 2012 to 30th June 2013.

Supplementary Information on the Disclosure of Realised and Unrealised Profits or Losses

On 25th March 2010, Bursa Malaysia Securities Berhad ("Bursa Malaysia") issued a directive to all listed issuers pursuant to Paragraphs 2.06 and 2.23 of Bursa Malaysia Main Market Listing Requirements. The directive requires all listed issuers to disclose the breakdown of the retained profits or accumulated losses as at the end of the reporting period, into realised and unrealised profits or losses.

On 20th December 2010, Bursa Malaysia further issued guidance on the disclosure and the format required.

Pursuant to the directive, the amounts of realised and unrealised profits or losses included in the accumulated losses of the Group and the Company as at 30th June 2013 and 31st December 2011 are as follows:-

	Group		**Company**	
	RM	RM	RM	RM
	01.01.2012 to 30.06.2013	01.01.2011 to 31.12.2011	01.01.2012 to 30.06.2013	01.01.2011 to 31.12.2011
Total accumlulated losses of the Company and its subsidiaries:				
- Realised	(2,863,355)	(4,565,802)	(23,315,213)	(24,133,611)
- Unrealised	171,019	(173,321)	-	-
Total accumulated losses	(2,692,336)	(4,739,123)	(23,315,213)	(24,133,611)

The determination of realised and unrealised profits is based on the Guidance of Special Matter No. 1, *Determination of Realised and Unrealised Profits or Losses in the Context of Disclosure Pursuant to Bursa Malaysia Securities Berhad Listing Requirements*, issued by Malaysian Institute of Accountants on 20th December 2010.

The disclosure of realised and unrealised profits above is solely for complying with the disclosure requirements stipulated in the directive of Bursa Malaysia and should not be applied for any other purposes.

Statement by Directors

We, **DATO' TAN WEI LIAN** and TAN LEE CHIN, 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 37 to 123 are properly drawn up in accordance with the 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 2013 and of the results and cash flows of the Group and of the Company for the financial period then ended on that date.

The supplementary information set out on page 124 have been prepared in accordance with the Guidance of Special Matter No. 1, Determination of Realised and Unrealised Profits or Losses in the Context of Disclosure Pursuant to Bursa Malaysia Securities Berhad Listing Requirements, issued by the Malaysian Institute of Accountants.

On behalf of the Board,

....
DATO' TAN WEI LIAN
Director

....
TAN LEE CHIN
Director

Seremban

Date: 23rd October 2013

Statutory Declaration

I, **TAN LEE CHIN**, 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 37 to 123, and the supplementary information set out on page 124 are correct, and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Statutory Declarations Act, l960.

....
TAN LEE CHIN

Subscribed and solemnly declared by the abovenamed at Seremban, Negeri Sembilan on 23rd October 2013.

Before me,

....
Commissioner for Oaths
RODIAH BT MOHAMED
NO.N 083

Independent Auditor's Report

Report on the Financial Statements

We have audited the financial statements of Tiger Synergy Berhad, which comprise the statements of financial position as at 30th June 2013 of the Group and of the Company, and the statements of comprehensive income, statements of changes in equity and statements of cash flows of the Group and of the Company for the financial period then ended, and a summary of significant accounting policies and other explanatory information, as set out on pages 37 to 123.

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 the Financial Reporting Standards and the requirements of the Companies Act, 1965 in Malaysia. The directors are also responsible for such internal controls as the directors determine are 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 risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, we consider internal controls relevant to the Company'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 Company's internal controls. 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 at 30th June 2013 and of their financial performance and cash flows for the financial period then ended in accordance with the 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 following:-

(a) In our opinion, the accounting and other records and the registers required by the Companies Act, 1965 in Malaysia to be kept by the Company and its subsidiaries of which we have acted as auditors have been properly kept in accordance with the provisions of the Companies Act, 1965 in Malaysia.

(b) We have considered the financial statements and the auditor's reports of all the subsidiaries of which we have not acted as auditors, which are indicated in Note 9 to the financial statements.

(c) We are satisfied that the financial statements of the subsidiaries 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.

