MK LAND Holdings Berhad (40970-H)

ANNUAL REPORT 2016

MK LAND Holdings Berhad (40970-H)

Our Vision

To be a realiable organisation that delivers quality products and services on timely basis and within cost.

Our Mission

To strive towards excellence in providing quality products and services through teamwork for the betterment of the organisation, society and nation.
Our endeavour - based on self-awareness, conscience, independent will and imaginations - shall always be guided by correct principles and value.

Rafflesia@Hill

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EXCELLENCE AWARDS 2016
The Best Project Award CIDB

Award Winning Park "Tasik Rafflesia@DP"

Corporate Information

BOARD OF DIRECTORS

PN. HJH FELINA BINTI TAN SRI DATUK (DR.) HJ. MUSTAPHA KAMAL
Acting Chairperson / Executive Director

MR. HONG HEE LEONG
Senior Independent Non-Executive Director

YBHG. TAN SRI DATUK (DR.) HJ. MUSTAPHA KAMAL BIN HJ. ABU BAKAR
Non-Independent Non-Executive Director

YBHG. DATUK KASI A/L K.L. PALANIAPPAN
Non-Independent Non-Executive Director

MS. ANITA CHEW CHENG IM
Independent Non-Executive Director

PN. HJH JULIANA HEATHER BINTI ISMAIL
Independent Non-Executive Director

YBHG. DATO' HJH FAZWINNA BINTI TAN SRI DATUK (DR.) HJ. MUSTAPHA KAMAL
(Alternate to Pn. Hjh Felina Binti Tan Sri Datuk (Dr.) Hj. Mustapha Kamal)

PN HJH FARAH MAHAMI BINTI TAN SRI DATUK (DR.) HJ. MUSTAPHA KAMAL
(Alternate to Tan Sri Datuk (Dr.) Hj. Mustapha Kamal Bin Hj. Abu Bakar)

AUDIT COMMITTEE

MR. HONG HEE LEONG
(Chairman)

YBHG. DATUK KASI A/L K.L. PALANIAPPAN
(Member)

MS. ANITA CHEW CHENG IM
(Member)

SENIOR INDEPENDENT NON-EXECUTIVE DIRECTOR

MR. HONG HEE LEONG

SECRETARY

MR. YEAP KOK LEONG (MAICSA 0862549)

REGISTERED OFFICE

No. 19, Jalan PJU 8/5H,
Perdana Business Centre,
Bandar Damansara Perdana,
47820 Petaling Jaya,
Selangor Darul Ehsan

Tel : +603 – 7726 8866
Fax : +603 – 7727 9007

SHARE REGISTRARS

TRICOR INVESTOR & ISSUING HOUSE SERVICES SDN BHD (11324-H)

Unit 32-01, Level 32, Tower A,
Vertical Business Suite,
Avenue 3, Bangsar South,
No.8, Jalan Kerinchi,
59200 Kuala Lumpur

Tel : +603 – 2783 9299
Fax : +603 – 2783 9222
Email : is.enquiry@my.tricorglobal.com

AUDITOR

ERNST & YOUNG
CHARTERED ACCOUNTANTS

PRINCIPAL BANKERS

AMBANK BERHAD

CIMB BANK BERHAD

PUBLIC BANK BERHAD

BANK KERJASAMA RAKYAT MALAYSIA BERHAD

BANK MUALAMAT MALAYSIA BERHAD

AMFUNDS MANAGEMENT BERHAD

LISTING

BURSA MALAYSIA SECURITIES BERHAD
MAIN MARKET

5-Year Financial Highlights

RM'000	1.7.2011 to 30.6.2012	1.7.2012 to 30.6.2013	1.7.2013 to 30.6.2014	1.7.2014 to 30.6.2015	1.7.2015 to 30.6.2016
Revenue	428,530	468,239	488,747	488,316	295,063
Profit/ (loss) before tax	38,129	63,767	71,448	73,029	32,164
Net profit/ (loss) after tax	24,205	40,345	65,698	53,963	16,328
Total assets	1,976,245	1,948,117	1,980,913	1,933,957	1,794,279
Net assets	1,079,862	1,102,139	1,146,757	1,164,582	1,156,818
Shareholders' fund	1,079,862	1,102,139	1,146,757	1,164,582	1,156,818
Total number of shares ('000)	1,204,590	1,204,590	1,204,590	1,204,590	1,204,590
Group's earning/ (loss) per share (sen)	2	3.3	5.5	4.5	1.4
Net assets per share (sen)	90	91	95	96	96

Corporate Structure

100% SUBSIDIARIES

1) **BML MANAGEMENT SDN. BHD.**
2) **BUKIT MERAH RESORT SDN. BHD.**
3) **CENTRALPOLITAN DEVELOPMENT SDN. BHD.**
4) **DOMINANT STAR SDN. BHD.**
5) **DUTA REALITI SDN. BHD.**
6) **GOLDEN PRECINCT SDN. BHD.**
7) **M K LAND RESOURCES SDN. BHD.**
8) **M K LAND VENTURES SDN. BHD.**
9) **M.K. DEVELOPMENT SDN. BHD.**
10) **MEDAN PRESTASI SDN. BHD.**
11) **MELUR UNGGUL SDN. BHD.**
12) **MK TRAINING & CONSULTANCY SDN. BHD.**
13) **PARAMODEN SDN. BHD.**
14) **PARAMOUNT INNOVATION SDN. BHD.**
15) **PLATO CONSTRUCTION SDN. BHD.**
16) **PROFIL ETIKA (M) SDN. BHD.**
17) **PROMINENT VALLEY BHD.**
18) **PUJAAN PASIFIK SDN. BHD.**
19) **RITMA MANTAP SDN. BHD.**
20) **SAUJANA TRIANGLE SDN. BHD.**
21) **SEGI OBJEKTIF (M) SDN. BHD.**
22) **SUMBANGAN BERKAT SDN. BHD.**
23) **TEMA TELADAN SDN. BHD.**
24) **VAST OPTION SDN. BHD.**
25) **VIBRANT LEISURE SDN. BHD.**
26) **ZAMAN TELADAN SDN. BHD.**

ASSOCIATES

MK EMBASSY LAND SDN BHD 47.5%

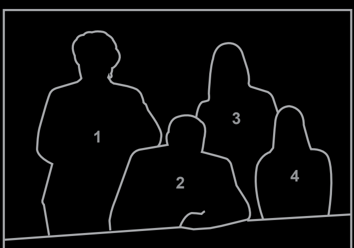

Platinum


Sapphire


Emerald

Board of Directors

NAMES
BOARD OF DIRECTORS



1 - PN. HJH FELINA BINTI TAN SRI DATUK (DR.) HJ. MUSTAPHA KAMAL
Acting Chairperson / Executive Director

2 - YBHG. TAN SRI DATUK (DR.) HJ. MUSTAPHA KAMAL BIN HJ. ABU BAKAR
Non-Independent Non-Executive Director

3 - YBHG. DATO' HJH FAZWINNA BINTI TAN SRI DATUK (DR.) HJ. MUSTAPHA KAMAL
(Alternate to Pn. Hjh Felina Binti Tan Sri Datuk (Dr.) Hj. Mustapha Kamal)

4 - PN. HJH JULIANA HEATHER BINTI ISMAIL
Independent Non-Executive Director

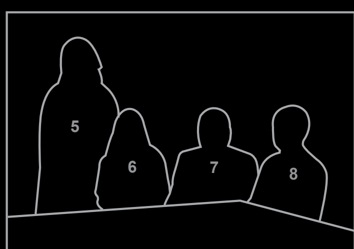
NAMES
BOARD OF DIRECTORS

5 - PN. HJH FARAH MAHAMI BINTI TAN SRI DATUK (DR.) HJ. MUSTAPHA KAMAL
(Alternate to Tan Sri Datuk (Dr.) Hj. Mustapha Kamal Bin Hj Abu Bakar)

6 - MS. ANITA CHEW CHENG IM
Independent Non-Executive Director

7 - YBHG. DATUK KASI A/L K.L. PALANIAPPAN
Non-Independent Non-Executive Director

8 - MR. HONG HEE LEONG
Senior Independent Non-Executive Director



Profile Of The Board Of Directors *(cont'd.)*

PN. HJH FELINA BINTI TAN SRI DATUK (DR.) HJ. MUSTAPHA KAMAL

Acting Chairperson / Executive Director
Age : 45 years old
Nationality : Malaysian
Gender : Female

Pn. Hjh Felina was re-designated as Acting Chairperson on 16 February 2015 in addition of her being the Executive Director of the Group. She was first appointed to the Board on 19 January 2007 after having served as Senior General Manager, Special Functions Department in M K Land Holdings Berhad.

Pn. Hjh Felina holds a Bachelor of Business Degree. She sits on the Board of Prominent Valley Berhad and several private limited companies within the EMKAY Group, some of which are also involved in property development. However, these companies are not in direct competition with the business of the Company.

Pn. Hjh Felina is the daughter of YBhg. Tan Sri Datuk (Dr.) Hj. Mustapha Kamal Bin Hj. Abu Bakar.

She has not been convicted of any offence within the past five years.

YBHG TAN SRI DATUK (DR.) HJ. MUSTAPHA KAMAL BIN HJ. ABU BAKAR

Non-Independent Non-Executive Director
Member of Remuneration Committee
Age : 67 years old
Nationality : Malaysian
Gender : Male

Tan Sri Datuk (Dr.) Hj. Mustapha Kamal is the co-founder of the M K Land Group of Companies and was appointed to the Board of M K Land Holdings on 19 August 1999. Tan Sri is a firm believer of the philosophy *"Together we make it happen"*.

Tan Sri graduated from University of Malaya and started his career with Selangor State Government. His last position was Deputy Commissioner of Lands and Mines before moving to the private sector as the Managing Director of Shah Alam Properties Sdn. Bhd.

It was at this juncture where he harnessed the relevant skills, knowledge, experience and competence in property development to embark on his own business venture when he formed the EMKAY Group of Companies in 1983.

Tan Sri contributes immensely towards the national and international property industry. He sits on the Board of Trustees of Yayasan EMKAY, Bukit Merah Orang Utan Island Foundation and Perdana Leadership Foundation.

He is also the Advisor to the Pulau Banding Foundation. In recognition of his immense contribution, Tan Sri received numerous accolades during his illustrious career. He received the Dewan Perniagaan Melayu Malaysia (DPMM) Fellowship Award 2002 from the D.Y.M.M. Yang Di-Pertuan Agong and the Anugerah Khas Tokoh Maal Hijrah 2003 from the Raja Muda of Perak.

He was awarded the Outstanding Entrepreneur of Selangor 1995 by the Malay Chamber of Commerce for the State of Selangor; the FIABCI Property Man of The Year Award 1997, the Construction Industry Outstanding Personality of The Year Award by the Construction Industry Development Board (CIDB) in 2001, the Platinum Award in 2005 by the Small Medium Industry Association of Malaysia, the Presidential Award 2006 from Malaysian Business, Malay Chambers, The Malaysian Tatler – Diamond of Excellence Award 2011 and The BrandLaureate Brand ICON Leadership Award 2011.

In September 2012, Tan Sri was conferred Honorary Degree, Doctor of Philosophy (Sustainable Development) by Universiti Utara Malaysia (UUM) and in October the same year, Tan Sri was awarded the Life Time Achievement Award from Malaysia Business, Malay Chamber of Commerce Kuala Lumpur. On 11 May 2013, he was also conferred the Honorary Degree, Doctor of Philosophy (Business and Entrepreneurship) from Universiti Teknologi Mara (UiTM).

Recently, he was awarded the "Chairman of the Year Award 2013-2014" by BrandLaureate on 30 May 2014. On 23 August 2014, he was conferred Honorary Doctorate of Philosophy (Community Development and Education) by Multimedia University.

Tan Sri has interest in several private limited companies within the EMKAY Group, some of which are involved in property development.

However, these companies are not in direct competition with the business of the Company.

He has not been convicted of any offence within the past five years.

MR. HONG HEE LEONG

Senior Independent Non-Executive Director Chairman of Audit, Nomination and Remuneration Committee
Age : 59 years old
Nationality : Malaysian
Gender : Male

Mr. Hong Hee Leong was appointed to the Board of M K Land Holdings Berhad on 19 August 1999.

Mr. Hong is a fellow of the Institute of Chartered Accountants in England and Wales, a member of the Malaysian Institute of Accountants, a fellow member of the Chartered Tax Institute of Malaysia and a chartered member of the Institute of Internal Auditors Malaysia.

Mr. Hong is in public practice as a Chartered Accountant. He sits in the Board of Prominent Valley Berhad and had served in various capacities with Fraser and Neave Limited, Genting Plantation Berhad *(formerly known as Asiatic Development Berhad),* Worley Engineering International Ltd, Sanyo Sales & Service Sdn Bhd and Lim Ali & Co (now merged as Ernst & Young).

Mr. Hong does not have any family relationship with any Director and/or substantial shareholder of the Company, nor any conflict of interest with the Company. He has not been convicted of any offence within the past five years.

YBHG. DATUK KASI A/L K.L. PALANIAPPAN

Non-Independent Non-Executive Director
Member of Audit Committee
Age : 58 years old
Nationality : Malaysian
Gender : Male

Datuk P. Kasi is the co-founder of the M K Land Group of companies and was appointed to the Board of M K Land Holdings Berhad on 19 August 1999.

Datuk P. Kasi has a Bachelor's Degree in Architecture and is a registered Architect with Lembaga Arkitek Malaysia and is a Fellow of the Pertubuhan Arkitek Malaysia. He is a Chartered Member of the Royal Institute of British Architects and the Chartered Association of Building Engineers, England. He is also a Member of The Royal Australian Institute of Architects, the Chartered Institute of Arbitrators, Malaysian Institute of Arbitrators and a Corporate Member of the Malaysian Institute of Interior Designers.

Datuk P. Kasi has been involved in Professional and Industry organisations where he has shared his experience and knowledge for the benefit of the property and building industry, both local and international. Among others, he is the Past President of the Pertubuhan Arkitek Malaysia (PAM), Past Chairman of the Balai Ikhtisas Malaysia (Malaysian Professional Centre), Past Chairman of the Architects Regional Council of Asia (ARCASIA), Past Chairman of the Building Industry President's Council (BIPC), and has been a Board Member of Lembaga Arkitek Malaysia.

Datuk P. Kasi has also been a Board Member of the Construction Industry Development Board (CIDB), Lembaga Jurutera Malaysia and Lembaga Perancang Bandar Malaysia. He has also been on the Board of the Credit Guarantee Corporation Berhad (CGC) and the Credit Bureau Malaysia (CBM).

Datuk P. Kasi was honoured with the Presidential Medal and Honorary Membership in 2001 by The American Institute of Architects (AIA). He was among the top nominees for the Ernst & Young Entrepreneur Award in 2002 and 2005 in the Master Entrepreneur Category and has been conferred several other entrepreneurial awards.

Datuk P. Kasi has interest in several private limited companies involved in property investment and property development. However, these companies are not in direct competition with the business of the Company.

Datuk P. Kasi does not have any family relationship with any Director and/or substantial shareholder of the Company.

He has not been convicted of any offence within the past five years.

Profile Of The Board Of Directors *(cont'd.)*

MS. ANITA CHEW CHENG IM

Independent Non-Executive Director
Member of Audit & Nomination Committee
Age : 49 years old
Nationality : Malaysian
Gender : Female

Ms. Anita Chew Cheng Im was appointed to the Board of M K Land Holdings Berhad on 19 February 2009 as Independent Non-Executive Director. Ms. Anita graduated from Monash University, Australia with a Bachelor of Economics degree, majoring in Accounting.

She started her career at KPMG, Melbourne in 1989. In 1992, she joined the corporate finance department of Bumiputra Merchant Bankers Berhad and subsequently worked at Alliance Investment Bank Berhad and HwangDBS Investment Bank Berhad.

She was involved in mostly areas related to corporate finance during her 15 year tenure at the various investment banks, having advised clients on IPO, fund raising and corporate restructuring exercises. Her last position held at HwangDBS Investment Bank Berhad was Senior Vice President, Equity Capital Market.

Ms. Anita's also sits on the Board of Notion Vtec Berhad, Yi-Lai Berhad and K-One Technology Berhad.

Ms. Anita does not have any family relationship with any Director and/or substantial shareholder of the Company, nor any conflict of interest with the Company.

She has not been convicted of any offence within the past five years.

PN. HJH JULIANA HEATHER BINTI ISMAIL

Independent Non-Executive Director
Member of Nomination and Remuneration Committee
Age : 58 years old
Nationality : Malaysian
Gender : Female

Pn. Hjh Juliana Heather was appointed to the Board of M K Land Holdings Berhad on 21 December 2009 as Independent Non-Executive Director.

Pn. Hjh Juliana Heather started her career as a Human Resource Generalist in 1984 with Shah Alam Properties Sdn Bhd, formerly a subsidiary of Kumpulan Perangsang Selangor Berhad.

She was assigned to the Holding Company, Kumpulan Darul Ehsan Berhad in year 2000 and served with the Company as the Assistant General Manager, Group Human Resource until March 2014.

She was appointed as a panel member of the Industrial Court, representing employers, by the Minister of Human Resources Malaysia on 1 January 2007.

Pn. Hjh Juliana Heather does not have any family relationship with any Director and/or substantial shareholder of the Company, nor any conflict of interest with the Company.

She has not been convicted of any offence within the past five years.

Water Chalet,
Bukit Merah Laketown Resort

DATO' HJH FAZWINNA BINTI TAN SRI DATUK (DR.) HJ. MUSTAPHA KAMAL

Alternate director to Pn. Hjh Felina Binti Tan Sri Datuk (Dr.) Hj. Mustapha Kamal
Age : 40 years old
Nationality : Malaysian
Gender : Female

Dato' Hjh Fazwinna was appointed as alternate director to Pn. Hjh Felina Binti Tan Sri Datuk (Dr.) Hj. Mustapha Kamal on 12 February 2007.

Dato' Hjh Fazwinna is the Chief Executive Officer of MKN Motor Sports Sdn Bhd. She also sits on the Board of several private limited companies within the EMKAY Group some of which are involved in property development.

However, these companies are not in direct competition with the business of the Company.

Dato' Hjh Fazwinna is the daughter of YBhg. Tan Sri Datuk (Dr.) Hj. Mustapha Kamal Bin Hj. Abu Bakar.

She has not been convicted of any offence within the past five years.

Utusan Business 2015
Industry Excellence
in Hospitality

PN. HJH FARAH MAHAMI BINTI TAN SRI DATUK (DR.) HJ. MUSTAPHA KAMAL

Alternate director to Tan Sri Datuk (Dr.) Hj. Mustapha Kamal Bin Hj. Abu Bakar
Age : 34 years old
Nationality : Malaysian
Gender : Female

Pn. Hjh Farah Mahami was appointed as alternate director to Tan Sri Datuk (Dr.) Hj. Mustapha Kamal Bin Hj. Abu Bakar on 10 February 2015 and had completed the Mandatory Accreditation Programme.

Pn. Hjh Farah Mahami holds a Masters Degree, majoring in Human Resource Management from Curtin University, Western Australia.

Pn. Hjh Farah Mahami was appointed as Assistant General Manager of the Leisure & Hospitality Division, M K Land Group in 2003.

In 2004, she joined Educate to Learn Sdn Bhd (e2L) as the Executive Director and subsequently as Chief Executive of Kolej Pendidikan Awal Kanak-kanak.

She also sits on the Board of several private limited companies within the EMKAY Group, some of which are involved in property development.

However, these companies are not in direct competition with the business of the Company.

Pn. Hjh Farah Mahami is the daughter of YBhg. Tan Sri Datuk (Dr.) Hj. Mustapha Kamal Bin Hj. Abu Bakar.

She has not been convicted of any offence within the past five years.

Taiping Golf and Country Club

Chairperson's Statement

Dear esteemed shareholders,

Alhamdulillah, with the grace and blessings of Allah S.W.T., on behalf of the Board of Directors, it gives me great pleasure to present the Annual Report and Financial Statements of M K Land Holdings Berhad for 2015/16.

The BrandLaureate Award 2015-2016 Signature Brand Leadership In Property

Lobby, Armanee Terrace Condominium

Armanee Terrace Condominium.

OPERATING ENVIROMENT

This year has been quite challenging for us as Malaysia is experiencing the consequences of a gloomy economy. We have treaded our path with caution and taken steps to operate sustainably by focusing on available products and upcoming projects that have been carefully chosen to support the national economy. As property is a long-term investment, developers in the country have been successful in meeting consumer demands, especially in the affordable homes segment.

The National Property Information Centre (NAPIC) reported that there were 235,967 transactions worth RM73.47 billion recorded within the review period for residential properties. These figures are said to be a decline by 4.6% in volume and 10.5% in value comparatively. It was reported that the performance by states was generally on the low side. In Selangor, moderate declines of 8.3% and 5.1% respectively were reported. Nevertheless, the residential sub-sector has continued to lead the overall market, with 65.2% contribution in volume and 49.0% in value. While Damansara Perdana (Selangor) is the crown jewel of M K Land, our development in Perak has stepped forward in performance this year through the affordable homes project at Klebang Putra and Meru Perdana by our subsidiary, Zaman Teladan Sdn. Bhd.

Although the overall sentiment of the property industry is challenging, with carefully planned adjustments from the expected demand and supply, M K Land has been able to remain resilient.

STRATEGIC DEVELOPMENTS

A major game changer in property development is the infrastructure project, which complements it. Public transport networks help to increase the value of properties that are nearby.

At M K Land, we look forward to the completion of the MRT network, which will strategically boost the value of the ongoing project in Damansara Damai (Selangor), namely Residensi Suasana@Damai. Potential buyers of this project are highly likely to be discerning urbanites; therefore, Residensi Suasana@Damai is poised to meet the needs of such customers.

The group launched Residensi Suasana@Damai on 23 July 2016, while further up in Perak, Ruby was launched on 10 April 2016.

FINANCIAL AND OPERATING REVIEWS

The Group recorded revenue of RM295.1 million, resulting in a profit after tax of RM16.3 million for the financial year ended 30 June 2016.

Our property development segment contributed most significantly to the Group and recorded a revenue of RM265.9 million (2015: RM451.3 million), followed by the leisure and education segments recording revenues of RM27.4 million (2015: RM35.5 million) and RM1.8 million (2015: RM1.5 million) respectively.

M K Land Group recorded a profit from operations of RM41.6 million (RM 2015: RM83.1 million) this year.

PROSPECTS

M K Land received the Signature Brands – Leadership in Property Award at the BrandLaureate Awards 2015-2016. M K Land was also accredited by Kumpulan Utusan Malaysia in its inaugural Utusan Business Award 2015 for Industry Excellent Award in Hospitality Sector.

These awards significantly attest to our success and recognition as a reputable partner to our customers and employees.

Concurrent with our effort to improve our revenue, we shall be pursuing a strategy to improve assets yield through sale of properties and plans for immediate development.

By remaining focused on the strategies for the core property development segment, M K Land expects to expand its value propositions for the financial year ending 30 June 2017.

APPRECIATION

On behalf of the Board, I would like to express my deepest gratitude and appreciation for the steadfast support and contribution from our customers, investors, contractors, consultants, bankers, business partners, and all other stakeholders and the various government authorities.

To fellow M K Land Board Members, I extend my gratitude for their support and guidance.

To the management and staff, I value your loyalty, commitment and hard work.

"TOGETHER WE MAKE IT HAPPEN"

Thank you.

HJH FELINA BINTI TAN SRI DATUK (DR.) HJ. MUSTAPHA KAMAL

Acting Chairperson

Lobby, Armanee Terrace Condominium.

Group Chief Executive Officer's Review

The financial year ended 30 June 2016 was undoubtedly a challenging year for any business in Malaysia. Despite the global economic uncertainty and softening property market, M K Land Holdings Berhad ("M K Land") has managed to turn in another year of profitable performance.

LAU SHU CHUAN
Group Chief Executive Officer

The Brand Laurette Real Estate Property 2014-2015

For the financial year ended 30 June 2016, M K Land registered a reduced profit before tax of RM32 million from a turnover of RM295 million, compared with last year's profit of RM73 million and turnover of RM488 million.

The property development segment contributed RM265.9 million (or 90.2%) in revenue compared with the preceding year's RM451.3 million (or 92.5%).

The remaining revenue contributed by the leisure and education segments amounted to RM27.4 million (or 9.3%) and RM1.8 million (or 0.6%) respectively compared with the preceding year of RM35.5 million (or 7.3%) and RM1.5 million (or 0.3%).

OPERATIONS REVIEW

PROPERTY DEVELOPMENT

Damansara Perdana, the township built by M K Land, is a 750-acre integrated township in Petaling Jaya developed with a "resort-style architecture" that offers a secure lifestyle with broadband facility. During the financial year, the following projects in Damansara Perdana were completed with Certificate of Fitness for Occupation (CFO):-

- Phase 1 of Rafflesia@Hill (36 units); and
- Phase 2 of Armanee Terrace Condominium (518 units).

The quality of these projects was evaluated using the Qlassic System by the Construction Industry Development Board ("CIDB").

To fulfil our responsibility towards the environment, our Rafflesia@Hill Semi -Detached homes (part of our Rafflesia products) were designed to meet the Green Building Standards.

The project was proudly awarded the GBI Silver Certificate by the Green Building Index Malaysia and was accredited with CIDB Qlassic score of 77%.

Additionally, our landscaped "Tasik Rafflesia @DP", an eight-acre park and lake in Rafflesia, was awarded the "Best Project Award for Infrastructure (Small Project)" by CIDB, Malaysia at the recent Malaysia Construction Industry Excellence Awards (MCIEA) 2016.

Residensi Suasana@Damai

The introduction of the green features in Rafflesia has demonstrated a high level of building design, construction and maintenance. It will also lower the operational costs, improve the lifestyle and contribute towards an appreciation in property value.

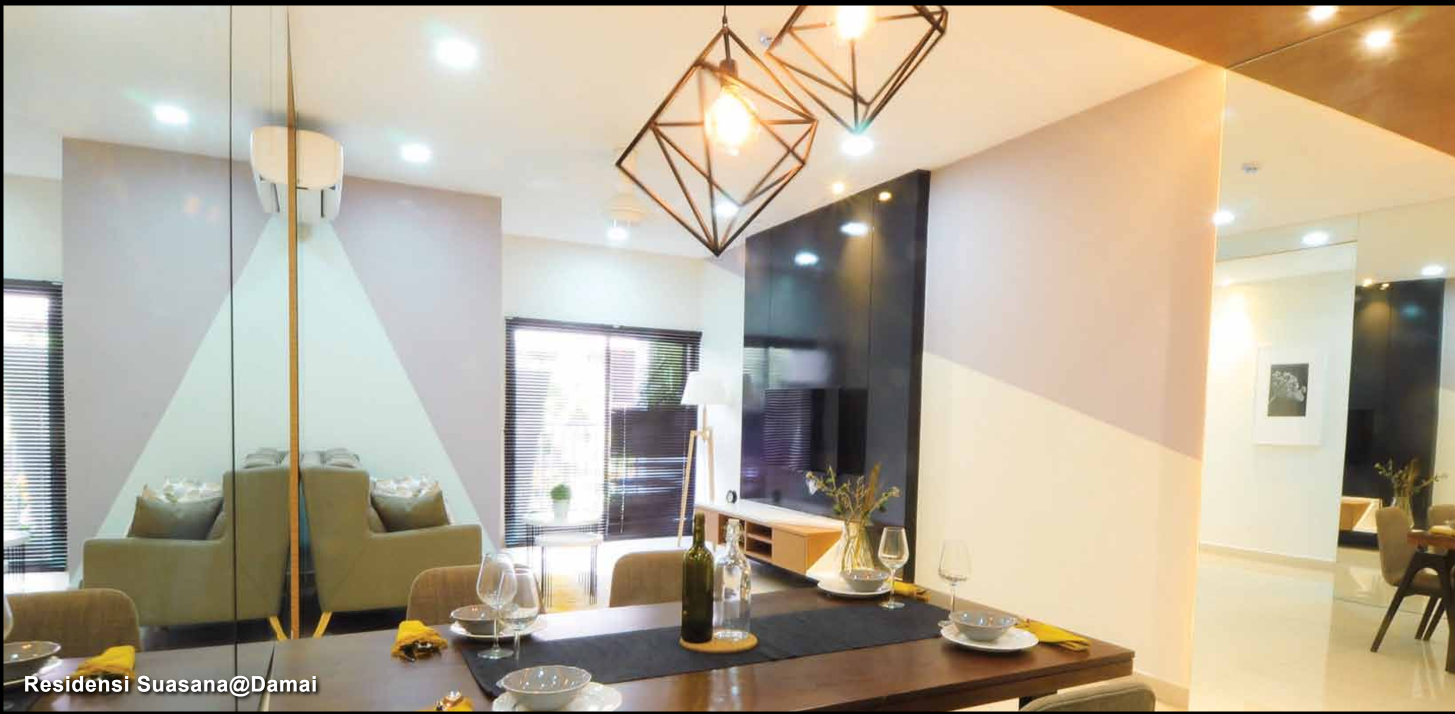
We also launched our latest condominium project in Damansara Damai, namely Residensi Suasana@Damai, in July 2016, which received good sales response.

Up north, there are currently two developments in Ipoh, namely Meru Perdana and Klebang Putra. Developed by Zaman Teladan Sdn Bhd, a subsidiary of M K Land, these two projects have succeeded in all their recent launches.

During the financial year, we launched 162 units of single-storey terrace houses (Ruby) and 27 units double-storey houses (Emerald) in Klebang Putra, Perak. Both products were sold out within three months.

As for our project in Meru Perdana, the 146 units of double-storey houses (Daisy) were handed over with Certificate of Completion and Compliance ('CCC') in February 2016.

Meanwhile, the 118 units (Lavender), launched in end-2014 at Meru Perdana, were completed and handed over in August 2016, ahead of its scheduled completion.



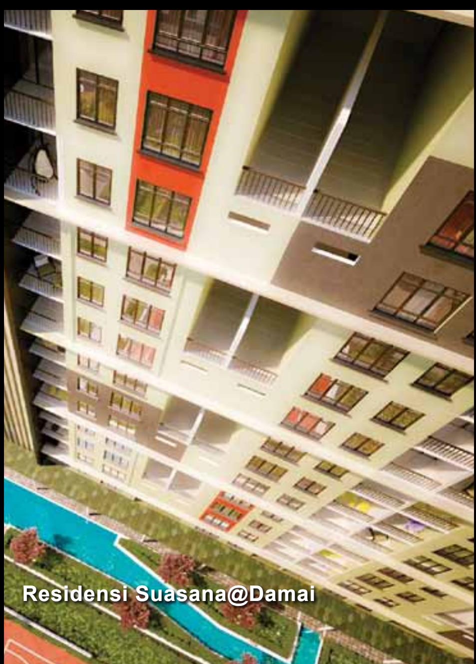
Residensi Suasana@Damai

LEISURE

The year has seen more prudent spending by consumers and accordingly, our resorts were not spared as the revenue moderated to RM27.4 million compared with RM35.5 million achieved in 2015.