(d) The audit reports on the financial statements of the subsidiaries did not contain any qualification, or any adverse comments made under Section 174(3) of the Companies Act, 1965 in Malaysia.

Other Reporting Responsibilities

The supplementary information set out in page 124 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 the Guidance on Special Matter No.1, Determination of Realised and Unrealised Profits or Losses in the Context of Disclosure 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

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 contents of this report.

Baker Tilly Monteiro Heng
No. AF 0117
Chartered Accountants

Heng Ji Keng
No. 578/05/14 (J/PH)
Chartered Accountant

Kuala Lumpur

Date: 23rd October 2013

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	7 years	2,545 (834-877 per apartment)	249,290	9 March 2007 (R)
HS(D) 2853,PTD3995 HS(D) 2854,PTD3996 HS(D) 2855,PTD3997 Mukim Api Api Distirct of Pontian Jalan Kayu Ara Pasong Sg. Tirus Pontian Johor	Industrial/2 units of single storey detached factories with a double storey office annexe and other ancillary buildings	Freehold	9 & 18 years respectively	164,299/91,678	6,092,850	10 July 2013
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 Land	Freehold	N/A	1146sq/m	689,200	22-Oct-10
Lot 2136 GM 645 & Lot 2135 GM 439 Mukim Petaling, Daerah Petaling, Selangor	Vacant Agricultural 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 Land	Freehold	N/A	N/A	4,000,000	22-Mar-11

Analysis
of Shareholdings As at 18/11/2013

Authorized Share Capital	: RM500,000,000.00
Issue and Paid Up Share Capital	: RM77,414,020.00
Class of Shares	: Ordinary Shares of RM0.20 each
Voting Rights	: One Vote per Share

ANALYSIS OF HOLDINGS AS AT 18/11/2013
(WITHOUT AGGREGATING SECURITIES FROM DIFFERENT SECURITIES ACCOUNTS BELONGING TO THE SAME PERSON)

	NO. OF HOLDERS			NO. OF HOLDINGS			PERCENTAGE		
SIZE OF HOLDINGS	MALAYSIAN	FOREIGN	TOTAL	MALAYSIAN	FOREIGN	TOTAL	MALAYSIAN	FOREIGN	TOTAL
1 - 99	5	0	5	202	0	202	0.00	0.00	0.00
100 - 1,000	550	3	553	497,500	900	498,400	0.13	0.00	0.13
1,001 - 10,000	1,598	17	1,615	10,132,098	106,000	10,238,098	2.62	0.03	2.65
10,001 - 100,000	2,229	24	2,253	89,254,600	908,000	90,162,600	23.06	0.23	23.29
100,001 - 19,353,504 (*)	425	9	434	243,071,900	7,047,000	250,118,900	62.80	1.82	64.62
19,353,505 AND ABOVE (**)	1	0	1	36,051,900	0	36,051,900	9.31	0.00	9.31
T O T A L	4,808	53	4,861	379,008,200	8,061,900	387,070,100	97.92	2.08	100.00

	NO. OF HOLDERS	NO. OF HOLDINGS	PERCENTAGE
GRAND TOTAL	4,861	387,070,100	100.00

REMARK : * - LESS THAN 5% OF ISSUED HOLDINGS
: ** - 5% AND ABOVE OF ISSUED HOLDINGS

Analysis of Shareholdings As at 18/11/2013
The 30 Largest Securities Holders

(WITHOUT AGGREGATING SECURITIES FROM DIFFERENT SECURITIES ACCOUNTS BELONGING TO THE SAME PERSON)