Approximately 92% of the leisure revenue was recorded by the Bukit Merah Laketown Resort in Bukit Merah, Perak, and the Langkawi Lagoon Resort and Ombak Villa in Langkawi, Kedah. The remaining leisure revenue was contributed by the Taiping Golf and Country Club in Taiping, Perak.

Based on the feedback on the expectations and needs of the visitors of our resorts, M K Land recently embarked on upgrading the rooms and facilities at Bukit Merah Laketown Resort with the aim of providing guests with a more enjoyable experience.



Residensi Suasana@Damai

EDUCATION

While it has also been a challenging year for the private education industry, especially for small colleges such as the Lake View College (LVC), the revenue registered a growth of 22% to RM1.8 million for the financial year ended 30 June 2016. The student numbers have also grown by 26% from the previous year.

LVC recently received approval from the Ministry of Higher Education to conduct three new courses, namely the Diploma in Accountancy, Diploma in Business Administration and Certificate in Housekeeping. LVC continued its sterling performance in the Nursing Board Examination, registering a student passing rate of 100% for 2015.

LOOKING AHEAD

The uncertainty in the current global economic trend is expected to continue in the new financial year and we expect another challenging year.

We shall continue with our meticulous planning to better understand buyers' wants and needs when we design our products and future launches to ensure the products meet the expectations of our customers.

Despite these uncertainties, the Group will continue to plan and offer quality products, banking on strategic locations and innovative designs to suit the demands of the market.

With our proven strategies and execution capabilities, an established brand name, and right portfolio of products, M K Land has the flexibility and is well-positioned to deliver satisfactory performance in the coming year.

Residensi Suasana@Damai

ACKNOWLEDGEMENT

On behalf of the management and staff, I wish to thank all our valued customers, business partners and other stakeholders for their belief and continuous support.

To the Board of Directors, thank you for your support and guidance.

LAU SHU CHUAN
Group Chief Executive Officer

Group Chief Executive Officer's Profile

LAU SHU CHUAN

Group Chief Executive Officer
Age : 56 years old
Nationality : Malaysian
Gender : Male

Mr. Lau Shu Chuan, was appointed as Group Chief Executive Officer of M K Land Holdings Berhad on 1 June 2011.

Mr. Lau is a member of the Malaysian Institute of Accountants (MIA) and the Malaysian Institute of Certified Public Accountants (MICPA).

Prior to joining M K Land, Mr. Lau has worked with two (2) of the Big Four accounting firms and a local public group of companies. He has been involved in the areas of finance, audit, corporate consultancy, re-structuring and recovery services. Mr. Lau has also been exposed to the financial, construction, property development and manufacturing industries.

Mr Lau has been with M K Land Holdings Berhad for the past 16 years and held the position of Chief Operating Officer before assuming his present position.

He does not have any family relationship with any of the Directors and/or substantial shareholders of the Company, any conflict of interests with the Company nor any interest in the securities of the Company and/or its subsidiaries.

Mr. Lau does not hold any directorship in other public companies. He has no conviction for offences within the past 5 years.

Group Senior General Manager Profile

TUAN HJ. ZULKIPLI BIN SIDIN

Group Senior General Manager – Operation
Age : 56 years old
Nationality : Malaysian
Gender : Male

Tuan Hj. Zulkipli, was appointed as Group Senior General Manager – Operation of M K Land Holdings Berhad on 22 July 2014. Tuan Hj. Zulkipli graduated from University of Strathclyde, Glasgow with Bachelor of Science in Civil Engineering.

He is a registered Engineer at the Lembaga Jurutera Malaysia. Prior to joining M K Land, Tuan Hj. Zulkipli has worked with public group of companies. He has been involved as Structural Design Engineer, Resident Engineer and Project Manager for various projects.

Tuan Hj. Zulkipli has been exposed to design office, construction and property development industries in overseeing the overall planning, programming, budgeting, value engineering and monitoring the implementation of the developments.

Tuan Hj. Zulkipli has been with M K Land Holdings Berhad for the past 9 years and held the position of Head of Contract and Cost Control before assuming his present position.

He does not have any family relationship with any of the Directors and/ or substantial shareholders of the company, any conflict of interests with the Company nor any interest in the securities of the Company and/or its subsidiaries.

Tuan Hj. Zulkipli does not hold any directorship in other public companies. He has no conviction for offences within the past 5 years.

CORPORATE GOVERNANCE STATEMENT

AUDIT COMMITTEE REPORT

STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL

CORPORATE GOVERNANCE STATEMENT

The Board of Directors ("Board") of M K Land Holdings Berhad ("M K Land" or "Group") recognises the importance of adopting high standards of corporate governance throughout the Group as a fundamental part of discharging its responsibilities to protect and enhance shareholders' value and the Group's financial performance.

The Board is committed to implementing the Malaysian Code on Corporate Governance 2012 ("MCCG 2012" or "the Code") wherever applicable and appropriate in the best interest of the shareholders of the Group.

This corporate governance statement ("Statement") sets out how the Company has applied the Principles of the Code and observed the Recommendations supporting the Principles. Where a specific Recommendation of the MCCG 2012 has not been observed during the financial year under review, the non-observance – including the reasons thereof and where appropriate, the alternative practice, if any – is mentioned in this Statement.

PRINCIPLE 1 – ESTABLISH CLEAR ROLES AND RESPONSIBILITIES

1.1. Clear Functions of the Board and Management

The Board assumes full responsibilities for the overall performance of the Group by setting the policies, establishing goals and monitoring the achievement of the goals through strategic action plans and stewardship of the Group's assets and resources.

The Board, in carrying out its stewardship responsibility, has delegated certain responsibilities to the Audit Committee ("AC"), Nomination Committee ("NC") and Remuneration Committee ("RC"). All the committees have clearly defined terms of reference which were set out in the Board Charter and Terms of Reference of the Company at www.mkland.com.my. The chairperson of the various committees will report to the Board on the outcome of the committee meetings. The ultimate responsibility for the final decision on all matters, however, rests with the Board.

The Acting Chairperson/Executive Director ("ED") leads the Board and is responsible for its effective performance. As Acting Chairperson/ED, she also oversees the day-to-day operations to ensure the smooth and effective running of the Group within their specific areas of expertise or assigned responsibilities.

The Group Chief Executive Officer ("Group CEO") executes the Group's business plan, policies and decisions adopted by the Board. The head of each division is responsible for supporting and assisting the Group CEO in implementing and running the Group's day-to-day business.

The Independent Non-Executive Directors are actively involved in the various Board Committees and contribute significantly to areas such as performance monitoring and enhancement of corporate governance and controls. They provide a broader view, independent assessment and opinions on management proposals supported by the Acting Chairman/ED.

1.2. Board's Roles and Responsibilities

The Board is led by the Acting Chairperson/ED and is supported by experienced Board members with a wide range of expertise, who play an important role in the stewardship of the direction and operations of the Group.

The Board is primarily responsible for the strategic direction of the Group. It delegates to and monitors the implementation of these directions by the management.

The responsibilities of the Board include, inter-alia, the following:

(a) Review and adopt a strategic plan for the Group.

- The Board reviews the annual business plan and budgets and regularly monitors their progress throughout the year, using appropriate financial indicators and industry benchmarks.
- The Board reviews the challenges of the Group's business, and approves the management's proposed strategic plan for the Group.

(b) Oversee the conduct of the Group's businesses to evaluate whether the businesses are being properly managed.

- The Board guides the performance of the Group's business, not just year-to-year but in the long term.

(c) Identify principal risks and ensure the implementation of appropriate systems to manage these risks.

- The Board reviews the systems and processes as well as the key responsibilities and assesses for reasonable assurance that the risks have been managed.

(d) Review the adequacy and the integrity of the Group's internal control systems and management information systems, including systems for compliance with applicable laws, regulations, rules, directives and guidelines. Please refer to Statement on Risk Management and Internal Control for further details.

(e) Succession planning – including appointing, training, fixing the compensation of and, where appropriate, replacing key management.

PRINCIPLE 1 – ESTABLISH CLEAR ROLES AND RESPONSIBILITIES (cont'd)

1.2. Board's Roles and Responsibilities (cont'd)

(f) Develop and implement a Corporate Disclosure Policy for the Group.

- The Company's Group Chief Executive Officer and designated Senior Management communicates with shareholders and audience constituents and responds to questions in relation to, amongst others, the corporate vision, strategies and developments, future prospects, financial results, business plans and operational matters.
- The Board reviews the Corporate Disclosure Policy annually, as and when need arises.

1.3. Code of Conduct

Moreover, employees of the Group may confidently and anonymously voice their grievances and raise their concerns on any unlawful or unethical incident or any suspected violation of the Code of Conduct in accordance with the Whistle-Blowing Policy administered by the Senior Independent Director.

The Board emphasises good faith in reporting, with assurance to the employees that they will not be at risk of any form of victimisation, retribution or retaliation. Any attempt to retaliate against, victimise or intimidate any whistle-blower is a serious violation and shall be dealt with through serious disciplinary action and procedures.

The Whistle-Blowing Policy is posted at www.mkland.com.my for ease of access by employees and associates of the Group.

The Board also formalised a Directors' Code of Ethics consist of commitments formulated as statements of professions responsibility and identifies the element of such a commitments.

1.4. Sustainability of Business

The Board is mindful/aware of the importance of business sustainability, and takes into consideration the impact on the environment, economics and social aspects in conducting the Group's businesses. The Group also embraces sustainability in its operations. The Board has also formilised Sustainable Policy for the Group.

The Group's activities on corporate social responsibilities for the financial period under review are disclosed under the "Additional Compliance Information" section of the Annual Report.

1.5. Access to Information and Advice

The Board has access to information within the Company and the advice and services of the Company Secretary. The Directors may obtain independent professional advice to enhance their duties whenever necessary at the Company's expense, subject to approval by the Acting Chairperson/Executive Director or the Board and depending on the quantum of the fees involved.

In addition to the quarterly reports, the Board makes public releases through Bursa Malaysia Securities Berhad ("Bursa Securities") and is kept informed of various requirements and updates issued by various regulatory authorities.

Board members are provided with updates on operational, financial and corporate issues as well as minutes of meetings of the various Board Committees prior to the meetings to enable Directors to obtain further explanations/clarifications, if necessary, in order to ensure the effectiveness of the proceeding of the meetings.

1.6. Qualified and Competent Company Secretary

The Company Secretary of the Company is qualified to act as company secretary under Section 139A of the Companies Act 1965 ("the Act").

The Board is satisfied with the performance and support rendered by the Company Secretary to the Board in the discharge of his functions. The Company Secretary ensures that all Board meetings are properly convened, and that accurate and proper records of the proceedings and resolutions passed are maintained in the statutory register of the Company. The Company Secretary also keeps abreast with the evolving capital market environment, regulatory changes and developments in corporate governance through continuous training, and updates the Board in a timely manner.

PRINCIPLE 1 – ESTABLISH CLEAR ROLES AND RESPONSIBILITIES (cont'd)

1.7. Board Charter

The Board adopts the Board Charter to outline the manner in which its constitutional powers and responsibilities are exercised and discharged, having regard to principles of good corporate governance, international best practices and applicable laws.

The Board Charter is established to provide guidance and clarity for the Board's roles and responsibilities as well as the powers between the Board and the management, the different committees established by the Board, as well as between the Chairperson and Group CEO. The Board Charter can be viewed on our website.

The Board will review the Board Charter annually and make necessary amendments to ensure they remain consistent with the Board's objectives, current law and practices. The last review was carried out in August 2016. Any updates to the principles and practices set out in this Charter will be made available on the Company's website.

PRINCIPLE 2 – STRENGTHEN COMPOSITION OF THE BOARD

During the financial period under review, the Board consists of six members comprising an Acting Chairperson/ED, two Non-Independent Non-Executive Directors and three Independent Non-Executive Directors. This composition fulfills the requirements as set out in Paragraph 15.02(1) of the Main Market Listing Requirements of Bursa Securities ("LR"), which requires that at least two or one-third of the Board members, whichever is the higher, comprises Independent Non-Executive Directors. The profile of each Director is presented on page 06 to page 09 of this Annual Report. The Directors, with their diverse backgrounds and specialisation, collectively bring with them a wide range of experience and expertise in relevant fields which are vital for the strategic success of the Group.

2.1. Nomination Committee ("NC")

The role of the NC is to assist the Board in ensuring that the Board comprises individuals with the requisite skills, knowledge, professional expertise and character.

The NC comprises exclusively Non-Executive Directors who are independent. Currently, the members are as follows:

Mr. Hong Hee Leong (Chairman)

Pn. Hjh Juliana Heather Binti Ismail (Member)

Ms. Anita Chew Cheng Im (Member)

The Chairman of the NC, Mr. Hong Hee Leong, has been identified as the Senior Independent Non-Executive Director of the Board, acting as a point of contact to whom concerns may be conveyed.

2.2. Develop, maintain and review criteria for recruitment and annual assessment of Directors

Appointment to the Board and Re-election of Directors

The Board delegates to the NC the responsibility of recommending the appointment of any new Director. The NC is responsible to ensure that the procedure for appointing new Directors is transparent and that appointments are made on merit. In evaluating the suitability of candidates for the Board, the NC shall ensure that the candidates possess the necessary background, skills, professional expertise and character.

The Company's Articles of Association provides that at least one-third of the Directors be subject to retirement by rotation at each Annual General Meeting ("AGM"), and that all Directors retire once every three years and be eligible to offer themselves for re-election. The Articles of Association also provides that a Director who is appointed during the year be subject to re-election at the next AGM following his appointment.

Pursuant to Section 129(6) of the Act, a Director who is over 70 years, shall retire at the AGM of the Company and may offer himself/herself for re-appointment to hold office until the next AGM.

The NC is also responsible for recommending to the Board those Directors who are eligible to stand for re-election/re-appointment pursuant to Article 77 of the Company's Articles of Association.

At the forthcoming AGM, the two Directors who will be retiring by rotation are YBhg. Tan Sri Datuk (Dr.) Hj. Mustapha Kamal Bin Hj. Abu Bakar and Pn. Hjh Felina Binti Tan Sri Datuk (Dr.) Hj. Mustapha Kamal and they, being eligible, have offered themselves for re-election.

PRINCIPLE 2 – STRENGTHEN COMPOSITION OF THE BOARD (cont'd)

2.2. Develop, maintain and review criteria for recruitment and annual assessment of Directors (cont'd)

Annual Assessment

The NC reviews annually the effectiveness of the Board and Board Committees as well as the performance of the Directors individually. For the evaluation, Directors and Committee members complete separate evaluation questionnaires regarding the processes of the Board and its Committees, their effectiveness in the areas of the Board's responsibilities, administration, conduct, interaction and areas of improvements. Among others are the Director's Evaluation Forms, Board Skill Matrix, Board and Board Committee Evaluation form, Independent Directors Self- Assessment, Audit Committee Questionnaires, and Audit Committee Self and Peer Evaluation. These assessments and comments by all Directors are summarised and discussed at the NC meeting. The said summary is then reported to the Board at the Board meeting held thereafter. All assessments and evaluations carried out by the NC in the discharge of its duties are properly documented.