NO.	HOLDER NAME & ADDRESS	NO. OF HOLDINGS	PERCENTAGE
1	AMSEC NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR TAN WEI LIAN	36,051,900	9.31
2	KENANGA NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR TAN LEE CHIN (027)	8,461,000	2.19
3	KENANGA NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR LAM BOON LING (013)	8,369,500	2.16
4	CHENDEROH JAYA SDN. BHD.	6,690,500	1.73
5	KHOR CHIN CHEW	5,142,000	1.33
6	TA NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR GAN LAI MENG	4,935,000	1.27
7	UOB KAY HIAN NOMINEES (ASING) SDN BHD EXEMPT AN FOR UOB KAY HIAN PTE LTD (A/C CLIENTS)	4,149,000	1.07
8	LOH KAH HOCK	4,011,000	1.04
9	TA NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR JOANNA YONG HUI FUN	3,733,800	0.96
10	MAYBANK NOMINEES (TEMPATAN) SDN BHD WONG PENG SOON	3,480,000	0.90
11	SEK CHIAN YOO	3,422,000	0.88
12	CHOON SIEW THONG	3,328,200	0.86
13	LEE CHAY CHYE	3,200,000	0.83
14	AHMAD BIN HAMZAH	3,000,000	0.78
15	TAY HOCK TIAM	3,000,000	0.78
16	TASEC NOMINEES (TEMPATAN) SDN BHD TA CAPITAL SDN BHD FOR LAM BOON LING	2,998,000	0.77
17	TAN YOKE CHUN	2,950,000	0.76
18	HII HIENG HUI	2,700,000	0.70
19	MALACCA EQUITY NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR TAN LEE CHIN	2,690,000	0.69
20	HOO CHUN MOI	2,523,000	0.65
21	JF APEX NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR LOW BOON NGEE (STA 2)	2,500,000	0.65
22	TAN LI LI	2,240,000	0.58
23	MD NOR BIN MANSOR	2,104,500	0.54
24	SOON HOCK TEONG	2,050,000	0.53
25	JENNY LIM FEN FUA	2,000,000	0.52
26	KENANGA NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR CHIENG KEE SIANG	2,000,000	0.52
27	HO JO HUN	1,969,100	0.51
28	ALLIANCEGROUP NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR SEK CHIAN NEE (8078434)	1,860,000	0.48
29	GEWA JAYANTHI A/P E NOHASATHIYANATHAN	1,837,000	0.47
30	FOK CHEE SEONG	1,800,000	0.47

TOTAL HOLDINGS	:	**135,195,500**
TOTAL PERCENTAGE	:	**34.93**
TOTAL ISSUED HOLDINGS	:	**387,070,100**

Analysis Of Shareholdings As At 18/11/2013

List Of Substantial Shareholders & Directors' Shareholdings

Name of Substantial Shareholders	Direct Holdings		Indirect Holdings	
	No.of Shares held	%	No.of Shares held	%
Dato' Tan Wei Lian	36,411,900	9.41%	13,651,000	3.53%
Tan Lee Chin	11,191,000	2.89%	36,411,900	9.41%
Directors Shareholdings				
Dato' Tan Wei Lian	36,411,900	9.41%	13,651,000	3.53%
Tan Lee Chin	11,191,000	2.89%	36,411,900	9.41%
Chua Eng Chin	-	-	-	-
Dato' Khoo Seng Hock	-	-	-	-
Chew Chee Bor	-	-	-	-

Analysis of Warrant Holdings As at 18/11/2013

ANALYSIS OF HOLDINGS AS AT 18/11/2013
(WITHOUT AGGREGATING SECURITIES FROM DIFFERENT SECURITIES ACCOUNTS BELONGING TO THE SAME PERSON)

	NO. OF HOLDERS			NO. OF HOLDINGS			PERCENTAGE		
SIZE OF HOLDINGS	MALAYSIAN	FOREIGN	TOTAL	MALAYSIAN	FOREIGN	TOTAL	MALAYSIAN	FOREIGN	TOTAL
1 - 99	118	1	119	5,582	67	5,649	0.01	0.00	0.02
100 - 1,000	27	0	27	9,017	0	9,017	0.02	0.00	0.02
1,001 - 10,000	312	1	313	1,735,431	7,000	1,742,431	4.61	0.02	4.63
10,001 - 100,000	402	2	404	16,778,501	106,700	16,885,201	44.58	0.28	44.86
100,001 - 1,881,994 (*)	65	1	66	16,877,602	120,000	16,997,602	44.84	0.32	45.16
1,881,995 AND ABOVE (**)	1	0	1	2,000,000	0	2,000,000	5.31	0.00	5.31
TOTAL	925	5	930	37,406,133	233,767	37,639,900	99.38	0.62	100.00