During the meeting held in July 2016, the NC reviewed and assessed the mix of skills, expertise, composition, size and experience of the Board; the performance of the Director; independence of the Independent Directors; effectiveness of the Board and the Board Committees; and also the review of the Directors who are retiring and are eligible for re-appointment.

Boardroom Diversity

The Board acknowledges the importance of gender, age, nationality, ethnicity and socio-economic background diversity and recognises the benefits that it can bring. The Board is of the view that while promoting boardroom diversity is essential, the normal selection criteria based on an effective blend of competencies, skills, extensive experience and knowledge to strengthen the Board should remain a priority.

The Company does not set any specific target for boardroom diversity but has actively worked towards achieving the appropriate boardroom diversity.

Currently, the Board has three female Directors, namely Pn. Hjh Felina Binti Tan Sri Datuk (Dr.) Hj. Mustapha Kamal, Ms. Anita Chew Cheng Im and Pn. Hjh Juliana Heather Binti Ismail. The Board is comfortable with its current composition.

2.3. Remuneration policies and procedures

The RC currently comprises the following members:

Mr. Hong Hee Leong (Chairman)

YBhg. Tan Sri Datuk (Dr.) Hj. Mustapha Kamal Bin Hj. Abu Bakar (Member)

Pn. Hjh Juliana Heather Binti Ismail (Member)

The primary functions of the RC are setting up the policy framework and recommending remuneration packages and other terms of employment of the executive directors, Group CEO and CFO to the Board. The remuneration of Directors is determined at levels which enable the Company to attract and retain Directors with the relevant experience and expertise to effectively manage the business of the Group.

Determining the remuneration for the Non-Executive Directors is decided by the Board as a whole, with the Director concerned abstaining from deliberations and voting on the decision of his/her individual remuneration package. The Board recommends the Directors' fees payable to Non-Executive Directors on a yearly basis to the shareholders for approval at the AGM.

The details of the remuneration of the Directors in the appropriate categories for the financial year ended 30 June 2016 are as follows:

Category	Fee (RM)	Salaries & Other Emoluments (RM)	Total (RM)
Executive Director	–	2,405,520	2,405,520
Non-Executive Director	378,000	114,000	492,000
Total	378,000	2,519,520	2,897,520

Range of Remuneration	Number of Directors		
	Executive Director	Non-Executive Director	Total
RM1 to RM100,000	–	1	1
RM100,001 to RM160,000	–	4	4
RM400,001 to RM490,000	–	–	–
RM2,400,001 to RM2,500,000	1	–	1
Total	1	5	6

PRINCIPLE 3 – REINFORCE INDEPENDENCE OF THE BOARD

3.1. Annual Assessment of Independence

The Board recognises the importance of independence and objectivity in its decision-making process. The presence of the Independent Non-Executive Directors is essential in providing unbiased and impartial opinions, advice and judgment to ensure the interests of the Group, shareholders, employees, customers and other communities where the Group conducts its businesses are well represented and taken into account.

The Board, through the NC, has assessed the independence of its Independent Non-Executive Directors based on the criteria set out in the LR for the financial year ended 30 June 2016.

The current Independent Directors of the Company, namely Mr. Hong Hee Leong, Pn. Hjh Juliana Heather Binti Ismail and Ms. Anita Chew Cheng Im, have fulfilled the criteria for "independence" as prescribed under Paragraph 1.01 and Practice Note 13 of the LR. The Company has also fulfilled the requirement of at least one-third of its Board members being Independent Non-Executive Directors.

3.2. Tenure of Independent Directors

Recommendation 3.2 of the MCCG 2012 recommends that the tenure of an Independent Director does not exceed a cumulative term of nine years. Upon completion of the nine years, an Independent Director may continue to serve on the Board, subject to the re-designation of the Independent Director to Non-Independent Director.

Recommendation 3.3 of the MCCG 2012 also recommends that the Board justifies and seeks shareholders' approval in the event it retains an Independent Director who has served for more than nine years.

The Board does not have term limits for its Independent Directors and is of the view that the independence of the Independent Directors should not be determined solely or arbitrarily by their tenure of service. The Board believes that the Independent Directors' continued contribution, especially their invaluable knowledge of the Group and its operations gained through the years, will provide stability and benefits to the Board and the Group as a whole. The calibre, qualification, experience and personal qualities, and more importantly, the Director's integrity and objectivity in discharging his responsibilities in the best interest of the Group, predominantly determines the ability of the Director to serve effectively as an Independent Director.

The Board is also confident that the Independent Directors themselves, after having provided all the relevant confirmation on their independence, will be able to determine if they can continue to bring independent and objective judgement on Board deliberations and decision making.

The Independent Director of the Group who has served for more than nine years is Mr. Hong Hee Leong. The Board has retained him as an Independent Director, notwithstanding his service tenure of more than nine years, following the NC's assessment and recommendation.

Nevertheless, in line with Recommendation 3.3 of the MCCG 2012, the Board will seek the approval of the shareholders of the Company at the forthcoming AGM to support the Board's decision to retain Mr. Hong Hee Leong as an Independent Director based on the following justifications:

(a) He has fulfilled the criteria under the definition of Independent Director as stated in the LR and will thus be able to function as a check and balance, and bring an element of objectivity to the Board.

(b) His vast experience in the finance industry will enhance the Board's diverse set of experience, expertise and independent judgement.

(c) He has been with the Group for more than nine years and has good knowledge of the Group's business operations and the property development market.

(d) He has devoted sufficient time and attention to his professional obligations for informed and balanced decision making.

(e) He has exercised due care during his tenure as an Independent Non-Executive Director of the Group and carried out hisprofessional duties in the best interest of the Group and shareholders.

3.3. Separation of positions of the Acting Chairperson/Executive Director and Group Chief Executive Officer

The roles of the Acting Chairperson/Executive Director and Group CEO are separate with distinctive responsibilities to ensure a balance of power and authority. The Acting Chairperson/Executive Director is responsible for the leadership and governance of the Board, ensuring its effectiveness, orderly conduct and work whilst the Group CEO is responsible for the day-to-day management of the Group's operations and business as well as the implementation of the Board's policies and decisions.

The Board is aware of the MCCG 2012, which recommends the appointment of an independent non-executive director as board chairperson.

PRINCIPLE 3 – REINFORCE INDEPENDENCE OF THE BOARD (cont'd)

3.3. Separation of positions of the Acting Chairperson/Executive Director and Group Chief Executive Officer (cont'd)

However, the Board is satisfied with the person holding the dual roles of chairperson and executive director in view of her experience and knowledge of the businesses of the Group and the amount of time she has spent in fulfilling all her responsibilities. Though the independent directors do not form a majority in the Board, their presence is sufficient to provide the necessary checks and balances on the decision-making process of the Board. The significant contributions of the independent directors in the decision-making process are evidenced in their participation as members of the Board's various committees. The Acting Chairperson/ED will ensure that procedural rules are followed in the conduct of meetings and that decisions made are formally recorded and adopted.

3.4. Board Composition and Balances

The Board consists of qualified individuals with various knowledge, skills and expertise, which will enable the Board to discharge its duties and responsibilities effectively. The Board currently has six members, comprising the Acting Chairperson/ ED, two Non-Independent Non-Executive Directors and three Independent Non-Executive Directors. The Independent Non-Executive Directors constitute 50% of the Board. The details of the Board are given on page 06 to page 09.

The present composition of the Board is also in compliance with Paragraph 15.02(1) and 15.06 of the LR whereby at least one-third of its members are independent directors and do not hold more than five directorships in listed issuers.

PRINCIPLE 4 – FOSTER COMMITMENT OF DIRECTORS

4.1 Time Commitment

The Board conducts at least four meetings in each financial year. An annual meeting calendar is prepared and circulated to the Directors before the beginning of each year to help the Directors plan their schedule ahead. Additional meetings are also held as and when required. Scheduled Board meetings are structured with pre-set agendas. Board and Board Committee papers prepared by the management provide the relevant facts and analysis for the Directors' information. The meeting agenda, the relevant reports and Board papers are furnished to the Directors and Board Committee members before the meeting to allow the Directors sufficient time to read them for effective discussion and decision making at the meetings.

The Board adheres to the Recommendation of Malaysia the Code, which requires the Directors to notify the Acting Chairperson/ED, including an indication of time that will be spent in the new appointment, before accepting any new directorship. This information on their directorships will be shared with the Board in a quarterly update.

The Board is satisfied with the level of time commitment given by the Directors in fulfilling their roles and responsibilities. Details of the Board members' attendance at the Board and Board Committee meetings for the financial year ended 30 June 2016 are as follows:

Director	Board Meeting	AC Meeting	NC Meeting	RC Meeting
Pn. Hjh Felina Binti Tan Sri Datuk (Dr.) Hj. Mustapha Kamal	5/6	–	–	–
YBhg. Tan Sri Datuk (Dr.) Hj. Mustapha Kamal Bin Hj. Abu Bakar	3/6	–	–	–*
YBhg. Datuk Kasi a/l K.L. Palaniappan	6/6	6/6	–	–
Mr. Hong Hee Leong	5/6	6/6	2/2	2/2
Ms. Anita Chew Cheng Im	6/6	6/6	2/2	–
Pn. Hjh Juliana Heather Binti Ismail	6/6	–	2/2	2/2

* On medical leave

PRINCIPLE 4 – FOSTER COMMITMENT OF DIRECTORS (cont'd)

4.2. Directors' Training

All Directors have completed the Mandatory Accreditation Programme as required by Bursa Securities.

The Board believes that continuous training for Directors is vital for the Board members to enhance their skills and knowledge and to enable them to discharge their duties effectively. As such, the Directors will continuously attend the necessary training programmes, conferences, seminars and/or forums to keep abreast with the current developments in the various industries as well as the current changes in laws and regulatory requirements.

During the financial year ended 30 June 2016, all eight (8) Directors attended the in-house training covering the topics on Business Sustainability, The inside story of Annual Report and Annual General Meeting. The training was conducted on 3 May 2016 by Tricor Knowledge House Sdn. Bhd.

The training discussed the issue of sustainability and how it impacts the Group, environment and society. It also elaborated the reporting practices for identification, measurement and management of sustainability issues. The inside story of Annual Reports covered the main concerns of directors whilst Annual General Meeting touched on practical insight and managing shareholders' expectation.

The Board will continuously evaluate and determine the training needs of its members to assist them in the discharge of their duties as Directors.

PRINCIPLE 5 – UPHOLD INTEGRITY IN FINANCIAL REPORTING

5.1. Compliance with Applicable Financial Reporting Standards

The Board strives to provide a clear, balanced and meaningful assessment of the Group's financial performance and prospects at the end of the financial year through the annual audited financial statements and quarterly financial reports, as well as corporate announcements on significant developments affecting the Group in accordance with the LR.

The Board is also responsible for ensuring the annual financial statements are prepared in accordance with the provisions of the Act and the applicable financial reporting standards in Malaysia.

The Board is assisted by the AC in the discharge of its duties on financial reporting and ensuring that the Group maintains a proper financial reporting process and high quality financial reporting. A full AC Report detailing its composition, terms of reference and a summary of activities during the financial year is set out on pages 25 to 26 of the Annual Report.

5.2. Statement of Directors' Responsibility in respect of the Financial Statements

The Act requires the Directors to prepare financial statements for each financial year, which gives a true and fair view of the state of affairs of the Company and the Group, and the results and cash flows of the Company and the Group for that period. In preparing those financial statements, the Directors are required to:

–select suitable accounting policies and apply them consistently;

–state whether applicable financial reporting standards have been followed, subject to any material departure disclosed and explained in the financial statements;

–make judgements and estimates that are reasonable and prudent; and

–prepare the financial statements on a going concern basis, unless it is inappropriate to presume that the Company will continue in business.

The Directors are responsible for keeping accounting records which disclose with reasonable accuracy, at any time, the financial position of the Company and the Group to enable them to ensure that the financial statements comply with the Act and applicable financial reporting standards in Malaysia. The Directors are also responsible for safeguarding the assets of the Group and taking reasonable steps to prevent and detect fraud and other irregularities.

5.3. Assessment of external auditors

The AC is responsible for the annual assessment of the competency and independence of the external auditors. Having assessed their performance, the AC will recommend their re-appointment to the Board, who will then seek the shareholders' approval at the AGM.

The external auditors are required to declare their independence annually to the AC as specified by the By-Laws issued by the Malaysian Institute of Accountants. The external auditors have provided the declaration in their annual audit plan presented to the AC.

PRINCIPLE 6 – RECOGNISE AND MANAGE RISK

The Board has established a framework to formulate and review risk management policies and risk strategies. Information on the Group's internal control is presented in the Statement on Risk Management and Internal Control.

The Group's internal audit function is carried out by the Group Internal Audit Department ("GIAD") and an external independent firm, which reports its activities based on the approved annual Internal Audit Plan, directly to the AC.

The appointment, resignation and dismissal of the Head of GIAD is reviewed and approved by the AC. The AC also provides input on the annual performance appraisal of the Head of GIAD. The Head of GIAD has access to the AC, the Board and Management.

PRINCIPLE 7 – ENSURE TIMELY AND HIGH QUALITY DISCLOSURE

The Company has established a corporate disclosure policy, which is made available on the corporate website, to ensure accurate, clear, timely and high quality disclosure of material information. To augment the process of disclosure, the Board has a section on the Company's website that provides information on the Company's announcements to the regulators, the salient features of the Board Charter and the Company's Annual Report.

PRINCIPLE 8 – STRENGTHEN RELATIONSHIP BETWEEN THE COMPANY AND ITS SHAREHOLDERS

8.1. Shareholders participation at general meeting

The AGM is the principal forum for dialogue and interaction with shareholders. At the AGM, the Board provides opportunities for shareholders to raise questions pertaining to the business activities of the Group. The Acting Chairperson/ED, Group CEO and when necessary, the external auditors, are available to provide explanations on queries raised by shareholders and proxies during the general meetings. Shareholders who are unable to attend are allowed to appoint proxies to attend and vote on their behalf. The Notice of AGM is circulated at least 21 days before the date of the meeting to enable shareholders to make the necessary arrangements to attend the AGM and go through the Annual Report and papers supporting the resolutions proposed.

8.2. Poll Voting

In line with the recent amendments to the Main Market Listing Requirements of Bursa Securities under Paragraph 8.29A(1), the Company will implement poll voting for all the resolutions set out in the Notice of AGM via electronic means at the AGM to expedite verification and counting of votes. In addition, the Company will appoint one scrutineer to validate the votes cast at the AGM.

8.3. Communication and Engagement with Shareholders and Prospective Investors

The Group recognises the need to inform the shareholders of all significant developments concerning the Group on a timely basis, with strict adherence to the LR. Shareholders and prospective investors are kept informed of all major developments within the Group by way of announcements via the Bursa Link, the Company's Annual Reports, website and other circulars to shareholders with an overview of the Group's financial and operational performance.

ADDITIONAL COMPLIANCE INFORMATION

1. **Compliance with the Code**

The Board considers that the Group has complied substantially with the principles and recommendations as stipulated in the MCCG 2012 throughout the financial year 2016. The Board will endeavour to improve and enhance the procedures from time to time.

2. **Corporate Social Responsibility**

Apart from building sustainable businesses, we remind ourselves of our roles as responsible corporate citizens. In this respect, we strive to provide a positive impact on both the community and environment.

During the year under review, the Group organized an Education Fair for Form Five students on 25 & 26 March 2016 at the Bukit Merah Laketown Resort. The two-day event saw the participation of 396 students and 20 teachers from 11 schools within the Kerian District.

The Group also organized several events during our festive celebrations, which includes an event to mark the deed of sacrifice (korban) in conjunction with the Aidiladha on 23 September 2015 at Damansara Perdana. In-conjunction with the breaking of fast during the month of Ramadhan, a motivation session was organized for standard six students of two schools in Langkawi. The session was conducted by Malaysia's Astronaut, Datuk Sheikh Muszaphar Shukor on 21 May 2016 at Ombak Villa, Langkawi.

Various "gotong-royong" clean-ups and other events were organized for the benefit of a better environment and this includes the "Gotong-Royong Perdana' which was jointly organized with Kolej Perkembangan Awal Kanak-Kanak (KPAKK), Majlis Bandaraya Petaling Jaya (MBPJ) and the Residents Association of Damansara Damai on 12 March 2016.

In maintaining transparency and accountability, the Group provides timely information to the public through regular announcements, press releases, meetings and briefing to the various stakeholders. Shareholders and invited guests, such as the Minority Shareholders Watchdog Group, are briefed on the Group's performance and activities at the AGM.

3. **Workplace Diversity**

The Board and management are committed to embracing diversity at the workplace and providing equal employment opportunities to all employees, regardless of their age, gender and ethnicity.

The workplace diversity is summarized as follows:-

Race/Ethnic	Malay	Chinese	Indian	Others
Male	219	63	29	–
Female	332	94	44	6

Age group	No. of employee
Below 30 years old	326
Between 31 to 50 years old	431
Above 50 years old	30

4. **Utilisation of Profit**

There was no corporate proposal to raise funds during the financial year ended 30 June 2016.

5. **Non-Audit Fee**

The non-audit fee incurred for services rendered by the external auditors to the Group for the financial year ended 30 June 2016 is RM150,000.

6. **Material Contracts**

There were no material contracts entered into by the Group and its subsidiaries involving the directors' and major shareholders' interests, either subsisting at the end of the financial year ended 30 June 2016 or entered into from the end of the previous financial year.

7. **Employees' Share Option Scheme ("ESOS")**

There was no ESOS exercised during the financial year ended 30 June 2016.

8. **Recurrent Related Party Transaction ("RRPT")**

There was no RRPT entered into by the Group during the financial year ended 30 June 2016.

AUDIT COMMITTEE REPORT

The Board of Directors ("Board") is pleased to present the report of the Audit Committee for the financial year ended 30 June 2016.

MEMBERSHIP

The members of Audit Committee are Non-Executive Directors with majority of them being Independent Directors, namely:

MR. HONG HEE LEONG (Chairman, Senior Independent Non-Executive Director)

YBHG. DATUK KASI A/L K.L. PALANIAPPAN (Member, Non-Independent Non-Executive Director)

MS. ANITA CHEW CHENG IM (Member, Independent Non-Executive Director)

Mr. Hong Hee Leong, who is the Chairman of the Audit Committee, is a fellow of the Institute of Chartered Accountants in England and Wales, a member of the Malaysian Institute of Accountants ("MIA"), a fellow member of the Chartered Tax Institute of Malaysia and a chartered member of the Institute of Internal Auditors Malaysia. This statement is made in compliance with Paragraph 15.09 (1)(c)(i) of the Main Market Listing Requirement of Bursa Malaysia Securities Berhad ("Bursa Securities") ("LR").

MEETINGS OF THE AUDIT COMMITTEE

During the financial year 30 June 2016, six (6) Audit Committee meetings were held and the details of the attendance of each member of the Committee are tabulated below:

No. of Meetings	Attendance
Mr. Hong Hee Leong (Chairman)	6/6
YBhg. Datuk Kasi A/L K.L. Palaniappan	6/6
Ms. Anita Chew Cheng Im	6/6

The Terms of Reference of the Audit Committee is made available on the corporate website at www.mkland.com.my.

SUMMARY OF WORK OF THE AUDIT COMMITTEE

(1) Financial Reporting

In complying with Bursa Securities' requirements on financial reporting, the Audit Committee reviewed the audited financial statements for the financial year ended 30 June 2015 at the Audit Committee Meeting held on 20 October 2015 and reviewed the quarterly reports for the financial year under review at its meetings held on 24 November 2015, 25 February 2016, 19 May 2016 and 25 August 2016.

The annual audited financial statements for financial year ended ("FYE") 30 June 2016 had been reviewed and discussed with External Auditors on 14 October 2016 and was put forward to the Board of Directors for approval on 17 October 2016. The audited financial statements are in compliance with its accounting policies, the accounting standard and Listing Requirements.

(2) External Auditors

The Audit Committee having satisfied with Messrs Ernst & Young's ("EY") performance, competency and audit independence, recommended to the Board for approval of the appointment of EY as external auditors for financial year ('FYE') 30 June 2016 at the last Annual General Meeting ("AGM") held on 26 November 2015. In line with the auditor independence policy which required the lead audit partner be subject to a five-year rotation with a five-year cooling off period, Mr. H'ng Boon Keng, a partner in EY, heading the audit team, was due for rotation in 2016.

EY confirmed that they are not aware of any relationships or matter that, in their professional judgement, might reasonably be thought to bear on their independence. In respect of the audit of the financial statements of M K Land Group for the FYE 30 June 2016, EY declared their independence in accordance with the By-laws (on Professional Ethics, Conducts and Practice) of the MIA.

On 19 May 2016, the Audit Committee reviewed the annual audit plan 2016 and recommended to the Board for approval which places emphasis among others on material contingent liabilities and litigations, revenue recognition assets valuation and accounting estimates. The Audit Committee are satisfied that there are no related party or conflict of interest transactions or processes during the year.

The Audit Committee had two (2) private meetings with EY without the presence of the Group CEO, management and the internal auditors on 19 May 2016 and 14 October 2016. The Chairman of the Audit Committee deliberated with the management on the issues raised on continuous improvement in finance functions, tax planning and mitigation strategies, managing human capital and financial reporting developments. The management give assurance the matters will be addressed and adhered to.

SUMMARY OF WORK OF THE AUDIT COMMITTEE (cont'd)

(3) Internal Auditors

The Group's internal audit function is carried out by our Internal Audit Department ("IAD") complemented by an independent external firm of professional Internal Auditors, which reports directly to the Audit Committee on its activities based on the approved annual Internal Audit Plan. The approved annual Internal Audit Plan is designed to cover entities across all level of operations within the Group.

The principle role of IAD is to provide the Audit Committee with reports on the state of internal controls of the operating entities within the Group and the extent of compliance of such entities within the Group's established policies and procedures.

During the financial year under review, IAD conducted series of audit assignments on entities in all operating segments of the Group.

The Internal Audit assignments are designed to review and assess the procedures, systems and controls whether they are adequate and effective to meet the requirements of:

a) Compliance with applicable laws and regulations and Standard Operation Procedures (SOP);

b) Reliability and integrity of information; and

c) Safeguarding of assets.

Among the audit assignments are:-

(i) Enhancement of resort reservation procedures;

(ii) Enhancement to monitoring of revenue performance;

(iii) Enhancement to suppliers' evaluation procedures;

(iv) Review of the Internal Control of Project Tendering Management System;

(v) Review of Pre-qualification of contractor;

(vi) Review of the Internal Control on adequacy of Standard Operating Procedures of the Lake View College;

(vii) Enhancement of the Treasury/finance, inventory and human resource for Lake View College;

(viii) Review of the Procurement Process of Group Administration;

(ix) Enhancements to Human Resource process on recruitment, labour relation & termination and the succession planning programme.

(x) Review of Property Management Department.

The cost incurred for the internal audit function of the Group for the financial year ended 30 June 2016 was RM118,866.

This Audit Committee Report is made in accordance with the resolution of the Board dated 17 October 2016.

STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL

INTRODUCTION

The Board of Directors ("Board") is committed to maintain a sound system of risk management and internal control within the Group in order to safeguard shareholders' investment and the Group's assets. Pursuant to Paragraph 15.26 (b) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities") ("LR"), the Board is pleased to provide this Statement on Risk Management and Internal Control which is prepared in accordance with the guidelines set out in the Statement on Risk Management and Internal Control: Guidance for Directors of Listed Issuers issued by Taskforce of Internal Control with the support and endorsement of Bursa Securities.

RESPONSIBILITY OF THE BOARD

The Board is responsible for the Group's system of internal control, which includes the establishment of an appropriate control environment and framework as well as reviewing its adequacy and integrity. However, it should be noted that such systems are designed to manage rather than eliminate the risks of not adhering to the Group's policies, and achieving corporate objectives. Inherently, it can only provide reasonable and not absolute assurance against material misstatement or error.

While the Board maintains responsibility over risk and control issues, it has empowered the management to implement and embedded the system of internal control and risk management within an established framework that encompasses all the companies in the Group.

The management is responsible for implementing the processes for identifying, evaluating, monitoring and reporting of risks and internal control, taking appropriate and timely corrective actions as needed, and for providing assurance as needed. The risk management processes is being reviewed annually across the board to verify that the risk are managed within tolerable range.

The Board has received assurance from the Group Chief Executive Officer and Financial Controller that the Group's risk management and internal control system are operating adequately and effectively, in all material aspects.

PLANNING, MONITORING AND REPORTING

The annual budgetary exercise is undertaken requiring all divisions to prepare business plans and budgets for the forthcoming financial year. These are deliberated on and approved by the Board before implementation.

The Board was given sufficient and timely information concerning both performance and risk levels for purpose of monitoring and assessing the management's performance in achieving strategies and objectives. The Group's business plan and comparison of actual vs. budget performance for the financial year under review was deliberated on by the Board on a quarterly basis.

POLICIES

The clear and documented internal policy is in place to ensure compliance with the internal control and relevant laws and regulations.

The policy is being review at least once yearly to ensure that these documentations remain current and relevant.

INTERNAL AUDIT FUNCTION

The Group has an Internal Audit Department ("IAD"), assisted by an independent external firm of professional Internal Auditors, which reports directly to the Audit Committee. Its role is to provide the Board with the assurance it requires regarding the adequacy and integrity of internal control across the Group. Both, the IAD and the external Independent Internal Auditor's audits each sectors, identifying and evaluating the risk factors on continuous basis.

IAD reviews the internal control processes in the key activities of the Group's businesses by adopting a risk-based internal audit approach and reports directly to the Audit Committee. Reports on internal audit findings together with recommendations for Management actions are presented to the Audit Committee where it then reported to the Board of Directors by the Audit Committee on a quarterly basis or as and when appropriate. Among the audit performs by the Internal Auditors during the financial year under review are listed under the Audit Committee Report.

For each financial year, IAD prepares an Annual Audit Plan with fees and presented it to the Audit Committee for their approval. The scope of work in the audit plan encompasses review of financial and operational activities as well as compliance of the internal policies within the Group.

The IAD has completed the planned audits for the year and will closely monitor the implementation progress of its audit recommendations in order to ensure that all major risks and control concerns have been duly addressed by the Management. All internal audit reports together with the recommended action plans and their implementation status have been presented to the Management and Audit Committee.

RISK MANAGEMENT FRAMEWORK

The Board supports the guidelines as spelt out in the Statement on Risk Management and Internal Control: Guidance for Directors of Listed Issuers and confirms that there is an on-going process of identifying, evaluating and managing all significant risks faced by the Group. The IAD continuously reviews the adequacy and effectiveness of the risk management processes that are in place within the Group.

RISK MANAGEMENT FRAMEWORK (cont'd)

The Board believes that the function of sound system of internal control and risk management policies is built on a clear understanding and appreciation of the Group's risk management framework with the following key elements:

- Effective and efficient risk management activities contribute to good corporate governance and are integral to the achievement of business objectives;
- Risk management should be embedded into day-to-day management processes and is extensively applied in decision-making and strategic planning;
- Risk management processes applied should aim to take advantage of opportunities, manage uncertainties and minimize threats; and
- Regular reporting and monitoring activities emphasize the accountability and responsibility for managing risk.

KEY RISK MANAGEMENT AND INTERNAL CONTROL PROCESSES

The Board has implemented an organisational structure which defined the lines of authority, accountability and responsibility.

The key principles of the Group's risk management and internal control system are described below:

- Clearly defined objectives and terms of reference of the various Committees established by the Board;
- Internal control procedures as set out in M K Land Holdings Berhad's Standard Operating Procedures ("SOP") for key operating units have been adopted Group-wide. This includes standard policies for the Management of Funds, Security & Safety and Environmental & IT Risk Management. The Board has a set of defined corporate values which emphasise teamwork and ethical behavior that have been communicated to all personnel within the Group;
- A budgetary control system is in place whereby annual budgets are prepared by the respective operating units that are approved by the Board. Reviews of actual performance against budgets are regularly carried out, and the review encompasses both financial and non-financial key performance indicators;
- Regular financial and management information is provided to the Board, showing actual results against budgets for the month, quarter and year to date with projections for the financial year updated on a regular basis; and
- The Group, through its Training Department, is on an on-going basis, compile, review and update the SOP which involve key processes relating to its operations.

These processes have been in place during the financial year under review.

EMPLOYEES' COMPETENCY

Specific training and development programme are conducted to ensure that employees are equiped with the necessary knowledge skills and competency required for them to perform effectively.

CONDUCTS

The Group established Code of Conduct to promote the corporate culture engenders conduct that permeates throughout the Group. In performing respective duties, the spirit of human rights, health and safety, environment, integrity and professionalism, confidential of information and compliance obligations must be complied.

The Whistle Blower policy are also in place which plays an important part in maintaining the highest level of corporate ethics within the Group and at the same time having a professional responsibility to disclose any known malpractices or wrongdoings. The Whistle Blower policy is made available on the corporate website at www.mkland.com.my.

REVIEW BY EXTERNAL AUDITORS

The External Auditors have reviewed this Statement on Risk Management and Internal Control for inclusion in the annual report for the financial year ended 30 June 2016 and reported to the Board that nothing has come to their attention that causes them to believe that this statement is inconsistent with their understanding of the processes adopted by the Board in reviewing the adequacy and integrity of the system of risk management and internal control.

There exists an ongoing process in place within the Group for identifying, evaluating and managing the significant risks faced by the Group for the year under review.

STATE OF INTERNAL CONTROL DURING THE PERIOD UNDER REVIEW

The Board is satisfied with the adequacy, effectiveness and integrity of the system of risk management and internal control and is committed through improving when necessary to further enhance the Group's system of risk management and internal control. The system of risk management and internal control of the Group is regularly reviewed by the Audit Committee.

This statement is made in accordance with the resolution of the Board of Directors dated 17 October 2016.

FINANCIAL STATEMENTS

DIRECTORS' REPORT

Directors' report

The directors have pleasure in presenting their report together with the audited financial statements of the Group and of the Company for the financial year ended 30 June 2016.

Principal activities

The principal activities of the Company are those of investment holding and the provision of management services.

The principal activities of the subsidiaries and associate are disclosed in Notes 17 and 18 to the financial statements respectively.

There has been no significant change in the nature of these principal activities during the financial year.