	NO. OF HOLDERS	NO. OF HOLDINGS	PERCENTAGE
GRAND TOTAL	930	37,639,900	100.00

REMARK : * - LESS THAN 5% OF ISSUED HOLDINGS
: ** - 5% AND ABOVE OF ISSUED HOLDINGS

Analysis of Warrant As at 18/11/2013
The 30 Largest Securities Holders

THE 30 LARGEST SECURITIES HOLDERS AS AT 18/11/2013
(WITHOUT AGGREGATING SECURITIES FROM DIFFERENT SECURITIES ACCOUNTS BELONGING TO THE SAME PERSON)

NO.	HOLDER NAME & ADDRESS	NO. OF HOLDINGS	PERCENTAGE
1	MAYBANK SECURITIES NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR SMB RESOURCES SDN BHD	2,000,000	5.31
2	HII HIENG HUI	1,300,000	3.45
3	GOH CHAI LEONG	1,201,000	3.19
4	LEE CHEE BENG	859,068	2.28
5	JASON NGA KOR SING	630,000	1.67
6	TAY HOCK TIAM	500,000	1.33
7	CIMSEC NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR CHIN FOOK WENG (PENANG-CL)	464,500	1.23
8	YONG HUA LUNG	444,400	1.18
9	KENANGA NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR LIM KIAM LAM (001)	400,000	1.06
10	CHOO PIN MUN	350,000	0.93
11	TENG KOK WENG	350,000	0.93
12	PANG YING ZHU	345,000	0.92
13	MAYBANK NOMINEES (TEMPATAN) SDN BHD KONG YIN LENG	340,000	0.90
14	HLIB NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR TONG LAY ING (CCTS)	310,000	0.82
15	CITIGROUP NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR RAMESH CHANDER KHANIJOW (470650)	308,500	0.82
16	CIMSEC NOMINEES (TEMPATAN) SDN BHD CIMB BANK FOR BADROL HISHAM BIN MOHD REJAB (MP0260)	300,000	0.80
17	GOH LAI WONG	300,000	0.80
18	YEAP CHUN LAI	300,000	0.80
19	KER AA TIN	283,000	0.75
20	ANG BAN LEONG	250,000	0.66
21	KENANGA NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR TING HUA KIONG (ET)	250,000	0.66
22	LAU FUI SENG	250,000	0.66
23	TAN AI HONG	250,000	0.66
24	ALLIANCEGROUP NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR TING SU HUA (8093697)	240,000	0.64
25	BOO CHU CHOO	240,000	0.64
26	LIM BOCK SUN	220,800	0.59
27	FONG LY HENG	202,200	0.54
28	ABDUL RAHMAN BIN ABDUL KARIM	200,000	0.53
29	CHUAH KOOI LIN @ LIM KOOI LIN	200,000	0.53
30	DING AEE MEE	200,000	0.53

TOTAL HOLDINGS	:	**13,488,468**
TOTAL PERCENTAGE	:	**35.84**
TOTAL ISSUED HOLDINGS	:	**37,639,900**

Notice of
Annual General Meeting

NOTICE IS HEREBY GIVEN THAT the Eighteenth Annual General Meeting of the Company will be held at Klana Resort Seremban, Jalan Penghulu Cantik, Taman Tasik Seremban, 70100 Seremban, Negeri Sembilan on Thursday, 26 day of December 2013 at 11.00 a.m. for the following purposes:-

AGENDA

1. To receive the audited Financial Statements for the financial period ended 30th June 2013 and the Reports of the Directors and Auditors thereon. (Resolution 1)

2. To re-elect the following Director retiring pursuant to Article 71 of the Articles of Association :-

   Mr. Chua Eng Chin (Resolution 2)

3. To re-elect the following Director retiring pursuant to Article 77 of the Articles of Association :-

   Mr. Chew Chee Bor (Resolution 3)

4. To appoint Messrs. Baker Tilly Monteiro Heng as Auditors and to authorize the Directors to fix their remuneration. (Resolution 4)

5. As Special Business, to consider and if thought fit, to pass the following resolutions as Ordinary and Special Resolutions:-

5.1 **As Ordinary Resolution -**
Authority to Directors to Allot and Issue Shares
Pursuant to Section 132 D of the Companies Act 1965