Results

	Group RM'000	Company RM'000
Profit for the year attributable to equity holders of the Company	16,328	6,579

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

In the opinion of the directors, the results of the operations of the Group and of the Company during the financial year were not substantially affected by any item, transaction or event of a material and unusual nature.

Dividends

The amount of dividends paid by the Company since 30 June 2015 were as follows:

In respect of the financial year ended 30 June 2015:	**RM'000**
Final dividend of 2 sen per share on 1,207,262,000 ordinary shares of RM1 each, less 2,672,000 treasury shares paid on 31 December 2015	24,092

No dividend has been declared by the Company since the end of the previous financial year.

DIRECTORS' REPORT (cont'd)

Directors

The Directors of the Company in office since the date of the last report and at the date of this report are:

YBhg. Tan Sri Datuk (Dr). Hj. Mustapha Kamal bin Hj. Abu Bakar
Datuk Kasi a/l K. L. Palaniappan
Hong Hee Leong
Hjh. Felina binti Tan Sri Datuk (Dr). Hj. Mustapha Kamal
Anita Chew Cheng Im
Juliana Heather binti Ismail
Dato' Hjh. Fazwinna binti Tan Sri Datuk (Dr). Hj. Mustapha Kamal
(alternate to Hjh. Felina binti Tan Sri Datuk (Dr). Hj. Mustapha Kamal)
Hjh Farah Mahami Bini Tan Sri Datuk (Dr). Hj. Mustapha Kamal
(alternate to Tan Sri Datuk (Dr). Hj. Mustapha Kamal bin Hj. Abu Bakar)

Directors' benefits

Neither at the end of the financial year, nor at any time during that year, did there subsist any arrangement to which the Company was a party, whereby the directors might acquire benefits by means of the acquisition of shares in or debentures of the Company or any other body corporate.

Since the end of the previous financial year, no director 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 or the fixed salary of a full-time employee of the Company as shown in Note 10 to the financial statements) by reason of a contract made by the Company or a related corporation with any director or with a firm of which he is a member, or with a company in which he has a substantial financial interest except as disclosed in Note 33.

Directors' interests

According to the register of directors' shareholdings, the interests of directors in office at the end of the financial year in the shares of the Company and its related corporations during the financial year were as follows:

	<-----------Number of ordinary shares of RM1 each----------->			
	1.7.2015	**Acquired**	**Disposed**	**30.6.2016**
YBhg. Tan Sri Datuk (Dr). Hj. Mustapha				
Kamal bin Hj. Abu Bakar				
- direct	82,405,198	–	–	82,405,198
- indirect *	488,252,718	–	–	488,252,718
Datuk Kasi a/l K. L. Palaniappan				
- direct	203,164,815	–	–	203,164,815

YBhg. Tan Sri Datuk (Dr). Hj. Mustapha Kamal bin Hj. Abu Bakar and Datuk Kasi a/l K. L. Palaniappan by virtue of their interests in the shares of the Company are also deemed interested in shares of all the Company's subsidiaries to the extent the Company has an interest.

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

* Held via MKN Holdings Sdn. Bhd.

Treasury shares

As at 30 June 2016, the Company held as treasury shares a total of 2,672,000 of its 1,207,262,000 issued ordinary shares. Such treasury shares, in accordance with Section 67A of the Companies Act, 1965, are held at a carrying amount of RM1,904,000 and further relevant details are disclosed in Note 25(b)(ii) to the financial statement.

Employee Share Option Scheme

The Company's Employee Share Option Scheme ("ESOS") is governed by the by-laws approved by the shareholders at an Extraordinary General Meeting held on 29 November 2002. As at the reporting date and at the date of this report, the ESOS has yet to be implemented. Accordingly, no options have been granted at the reporting date.

The salient features of the ESOS are disclosed in Note 25(a) to the financial statements.

Other statutory information

(a) 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:

   (i) to ascertain that proper action had been taken in relation to the writing off of bad debts and the making of allowance for doubtful debts and satisfied themselves that all known bad debts had been written off and that adequate allowance had been made for doubtful debts; and

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

(b) At the date of this report, the directors are not aware of any circumstances which would render:

   (i) the amount written off for bad debts or the amount of the provision for doubtful debts in the financial statements of the Group and of the Company inadequate to any substantial extent; and

   (ii) the values attributed to the current assets in the financial statements of the Group and of the Company misleading.

(c) At the date of this report, the directors are not aware of any circumstances which have arisen which would render adherence to the existing method of valuation of assets or liabilities of the Group and of the Company misleading or inappropriate.

(d) 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 which would render any amount stated in the financial statements misleading.

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

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

   (ii) any contingent liability of the Group or of the Company which has arisen since the end of the financial year.

(f) In the opinion of the directors:

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

   (ii) no item, transaction or event of a material and unusual nature has arisen in the interval between the end of the financial year and the date of this report which is likely to affect substantially the results of the operations of the Group or of the Company for the financial year in which this report is made.

Signed on behalf of the Board in accordance with a resolution of the directors dated 17 October 2016.

Hjh. Felina binti Tan Sri Datuk
(Dr.) Hj. Mustapha Kamal

Hong Hee Leong

STATEMENT BY DIRECTORS

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

We, Hjh. Felina binti Tan Sri Datuk (Dr). Hj. Mustapha Kamal and Hong Hee Leong, being two of the directors of M K Land Holdings Berhad, do hereby state that, in the opinion of the directors, the accompanying financial statements set out on pages 10 to 92 are drawn up in accordance with applicable Financial Reporting Standards and 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 30 June 2016 and of their financial performance and cash flows for the year then ended.

The information set out in Note 39 on page 93 to the financial statements have been prepared 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.

Signed on behalf of the Board in accordance with a resolution of the directors dated 17 October 2016.

Hjh. Felina binti Tan Sri Datuk
(Dr.) Hj. Mustapha Kamal

Hong Hee Leong

STATUTORY DECLARATION

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

I, Lau Shu Chuan, being the officer primarily responsible for the financial management of M K Land Holdings Berhad, do solemnly and sincerely declare that the accompanying financial statements set out on pages 10 to 93 are in my opinion 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, 1960.

Subscribed and solemnly declared by
the abovenamed Lau Shu Chuan at
Petaling Jaya, Selangor Darul Ehsan
on 17 October 2016

Lau Shu Chuan

Before me,

INDEPENDENT AUDITORS' REPORT

To the members of MK Land Holdings Berhad (Incorporated in Malaysia)

Report on the financial statements

We have audited the financial statements of M K Land Holdings Berhad, which comprise the statements of financial position as at 30 June 2016 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 year then ended, and a summary of significant accounting policies and other explanatory information, as set out on pages 10 to 92.

Directors' responsibility for the financial statements

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

Auditors' responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on our judgement, including the assessment of risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation of financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of the 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 30 June 2016 and of their financial performance and cash flows for the year then ended in accordance with Financial Reporting Standards and the requirements of the Companies Act, 1965 in Malaysia.

Emphasis of matter

Without qualifying our opinion, we draw attention to Note 32 to the financial statements which describe the uncertainty related to the outcome of the legal dispute over the applicable tax rate to be applied on the gains arising from the disposal of certain investment properties.

INDEPENDENT AUDITORS' REPORT (cont'd)

To the members of MK Land Holdings Berhad (Incorporated in Malaysia)

Report on other legal and regulatory requirements

In accordance with the requirements of the Companies Act, 1965 ("the Act") in Malaysia, we also report the following:

(a) In our opinion, the accounting and other records and the registers required by the Act to be kept by the Company and its subsidiaries have been properly kept in accordance with the provisions of the Act.

(b) We are satisfied that the financial statements of the subsidiaries that have been consolidated with the financial statements of the Company are in form and content appropriate and proper for the purposes of the preparation of the consolidated financial statements and we have received satisfactory information and explanations required by us for those purposes.

(c) The auditors' reports on the financial statements of the subsidiaries were not subject to any qualification and did not include any comment required to be made under Section 174(3) of the Act.

Other reporting responsibilities

The supplementary information set out in Note 39 on page 93 is disclosed to meet the requirement of Bursa Malaysia Securities Berhad. The directors are responsible for the preparation of the supplementary information in accordance with Guidance on Special Matter No. 1, Determination of Realised and Unrealised Profits or Losses in the Context of 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 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 content of this report.

Ernst & Young
AF: 0039
Chartered Accountants

H'ng Boon Keng
No. 03112/08/18(J)
Chartered Accountant

Kuala Lumpur, Malaysia
17 October 2016

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the financial year ended 30 June 2016

	Note	2016 RM'000	2015 RM'000
Revenue	4	295,063	488,316
Cost of sales	5	(151,681)	(279,463)
Gross profit		143,382	208,853
Other income	6	10,633	26,242
Administrative expenses		(48,721)	(61,422)
Selling and marketing expenses		(9,817)	(21,379)
Other expenses		(53,833)	(69,216)
Operating profit		41,644	83,078
Finance costs	7	(9,480)	(10,049)
Profit before tax	8	32,164	73,029
Income tax expense	11	(15,836)	(19,066)
Profit after tax, representing total comprehensive income for the year		16,328	53,963
Earnings per share attributable to equity holders of the Company			
Basic earnings per share (sen)	12	1.4	4.5

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2016

	Note	2016 RM'000	2015 (restated) RM'000
Assets			
Non-current assets			
Property, plant and equipment	14	195,619	191,484
Land held for property development	15(a)	702,474	709,115
Investment properties	16	145,090	146,053
Investment in associate	18	–	–
Other investments	19	–	–
Deferred tax assets	20	4,790	3,405
		1,047,973	1,050,057
Current assets			
Property development costs	15(b)	240,460	180,928
Inventories	21	137,914	158,555
Trade and other receivables	22	238,969	382,222
Tax recoverable		15,040	10,329
Other financial asset	23	30,154	38,879
Cash and bank balances	24	83,769	112,987
		746,306	883,900
Total assets		1,794,279	1,933,957
Equity and liabilities			
Equity attributable to equity holders of the Company			
Share capital	25	1,207,262	1,207,262
Other reserves	25(b)	7,130	7,130
Merger deficit	25(c)	(69,620)	(73,902)
Retained profits	26	12,046	24,092
Total equity		1,156,818	1,164,582
Non-current liabilities			
Deferred tax liabilities	20	18,149	19,082
Borrowings	27	33,422	19,673
Long term payable	30	67,086	64,901
		118,657	103,656
Current liabilities			
Provision for liabilities	29	302,491	321,787
Tax payable		2,053	5,873
Borrowings	27	10,960	56,870
Trade and other payables	31	203,300	281,189
		518,804	665,719
Total liabilities		637,461	769,375
Total equity and liabilities		1,794,279	1,933,957

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the financial year ended 30 June 2016

		<---Reserves---					
		<---Non-distributable--->			<–Distributable–>		
	Share capital RM'000 (Note 25)	**Share premium RM'000 (Note 25(b))**	**Treasury shares RM'000 (Note 25(b))**	**Merger deficit RM'000 (Note 25(c))**	**Retained earnings RM'000 (Note 26)**	**Total reserves RM'000**	**Total equity RM'000**
At 1 July 2015	1,207,262	9,034	(1,904)	(73,902)	24,092	(42,680)	1,164,582
Total comprehensive income	–	–	–	–	16,328	16,328	16,328
Dividend on ordinary shares (Note 13)	–	–	–	–	(24,092)	(24,092)	(24,092)
Transfer to merger deficit account	–	–	–	4,282	(4,282)	–	–
At 30 June 2016	1,207,262	9,034	(1,904)	(69,620)	12,046	(50,444)	1,156,818
At 1 July 2014	1,207,262	9,034	(1,904)	(91,727)	24,092	(60,505)	1,146,757
Total comprehensive income	–	–	–	–	53,963	53,963	53,963
Dividend on ordinary shares (Note 13)	–	–	–	–	(36,138)	(36,138)	(36,138)
Transfer to merger deficit account	–	–	–	17,825	(17,825)	–	–
At 30 June 2015	1,207,262	9,034	(1,904)	(73,902)	24,092	(42,680)	1,164,582

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

CONSOLIDATED STATEMENT OF CASH FLOW

For the financial year ended 30 June 2016

	2016 RM'000	2015 (restated) RM'000
Cash flows from operating activities		
Profit before tax	32,164	73,029
Adjustments for:		
Depreciation	9,522	8,031
Gain on disposal of property, plant and equipment	–	(77)
Gain on disposal of investment property	–	(85)
Reversal of impairment on receivables	(507)	(11)
Impairment of trade receivables	1,004	655
Impairment of other receivables	71	1,441
Impairment of property, plant and equipment	116	6,970
Net fair value adjustments on investment property	963	(431)
(Reversal)/Provision for liabilities	(16,849)	14,987
Utilisation of provision for liabilities	(2,447)	(298)
Write-down of inventories	11,397	15,888
Interest expense	9,480	10,049
Interest income	(3,443)	(3,073)
Operating profit before working capital changes	41,471	127,075
(Increase)/Decrease in property development costs and land held for property development	(64,062)	84,367
Decrease/(Increase) in inventories	9,244	(60,583)
Decrease/(Increase) in receivables	142,685	(59,890)
Decrease in payables	(77,922)	(40,894)
Cash generated from operations	51,416	50,075
Interest paid	(6,607)	(10,083)
Interest received	3,443	3,073
Net taxes paid	(27,371)	(28,225)
Net cash generated from operating activities	20,881	14,840
Cash flows from investing activities		
Proceeds from disposal of property, plant and equipment	–	533
Purchase of property, plant and equipment	(2,571)	(7,861)
Proceeds from disposal of investment property	–	1,760
Increase of placement in fixed deposits	(891)	–
Withdrawal/(Investment) in money market funds	8,725	(11,006)
Net cash generated from/(used in) from investing activities	5,263	(16,574)
Cash flows from financing activities		
Dividend paid	(24,092)	(48,184)
Drawdowns of loans and borrowings	4,773	570
Repayment of loans and borrowings	(36,934)	(16,524)
Net cash used in financing activities	(56,253)	(64,138)
Net decrease in cash and cash equivalents	(30,109)	(65,872)
Cash and cash equivalents at beginning of financial year	108,050	173,922
Cash and cash equivalents at end of financial year (Note 24)	77,941	108,050

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

STATEMENT OF COMPREHENSIVE INCOME

For the financial year ended 30 June 2016

	Note	2016 RM'000	2015 RM'000
Revenue	4	36,520	33,597
Other income	6	1,933	3,426
Administrative expenses		(29,192)	(15,105)
Other expenses		(1,368)	(958)
Operating profit		7,893	20,960
Finance costs	7	(801)	(1,104)
Profit before tax	8	7,092	19,856
Income tax expense	11	(513)	(754)
Profit after tax, representing total comprehensive income for the year		6,579	19,102

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

STATEMENT OF FINANCIAL POSITION

As at 30 June 2016

	Note	2016 RM'000	2015 RM'000
Assets			
Non-current assets			
Property, plant and equipment	14	211	322
Investment in subsidiaries	17	1,923,305	1,923,305
Other investments	19	–	–
Deferred tax assets	20	1,905	2,376
		1,925,421	1,926,003
Current assets			
Other receivables	22	353,536	354,359
Tax recoverable		977	892
Other financial asset	23	15,714	14,355
Cash and bank balances	24	232	8,498
		370,459	378,104
Total assets		2,295,880	2,304,107
Equity and liabilities			
Equity attributable to equity holders of the Company			
Share capital	25	1,207,262	1,207,262
Share premium	25(b)	9,034	9,034
Treasury share	25(b)	(1,904)	(1,904)
Merger reserve	25(c)	636,856	636,856
Retained profits	26	92,663	110,176
Total equity		1,943,911	1,961,424
Non-current liabilities			
Borrowings	27	–	2,439
Current liabilities			
Borrowings	27	2,452	9,160
Other payables	31	349,517	331,084
		351,969	340,244
Total liabilities		351,969	342,683
Total equity and liabilities		2,295,880	2,304,107