"That subject to the approvals of the relevant authorities, the Directors be and are hereby authorised pursuant to Section 132 D of the Companies Act 1965 to allot and issue new ordinary shares of RM0.20 in the Company at any time and upon such terms and conditions and for such purposes as the Directors, in their absolute discretion, deem fit, provided that the aggregate number of shares to be issued pursuant to this resolution in any one financial year does not exceed 10% of the issued share capital of the Company for the time being and that the Directors be and are also empowered to obtain the approval for the listing and quotation of the additional shares so issued on the Bursa Malaysia Securities Berhad and that such authority shall continue to be in force until the conclusion of the next Annual General Meeting of the Company." (Resolution 5)

5.2 **As Special Resolution 1**
Proposed Amendments to Articles of Association of the Company

"THAT the proposed amendments in the Articles of Association as per Appendix 1 attached be and are hereby approved and THAT the Directors and Secretary of the Company be and are hereby authorised to take all steps as are necessary and expedient in order to implement, finalise and give full effect to the Proposed Amendments of the Articles of Association of the Company." (Special Resolution 1)

6. To consider any other business of which due notice shall have been given.

BY ORDER OF THE BOARD

NG BEE LIAN (MAICSA 7041392)
Company Secretary

Kuala Lumpur
Date: 4 December 2013

EXPLANATORY NOTES TO SPECIAL BUSINESS:-

Ordinary Resolution No. 5
Proposed Authority to issue shares not exceeding ten (10) per centum of the issued capital of the Company.

The Company continues to consider opportunities to broaden its earnings potential. The proposed Ordinary Resolution No. 5, if granted, will give powers to the Directors to issue up to a maximum ten per centum (10%) of the issued share capital of the Company for the time being for such purposes as the Directors would consider in the best interest of the Company. This authority, unless revoked or varied at a general meeting, will expire at the next Annual General Meeting of the Company.

The general mandate sought for issue of securities is a renewal of the said mandate that was approved by the shareholders on 29 June 2012. The Company had undertaken a Private Placement of up to 39,410,000 new ordinary shares of RM0.20 each on staggered basis utilized under the mandate that was approved last year. The renewal of the general mandate is to provide flexibility to the Company to issue new securities without the need to convene separate general meeting to obtain its shareholders' approval so as to avoid incurring additional cost and time. The purpose of this general mandate is for possible fund raising exercises including but not limited to further placement of shares for purpose of funding current and /or future investment projects, working capital and/or acquisitions.

Special Resolution 1
Proposed Amendments to Articles of Association of Tiger Synergy Berhad ("Proposed Amendments")

The Proposed Amendments are to comply with the amendments made to Chapter 7 of the Listing Requirements in relation to the appointment of multiple proxies by an exempt authorised nominee and qualification of proxy.

NOTES :-

1. A proxy need not be a member of the Company and the provisions of Section 149(1)(b) of the Act shall not apply to the Company.

2. The proxy form must be duly completed and deposited at the registered office of the Company at No. 482, Ground Floor, Jalan Zamrud 6, Taman Ko-op, 70200 Seremban, Negeri Sembilan not less than 48 hours before the time for holding the meeting. Provided that in the event the member(s) duly executes the form of proxy but does not name any proxy, such member(s) shall be deemed to have appointed the Chairman of the meeting as his /their proxy, PROVIDED Always that the rest of the proxy form, other than the particulars of the proxy have been duly completed by the member(s)

3. Where a member appoints more than one (1) proxy, the appointment shall be invalid unless he specifies the proportions of his holdings to be represented by each proxy. Where the appointer is a corporation, the proxy form must be executed under its common seal or under the hand of an officer or attorney duly authorized.

4. Where a member of the Company is an authorised nominee as defined under the Securities Industry (Central Depositories) Act 1991, it may appoint at least one (1) proxy but not more than two (2) proxies in respect of each securities account it holds which is credited with ordinary shares of the Company.

5. Only members whose names appear in the Record of Depositors as at 18 December 2013 (at least 3 market days) will be entitled to attend and vote at the meeting.

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 nominees may appoint in respect of each omnibus account it holds.