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

STATEMENT OF CHANGES IN EQUITY

For the financial year ended 30 June 2016

		<---------------------------------Reserves--------------------------------->					
		<------Non-distributable------>			<–Distributable–>		
	Share capital RM'000 (Note 25)	Share premium RM'000 (Note 25(b))	Merger reserve RM'000 (Note 25(c))	Treasury shares RM'000 (Note 25(b))	Retained earnings RM'000 (Note 26)	Total reserves RM'000	Total equity RM'000
At 1 July 2015	1,207,262	9,034	636,856	(1,904)	110,176	754,162	1,961,424
Total comprehensive income	–	–	–	–	6,579	6,579	6,579
Dividend on ordinary shares (Note 13)	–	–	–	–	(24,092)	(24,092)	(24,092)
At 30 June 2016	1,207,262	9,034	636,856	(1,904)	92,663	736,649	1,943.911
At 1 July 2014	1,207,262	9,034	636,856	(1,904)	127,212	771,198	1,978,460
Total comprehensive income	–	–	–	–	19,102	19,102	19,102
Dividend on ordinary shares (Note 13)	–	–	–	–	(36,138)	(36,138)	(36,138)
At 30 June 2015	1,207,262	9,034	636,856	(1,904)	110,176	754,162	1,961,424

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

STATEMENT OF CASH FLOWS

For the financial year ended 30 June 2016

	2016 RM'000	2015 RM'000
Cash flows from operating activities		
Profit before tax	7,092	19,856
Adjustments for:		
Depreciation	163	149
Dividend income	(18,000)	(18,000)
Impairment of amount due from subsidiaries	13,374	–
Interest expense	801	1,104
Interest income	(1,318)	(2,171)
Operating profit before working capital changes	2,112	938
(Increase)/Decrease in other receivables	(33)	696
(Increase)/Decrease in amount due from subsidiaries	(12,518)	16,741
Increase/(Decrease) in other payables	18,433	(1,838)
Cash generated from operations	7,994	16,537
Dividend received	18,000	18,000
Interest received	1,318	2,171
Interest paid	(801)	(1,104)
Tax paid	(127)	(272)
Net cash generated from operating activities	26,384	35,332
Cash flows from investing activities		
Purchase of property, plant and equipment	(52)	(176)
(Investment)/Withdrawal of money market funds	(1,359)	13,381
Net cash (used in)/generated from investing activities	(1,411)	13,205
Cash flows from financing activities		
Dividend paid	(24,092)	(48,184)
Repayment of loans and borrowings	(9,147)	(5,015)
Net cash used in financing activities	(33,239)	(53,199)
Net decrease in cash and cash equivalents	(8,266)	(4,662)
Cash and cash equivalents at beginning of financial year	8,498	13,160
Cash and cash equivalents at end of financial year (Note 24)	232	8,498

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

NOTES TO THE FINANCIAL STATEMENTS
– 30 June 2016

1. CORPORATE INFORMATION

The Company is a public limited liability company, incorporated and domiciled in Malaysia, and is listed on the Main Market of Bursa Malaysia Securities Berhad. The registered office and the principal place of business of the Company is located at No. 19, Jalan PJU 8/5H, Perdana Business Centre, Bandar Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan.

The principal activities of the Company are those of investment holding and the provision of management services. The principal activities of the subsidiaries and associate are disclosed in Notes 17 and 18 respectively.

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

The financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the directors dated 17 October 2016.

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 applicable Financial Reporting Standards ("FRS") and the Companies Act, 1965 in Malaysia.

The financial statements have been prepared on the historical cost basis except as disclosed in the accounting policies below.

The financial statements are presented in Ringgit Malaysia (RM) and all values are rounded to the nearest thousand (RM'000) except when otherwise indicated.

At the beginning of the current financial year, the Group and the Company adopted new amended FRSs which are mandatory for financial periods beginning or after 1 January 2015 as described fully in Note 2.2.

2.2 Changes in accounting policies

The accounting policies adopted are consistent with those of the previous financial year.

2.3 Standards issued but not yet effective

The Group and the Company have not adopted the following standards and interpretations that have been issued but not yet effective:

Description	Effective for financial periods beginning on or after
Annual Improvements to FRSs 2012-2014 Cycle	1 January 2016
Amendments to FRS 116 and FRS 138: Clarification of Acceptable Methods of Depreciation and Amortisation	1 January 2016
Amendments to FRS 10 and FRS 128: Sale or Contribution of Assets between an Investor and its Associates or Joint Venture	Deferred
Amendments to FRS 11: Accounting for Acquisitions of Interest in Joint Operations	1 January 2016
Amendments to FRS 101: Disclosure Initiatives	1 January 2016
Amendments to FRS 10, FRS 12 and FRS 128: Investment Entities: Applying the Consolidation Exception	1 January 2016
FRS 14: Regulatory Deferral Accounts	1 January 2016
Amendments to FRS 107: Disclosure Initiative	1 January 2017
Amendments to FRS 112: Recognition of deferred tax assets for unrealised losses	1 January 2017
FRS 9: Financial Instruments	1 January 2018
Amendments to FRS 2: Classification and measurement of share-based payment transaction	1 January 2018

The directors expect that the adoption of the standards and interpretation above will have no material impact on the financial statements in the period of initial application except as discussed below:

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

2.3 Standards issued but not yet effective (cont'd)

FRS 9 Financial Instruments

In November 2014, MASB issued the final version of FRS 9 Financial Instruments which reflects all phases of the financial instruments project and replaces FRS 139 Financial Instruments: Recognition and Measurement and all previous versions of FRS 9. The standard introduces new requirements for classification and measurement, impairment and hedge accounting. FRS 9 is effective for annual periods beginning on or after 1 January 2018, with early application permitted. Retrospective application is required, but comparative information is not compulsory. The adoption of FRS 9 will have an effect on the classification and measurement of the Group's financial assets, but no impact on the classification and measurement of the Group's financial liabilities.

2.4 Malaysian Financial Reporting Standards (MFRS Framework)

The MFRS Framework is to be applied by all Entities Other Than Private Entities for annual periods beginning on or after 1 January 2012, with the exception of entities that are within the scope of MFRS 141 Agriculture (MFRS 141) and IC Interpretation 15 Agreements for Construction of Real Estate (IC 15), including its parent, significant investor and venturer (herein defined as 'Transitioning Entities').

The Group falls within the scope definition of Transitioning Entities and accordingly, will be required to prepare financial statements using the MFRS Framework in its MFRS financial statements for the year ending 30 June 2019. In presenting its first MFRS financial statements, the Group will be required to restate the comparative financial statements to amounts reflecting the application of MFRS Framework. The majority of the adjustments required on transition will be made, retrospectively, against opening accumulated losses.

At the date of these financial statements, the Group has not completed its quantification of the financial effects of the differences between Financial Reporting Standards and accounting standards under the MFRS Framework. Accordingly, the consolidated financial performance and financial position as disclosed in these financial statements for the year ended 30 June 2016 could be different if prepared under the MFRS Framework.

The Group considers that it is achieving its scheduled milestones and expects to be in position to fully comply with the requirements of the MFRS Framework for the financial year ending 30 June 2019.

2.5 Basis of consolidation

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries as at the reporting date. The financial statements of the subsidiaries used in the preparation of the consolidated financial statements are prepared for the same reporting date as the Company. Consistent accounting policies are applied to like transactions and events in similar circumstances.

The Company controls an investee if and only if the Company has all the following:

(i) power over the investee (i.e. existing rights that give it the current ability to direct the relevant activities of the investee);

(ii) exposure, or rights, to variable returns from its investment with the investee; and

(iii) the ability to use its power over the investee to affect its returns.

When the Company has less than a majority of the voting rights of an investee, the Company considers the following in assessing whether or not the Company's voting rights in an investee are sufficient to give it power over the investee:

(i) the size of the Company's holding of voting rights relative to the size and dispersion of holdings of other vote holders;

(ii) potential voting rights held by the Company, other vote holders or other parties;

(iii) rights arising from other contractual arrangements; and

(iv) any additional facts and circumstances that indicate that the Company has, or does not have, the current ability to direct the relevant activities at the time that decisions need to be made, including voting patterns at previous shareholders' meetings.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

2.5 Basis of consolidation (cont'd)

Subsidiaries are consolidated when the Company obtains control over the subsidiary and ceases when the Company loses control of the subsidiary. All intra-group balances, income and expenses and unrealised gains and losses resulting from intra-group transactions are eliminated in full.

Losses within a subsidiary are attributed to the non-controlling interests even if that results in a deficit balance.

Changes in the Company's ownership interests in subsidiaries that do not result in the Company losing control over the subsidiaries are accounted for as equity transactions. The carrying amounts of the Company's interests and the non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiaries. The resulting difference is recognised directly in equity and attributed to owners of the Company.

When the Group loses control of a subsidiary, a gain or loss calculated as the difference between (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest and (ii) the previous carrying amount of the assets and liabilities of the subsidiary and any non-controlling interest, is recognised in profit or loss. The subsidiary's cumulative gain or loss which has been recognised in other comprehensive income ("OCI") and accumulated in equity are reclassified to profit or loss or where applicable, transferred directly to retained earnings. The fair value of any investment retained in the former subsidiary at the date control is lost is regarded as the cost on initial recognition of an investment.

Business combinations

(a) Acquisitions of subsidiaries are accounted for using the acquisition method. The cost of an acquisition is measured as the aggregate of the consideration transferred, measured at acquisition date fair value and the amount of any non-controlling interests in the acquiree. The Group elects on a transaction-by-transaction basis whether to measure the non-controlling interests in the acquiree either at fair value or at the proportionate share of the acquiree's identifiable net assets. Transaction costs incurred are expensed and included in administrative expenses.

Any contingent consideration to be transferred by the acquirer will be recognised at fair value at the acquisition date. Subsequent changes in the fair value of the contingent consideration which is deemed to be an asset or liability, will be recognised in accordance with FRS 139 either in profit or loss or as a change to OCI. If the contingent consideration is classified as equity, it will not be remeasured. Subsequent settlement is accounted for within equity.

When the Group acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date. This includes the separation of embedded derivatives in host contracts by the acquiree.

If the business combination is achieved in stages, the acquisition date fair value of the acquirer's previously held equity interest in the acquiree is remeasured to fair value at the acquisition date through profit or loss.

Goodwill is initially measured at cost, being the excess of the aggregate of the consideration transferred and the amount recognised for non-controlling interests over the net identifiable assets acquired and liabilities assumed. If this consideration is lower than fair value of the net assets of the subsidiary acquired, the difference is recognised in profit or loss.

(b) Business combinations involving entities under common control are accounted for by applying the pooling of interest method. The assets and liabilities of the combining entities are reflected at their carrying amounts reported in the consolidated financial statements of the controlling holding company. Any difference between the consideration paid and the share capital of the 'acquired' entity is reflected within equity as merger reserve/deficit. The profit or loss reflect the results of the combining entities for the full year, irrespective of when the combination takes place. Comparatives are presented as if the entities had always been combined since the date the entities had come under common control.

At each reporting date, the Group's retained profits for the current financial year after adjusting for proposed/ declared dividend as at that date will be transferred to merger deficit.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

2.6 Subsidiaries

A subsidiary is an entity over which the Group has all the following:

- Power over the investee (i.e. existing rights that give it the current ability to direct the relevant activities of the investee);
- Exposure, or rights, to variable returns from its investment with the investee; and
- The ability to use its power over the investee to affect its returns.

In the Company's separate financial statements, investments in subsidiaries are accounted for at cost less impairment. On disposal of such investments, the difference between net disposal proceeds and their carrying amounts is included in the statement of comprehensive income.

2.7 Associate

An associate is an entity in which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies.

On acquisition of an investment in associate, any excess of the cost of investment over the Group's share of the net fair value of the identifiable assets and liabilities of the investee is recognised as goodwill and included in the carrying amount of the investment. Any excess of the Group's share of the net fair value of the identifiable assets and liabilities of the investee over the cost of investment is excluded from the carrying amount of the investment and is instead included as income in the determination of the Group's share of the associate's profit or loss for the period in which the investment is acquired.

When the Group's share of losses in an associate equals or exceeds its interest in the associate, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the associate.

An associate is equity accounted for from the date on which the investee becomes an associate.

Under the equity method, on initial recognition, the investment in an associate is recognised at cost, and the carrying amount is increased or decreased to recognise the Group's share of the profit or loss and other comprehensive income of the associate after the date of acquisition. When the Group's share of losses in an associate equal or exceeds its interest in the associate, the Group does not recognise further losses, unless it has incurred legal or constructive obligations or made payments on behalf of the associate.

After application of the equity method, the Group applies FRS 139 Financial Instruments: Recognition and Measurement to determine whether it is necessary to recognise any additional impairment with respect to its net investment in the associate. When necessary, the entire carrying amount of the investment is tested for impairment in accordance with FRS 136 Impairment of Assets as a single asset, by comparing its recoverable amount (higher of value in use and fair value less costs to sell) with its carrying amount. Any impairment is recognised in the statement of comprehensive income. Reversal of an impairment is recognised to the extent that the recoverable amount of the investment subsequently increases.

In the Company's separate financial statements, investment in associate is accounted for at cost less impairment. On disposal of such investment, the difference between net disposal proceeds and its carrying amounts is included in profit or loss.

2.8 Property, plant and equipment

All items of property, plant and equipment are initially recorded at cost. The cost of an item of property, plant and equipment is recognised as an asset if, and only if, it is probable that future economic benefits associated with the item will flow to the Group and the Company and the cost of the item can be measured reliably.

Subsequent to recognition, property, plant and equipment are measured at cost less accumulated depreciation and accumulated impairment. When significant parts of property, plant and equipment are required to be replaced in intervals, the Group recognises such parts as individual assets with specific useful lives and depreciates it over its useful life. Likewise, when a major replacement occurs, its cost is recognised in the carrying amount as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognised in the statement of comprehensive income as incurred.

Freehold land has an unlimited useful life and therefore is not depreciated. Depreciation is computed on a straight-line basis over the estimated useful lives of the assets as follows:

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

2.8 Property, plant and equipment (cont'd)

Leasehold land	1%
Buildings and resort properties	2% - 33%
Plant and machinery	10% - 25%
Motor vehicles	20% - 25%
Furniture, fixtures and fittings	10% - 25%
Computers and office equipment	10% - 40%
Renovation	10% - 20%
Cutlery and kitchen utensils	33%
Golf and recreational equipment	10% - 20%

Assets under construction included in property, plant and equipment are not depreciated as these assets are not yet available for use. The carrying values of property, plant and equipment are reviewed for impairment when events or changes in circumstances indicate that the carrying value may not be recoverable.

The residual value, useful life and depreciation method are reviewed at each financial year-end, and adjusted prospectively, if appropriate.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss on derecognition of the asset is included in the statement of comprehensive income in the year the asset is derecognised.

When an indication of impairment exists, the carrying amount of the asset is written down immediately to its recoverable value. The policy for the recognition and measurement of impairment losses is in accordance with Note 2.10.