Proposed Amendments to the Articles of Association

Chpt 7 of Bursa Listing Requirements	Existing Articles	Proposed Amendments	Remarks
Article 2 Definitions Para 7.21(2)	Definitions:- Exempt Authorised Nominee: -	Article 2 Exempt Authorised Nominee: An authorised nominee is defined under the Central Depositories Act which is exempted from compliance with the provisions of sub-section 25A(1) of the Central Depositories Act	Insertion of new definition
Para 7.21A (1) Proxy need not be a member	Article 64 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. A proxy may but need not 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 Act shall not apply to the Company. The instrument appointing a proxy shall be deemed to confer authority to demand or join in demanding a poll.	To delete Article 64 in its entirety and to be replaced with a new Article 64 Article 64 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. A proxy need not be member. There is no restriction to as to the qualification of the proxy and the provisions of Section 149(1)(b) of the Act shall not apply to the Company. The instrument appointing a proxy shall be deemed to confer authority to demand or join in demanding a poll.	Alteration of existing Article 81
Para 7.21 Appointment of multiple process	Article 60 Subject to the Securities Laws and these Articles and to any rights or restriction for the time being attached to any class or classes of shares, at meetings of Members or classes of members each member entitled to vote in person or by proxy or by attorney. On a resolution to be decided by a show of hands every Member present in person who is	To delete Article 60 in its entirety and to be replaced with a new Article 60 Article 60 Subject to the Securities Laws and these Articles and to any rights or restriction for the time being attached to any class or classes of shares, at meetings of Members or classes of members each member entitled to vote in person or by proxy or by attorney. On a resolution to be decided by a show of hands every Member present in person who is the holder of ordinary shares or	Alteration of Existing Article 82

Chpt 7 of Bursa Listing Requirements	Existing Articles	Proposed Amendments	Remarks
Para 7.21 (1) Para 7.21A (2)	the holder of ordinary shares or preference shares or a proxy or attorney or an authorised representative of such Member shall have one (1) vote and on a resolution to be decided by poll every Member present in person or by attorney or by an authorised representative shall have one (1) vote for each share he holds. A proxy or attorney or authorised representative shall entitle to vote both on a show of hands and on a poll. 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 more than one (1) proxy, to attend and vote at the same meeting, such appointment shall be invalid unless the Member specifies the proportion of the shareholdings to be represented by each proxy. Where a member of the company is an authorised nominee as defined under the Securities Industry (Central Depositories) Act 1991, it may appoint at least one proxy in respect of each securities account it holds with ordinary shares of the Company standing to the credit of the said securities account.	preference shares or a proxy or attorney or an authorised representative of such Member shall have one (1) vote and on a resolution to be decided by poll every Member present in person or by attorney or by an authorised representative shall have one (1) vote for each share he holds. A proxy or attorney or authorised representative shall entitle to vote both on a show of hands and on a poll. A member shall not appoint more than two (2) proxies to attend at the same meeting, where a Member appoints two proxies, the proxies shall not be valid (unless the Member specifies the proportion of his shareholding to be represented by each proxy. Where a Member of the Company is an authorised nominee as defined in the Securities Industry (Central Depositories) Act 1991 ("SICDA"), it may appoint not more than two (2) proxies in respect of each securities account it holds in ordinary shares of the Company standing to the credit of the said securities account. Where a Member of the Company is an exempt authorised nominee which holds ordinary shares in the Company for multiple beneficial owners in one (1) securities account ("omnibus account"), there is no limit to the number of proxies which the exempt authorised nominees may appoint in respect of each omnibus account it holds. Where an authorised nominee appoints two (2) proxies or where an exempt authorised nominee appoints two (2) or more proxies, the proportion of shareholdings to be represented by each proxy must be specified in the instrument appointing the proxies. A proxy appointed to attend and vote at a meeting of the Company shall have the same rights as the Member to speak in the meeting.	

Annual General Meeting

Pursuant to Paragraph 8.28(2) of the Listing Requirements of the Bursa Malaysia Securities Berhad

1. **Details of Directors Standing for Re-Election.**

   Directors who are standing for re-election at the Eighteenth Annual General Meeting are as follows:-

   - Mr Chua Eng Chin
   - Mr. Chew Chee Bor

   The details of the above Directors standing for re-election are set out in their profile which appeared on pages 13 to 15 of the Company's 2013 Annual Report.

2. **The details of attendance of existing Directors at Board meetings.**

   During the financial period, eight (8) Board meetings were held.

Name of Directors	Attendance
Dato' Tan Wei Lian	8/8
Chua Eng Chin	8/8
Dato' Khoo Seng Hock	8/8
Tan Lee Chin	8/8
Chew Chee Bor (appointed on 7.5.2013)	1/1
Datuk Lim Si Cheng (resigned on 01.08.2013)	7/8

3. **Eighteenth Annual General Meeting of Tiger Synergy Berhad**

   Venue : Klana Resort Seremban, Jalan Penghulu Cantik,
   Taman Tasik Seremban, 70100 Seremban, Negeri Sembilan

   Date & Time : 26 December 2013 at 11.00 a.m.

PROXY FORM

TIGER SYNERGY BERHAD
(325631-V)

Number of Shares Held	

I/We,____
(PLEASE USE BLOCK LETTERS)

of ____

being a member(s) of TIGER SYNERGY BERHAD, hereby appoint ______________________________________

__________________________of ____

or __________________________ of ____

or the Chairman of the meeting to be my/our proxy/proxies to attend and on a poll to vote for me/us on my/our behalf at the Eighteenth Annual General Meeting of the Company to be held at Sri Merbau, Klana Resort Seremban, Jalan Penghulu Cantik, Taman Tasik Seremban, 70100 Seremban, Negeri Sembilan on Thursday 26 December 2013 at 11.00 a.m. or at any adjournment thereof.

My/Our proxy/proxies is/are to vote as indicated below:

Resolution		For	Against
1.	To receive and adopt the audited financial statements for the period ended 30 June 2013 together with the Reports of Directors and Auditors thereon.		
2.	To re-elect Mr. Chua Eng Chin who retire pursuant to Article 71 of the Company's Articles of Association.		
3.	To re-elect Mr. Chew Chee Bor who retire pursuant to Article 77 of the Company's Articles of Association.		
4.	To re-appoint Messrs Baker Tilly Monteiro Heng as Auditors of the Company.		
5. 5.1 5.2	Special Business: Authority to issue shares pursuant to Section 132(D) of the Companies Act 1965. (Ordinary Resolution) Proposed Amendments to Articles of Association (Special Resolution 1)		

(Please indicate with a cross (x) in the spaces provided whether you wish your vote to be cast for or against the Resolutions. In the absence of specific directions, your proxy will vote or abstain as he thinks fit.)

Date _______day of _______________, 2013

....
Signature/Common Seal

NOTES :-

1. A proxy need not be a member of the Company and the provisions of Section 149(1)(b) of the Act shall not applyto the Company.

2. The proxy form must be duly completed and deposited at the registered office of the Company at No. 482, Ground Floor, Jalan Zamrud 6, Taman Ko-op, 70200 Seremban, Negeri Sembilan not less than 48 hours before the time for holding the meeting. Provided that in the event the member(s) duly executes the form of proxy but does not name any proxy, such member(s) shall be deemed to have appointed the Chairman of the meeting as his /their proxy, PROVIDED Always that the rest of the proxy form, other than the particulars of the proxy have been duly completed by the member(s).

3. Where a member appoints more than one (1) proxy, the appointment shall be invalid unless he specifies the proportions of his holdings to be represented by each proxy. Where the appointer is a corporation, the proxy form must be executed under its common seal or under the hand of an officer or attorney duly authorized.

4. Where a member of the Company is an authorised nominee as defined under the Securities Industry (Central Depositories) Act 1991, it may appoint at least one (1) proxy but not more than two (2) proxies in respect of each securities account it holds which is credited with ordinary shares of the Company.

5. Only members whose names appear in the Record of Depositors as at 18 December 2013 (at least 3 market days) will be entitled to attend and vote at the meeting.

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 nominees may appoint in respect of each omnibus account it holds.

Please fold here

The Secretary
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Jalan Zamrud 6,
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