2.9 Investment properties

Investment properties are initially measured at cost, including transaction costs. Subsequent to initial recognition, investment properties are measured at fair value which reflects market conditions at the reporting date. Fair value is arrived at by reference to market evidence of transaction prices for similar properties and is performed by registered independent valuers having an appropriate recognised professional qualification and recent experience in the location and category of the properties being valued. Gains or losses arising from changes in the fair values of investment properties are included in the statement of comprehensive income in the year in which they arise.

A property interest under an operating lease is classified and accounted for as an investment property on a property-by-property basis when the Group holds it to earn rentals or for capital appreciation or both. Any such property interest under an operating lease classified as an investment property is carried at fair value.

Investment properties are derecognised when either they have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gain or loss on the retirement or disposal of an investment property is recognised in the statement of comprehensive income in the year of retirement or disposal.

Transfers are made to or from investment property only when there is a change in use. For a transfer from investment property to owner-occupied property, the deemed cost for subsequent accounting is the fair value at the date of change in use. For a transfer from owner-occupied property to investment property, the property is accounted for in accordance with the accounting policy for property, plant and equipment set out in Note 2.7 up to the date of change in use.

When an indication of impairment exists, the carrying amount of the asset is written down immediately to its recoverable value. The policy for the recognition and measurement of impairment losses is in accordance with Note 2.10.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

2.10 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, 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 the value in use, the estimated future cash flows expected to be generated by the asset are discounted to their present values 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 an asset exceeds its recoverable amount, the asset is written down to its recoverable amount. Impairment recognised in respect of a CGU or groups of CGUs is 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.

Impairment is recognised in the statement of comprehensive income except for assets that were 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 may no longer exists or may have decreased. A previously recognised impairment is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment was recognised. If that is the case, the carrying amount of the asset is increased to its recoverable amount. That increase cannot exceed the carrying amount that would have been determined, net of depreciation, had no impairment been recognised previously. Such reversal is recognised in the statement of comprehensive income unless the asset is measured at revalued amount, in which case the reversal is treated as a revaluation increase. Impairment on goodwill is not reversed in a subsequent period.

2.11 Financial assets

Financial assets 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.

(a) 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 gain or loss arising from changes in fair value is recognised in the statement of comprehensive income. Net gain or net loss on financial assets at fair value through profit or loss does not include exchange differences, interest and dividend income. Exchange differences, interest and dividend income on financial assets at fair value through profit or loss are recognised separately in profit or loss as part of other losses or other income.

Financial assets 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 whereas financial assets that are not held primarily for trading purposes are presented as current or non-current based on the settlement date.

As at reporting date, the Group and the Company do not have any financial asset at fair value through profit or loss.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

2.11 Financial assets (cont'd)

(b) 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.

Loans and receivables of the Group and of the Company comprise of trade and other receivables (other than accrued income and prepayments), due from related companies and cash and bank balances.

(c) Held-to-maturity investments

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.

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.

As at reporting date, the Group and the Company do not have any held to maturity investments.

(d) Available-for-sale financial assets

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

Subsequent to initial recognition, available-for-sale financial assets are measured at fair value. Any gain or loss from changes in fair value of the financial asset is recognised in other comprehensive income, except for impairment, foreign exchange gains and losses on monetary instruments and interest calculated using the effective interest method are recognised in profit or loss as part of other losses or other income.

The cumulative gain or loss previously recognised in other comprehensive income is reclassified from equity to the statement of comprehensive income as a reclassification adjustment when the financial asset is derecognised. Interest income calculated using the effective interest method is recognised in the statement of comprehensive income. Dividends on an available-for-sale equity instrument are recognised in the statement of comprehensive income when the Group's and the Company's rights to receive payment are established.

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

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 marketplace 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 (cont'd)

2.12 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.

(a) Trade and other receivables and other financial assets carried at amortised cost

To determine whether there is objective evidence that an impairment 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's 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 economic conditions that correlate with default on receivables.

If any such evidence exists, the amount of impairment 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 is recognised in profit or loss.

The carrying amount of the financial asset is reduced by the impairment 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 decreases and the decrease can be related objectively to an event occurring after the impairment was recognised, the previously recognised impairment 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.

(b) 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 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 are not reversed in subsequent periods.

2.13 Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand, demand deposits, and short-term, highly liquid investments that are readily convertible to known amount of cash and which are subject to an insignificant risk of changes in value with a maturity of three months or less.

2.14 Land held for property development and property development costs

(a) Land held for property development

Land held for property development consists of land where no development activities have been carried out or where development activities are not expected to be completed within the normal operating cycle. Such land is classified within non-current assets and is stated at cost less any accumulated impairment.

Land held for property development is reclassified as property development costs at the point when development activities have commenced and where it can be demonstrated that the development activities can be completed within the normal operating cycle.

(b) Property development costs

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

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

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

2.14 Land held for property development and property development costs (cont'd)

(b) Property development costs (cont'd)

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

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

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

The excess of revenue recognised in the statement of comprehensive income over billings to purchasers is classified as accrued billings within trade receivables and the excess of billings to purchasers over revenue recognised in the statement of comprehensive income is classified as advance billings within trade payables.

2.15 Inventories

Inventories represent completed properties and consumables, which are stated at the lower of cost and net realisable value. Cost is determined using either the specific identification or weighted average method, where applicable. Cost of other inventories comprises costs of purchase.

The cost of unsold completed properties comprises cost associated with the acquisition of land, direct costs and appropriate proportions of common costs.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

2.16 Provisions

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

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

2.17 Financial liabilities

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

Financial liabilities, within the scope of FRS 139, are recognised in the statement 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.

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

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated 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 gain or loss recognised in the statement of comprehensive income. Net gain or loss on derivatives includes exchange differences.

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

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

2.17 Financial liabilities (cont'd)

(b) Other financial liabilities

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

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

Loans and borrowings are recognised initially at fair value, net of transaction costs incurred, and subsequently measured at amortised cost using the effective interest method. Borrowings are classified as current liabilities unless the Group and 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 the statement of comprehensive income 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 the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognised in profit or loss.

2.18 Offsetting of financial instruments

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

2.19 Borrowing costs

Borrowing costs are capitalised as part of the cost of a qualifying asset if they are directly attributable to the acquisition, construction or production of that asset. Capitalisation of borrowing costs commences when the activities to prepare the asset for its intended use or sale are in progress and the expenditures and borrowing costs are incurred. Borrowing costs are capitalised until the assets are substantially completed for their intended use or sale.

All other borrowing costs are recognised in profit or loss as part of other losses or other income in the period they are incurred. Borrowing costs consist of interest and other costs that the Group and the Company incurred in connection with the borrowing of funds.

2.20 Employee benefits

(a) Short term benefits

Wages, salaries, bonuses and social security contributions are recognised as an expense in the year in which the associated services are rendered by employees. Short term accumulating compensated absences such as paid annual leave are recognised when services are rendered by employees that increase their entitlement to future compensated absences. Short term non-accumulating compensated absences such as sick leave are recognised when the absences occur.

The Group and the Company participate in the national pension schemes as defined by the laws of the countries in which it has operations. The Group and the Company make contributions to the Employee Provident Fund in Malaysia, a defined contribution pension scheme.

(b) Defined contribution plans

Contributions to defined contribution pension schemes are recognised as an expense in the period in which the related service is performed.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

2.20 Employee benefits (cont'd)

(c) Employee share option scheme

Employees of the Group receive remuneration in the form of share options as consideration for services rendered. The cost of these equity-settled transactions with employees is measured by reference to the fair value of the options at the date on which the options are granted. This cost is recognised in profit or loss, with a corresponding increase in the employee share option reserve over the vesting period. The cumulative expense recognised at each reporting date until the vesting date reflects the extent to which the vesting period has expired and the Group's best estimate of the number of options that will ultimately vest. The charge or credit to profit or loss for a period represents the movement in cumulative expense recognised at the beginning and end of that period.

No expense is recognised for options that do not ultimately vest, except for options where vesting is conditional upon a market or non-vesting condition, which are treated as vested irrespective of whether or not the market or non-vesting condition is satisfied, provided that all other performance and/or service conditions are satisfied. The employee share option reserve is transferred to retained earnings upon expiry of the share options. When the options are exercised, the employee share option reserve is transferred to share capital if new shares are issued, or to treasury shares if the options are satisfied by the reissuance of treasury shares.

2.21 Leases

(a) As lessee

Finance leases, which transfer to the Group and the Company substantially all the risks and rewards incidental to ownership of the leased item, are capitalised at the inception of the lease at the fair value of the leased asset or, if lower, at the present value of the minimum lease payments. Any initial direct costs are also added to the amount capitalised. Lease payments are apportioned between the finance charges and reduction of the lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are recognised in the statement of comprehensive income. Contingent rents, if any, are charged as expenses in the periods in which they are incurred.

Leased assets are depreciated over the estimated useful life of the asset. However, if there is no reasonable certainty that the Group and the Company will obtain ownership by the end of the lease term, the asset is depreciated over the shorter of the estimated useful life and the lease term.

Operating lease payments are recognised as an expense in the statement of comprehensive income on a straight-line basis over the lease term. 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.

(b) As lessor

Leases where the Group and the Company retain substantially all the risks and rewards of ownership of the asset are classified as operating leases. Initial direct costs incurred in negotiating an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same bases as rental income. The accounting policy for rental income is set out in Note 2.22(f).

2.22 Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group and the Company and the revenue can be reliably measured. Revenue is measured at the fair value of consideration received or receivable.

(a) Revenue from property development activities

Revenue from sale of development properties is accounted for by using the stage of completion method as described in Note 2.14(b).

(b) Sale of completed properties

Revenue relating to sale of completed properties is recognised, net of discounts, upon the transfer of significant risks and rewards of ownership to the buyer.

(c) Revenue from resort operations

Revenue from rental of rooms, sale of food and beverage and other related income are recognised on an accrual basis.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

2.22 Revenue (cont'd.)

(d) Sale of goods

Revenue is recognised net of discounts and upon transfer of significant risks and rewards of ownership to the buyer. Revenue is not recognised to the extent where there are significant uncertainties regarding recovery of the consideration due, associated costs or the possible return of goods.

(e) Revenue from services

Revenue from services rendered is recognised, net taxes and discounts, when the services are performed.

(f) Rental income

Rental income arising from operating leases on investment properties is accounted for on a straight-line basis over the lease terms and is included in revenue in the statement of profit or loss due to its operating nature.

(g) Dividend income

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

(h) Management fees

Management fees are recognised when services are rendered.

(i) Education fees

Tuition fees are recognised when services are rendered.

2.23 Income taxes

(a) 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 at the reporting date.

Current taxes are recognised in the statement of comprehensive income except to the extent that the tax relates to items recognised either in other comprehensive income or directly in equity.

(b) 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 nor the taxable profit; 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.

Deferred tax assets are recognised for all deductible temporary differences, 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 unused tax credits and 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 nor the taxable profit; 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.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

2.23 Income taxes (cont'd)

(b) Deferred tax

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 profits 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 when 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.

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.

2.24 Segment reporting

For management purposes, the Group is organised into operating segments based on their products and services which are independently managed by the respective segment managers responsible for the performance of the respective segments under their charge. The segment managers report directly to the management of the Company who regularly review the segment results in order to allocate resources to the segments and to assess the segment performance. Additional disclosures on each of these segments are shown in Note 37, including the factors used to identify the reportable segments and the measurement basis of segment information.

2.25 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 equity in the period in which they are declared.

2.26 Treasury shares

When shares of the Company, that have not been cancelled, recognised as equity are reacquired, the amount of consideration paid is recognised directly in equity. Reacquired shares are classified as treasury shares and presented as a deduction from total equity. No gain or loss is recognised in profit or loss on the purchase, sale, issue or cancellation of treasury shares. When treasury shares are reissued by resale, the difference between the sales consideration and the carrying amount is recognised in equity.

2.27 Contingencies

A contingent liability or asset is a possible obligation or asset that arises from past events and whose existence will be confirmed only by the occurrence or non-occurrence of uncertain future event(s) not wholly within the control of the Group.

Contingent liabilities and assets are not recognised in the statements of financial position of the Group.

2.28 Fair value measurements

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. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

(i) In the principal market for the asset or liability, or

(ii) In the absence of a principal market, in the most advantageous market for the asset or liability.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont'd)

2.28 Fair value measurements (cont'd)

The principal or the most advantageous market must be accessible to by the Group and the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participant act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Group and the Company use valuation techniques that appropriate in circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

(i) Level 1 – Quoted (unadjusted) market prices in active markets for identical assets or liabilities

(ii) Level 2 – Valuation techniques for the lowest level input that is significant to the fair value measurement is directly or indirectly observable

(iii) Level 3 – Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For the purposes of fair value disclosures, the Group and the Company have determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the assets or liabilities and the level of the of fair value hierarchy as explained above.

2.29 Current versus non-current classification

The Company presents assets and liabilities in the statement of financial position based on current/non-current classification. An asset is classified as current when it is:

(i) expected to be realised or intended to be sold or consumed in normal operating cycle;

(ii) held primarily for the purpose of trading;

(iii) expected to be realised within twelve months after the reporting period; or

(iv) cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is classified as current when:

(i) it is expected to be settled in normal operating cycle;

(ii) it is held primarily for the purpose of trading;

(iii) it is due to be settled within twelve months after the reporting period; or

(iv) there is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

3. SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES

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

3.1 Critical judgements made in applying accounting policies

In the process of applying the Group's accounting policies, management has made the following judgements, apart from those involving estimations, which have the most significant effect on the amounts recognised in the financial statements:

(a) Investment properties

The Group has developed criterias based on FRS 140 in making judgement whether a property qualifies as an investment property. Investment property is a property held to earn rentals or for capital appreciation or both.

Judgement is made on an individual property basis to determine whether ancillary services are significant that a property does not qualify as investment property. Accordingly, any gain arising from the disposal of investment properties should be assessed under Real Property Gains Tax Act, 1976.

(b) Contingent liabilities

The Group determines whether an obligation in relation to a contingent liability exists at the reporting date by taking into account all available evidence, including, the opinion of experts. The evidence considered includes any additional evidence provided by events after the reporting date. On the basis of such evidence, the Group evaluates if the obligation needs to be recognised in the financial statements. Details of the contingent liability involving the Group are disclosed in Note 32.

3.2 Key sources of estimation and uncertainty

The key assumptions concerning the future and other key sources of estimation uncertainty at the 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.

(a) Receivables

The Group evaluates the collectability of receivables and records provisions for doubtful receivables based on historical collection pattern. These provisions are based on, amongst other things, comparisons of the relative age of accounts and consideration of actual write-off history. The actual level of receivables collected may differ from the estimated levels of provision which could impact operating results positively or negatively.

(b) Impairment of investment

At reporting date, the Group and the Company determine whether the carrying amounts of their investments are impaired. This involves measuring the recoverable amounts which included fair value less cost to sell and valuation techniques. Valuation techniques include the use of discounted cash flow analysis, considering the current market value indicators and recent arms-length market transactions. These estimates provide reasonable approximations to the computation of recoverable amounts.

In performing discounted cash flow analysis, discount rate and growth rates used reflect, amongst others, the maturity of the business development cycle as well as the industry growth potential. The growth rates used to forecast the projected cash flow for the following year approximate the performances of the respective investments.

(c) Deferred tax assets

Deferred tax assets are recognised for all unused tax losses, unabsorbed capital allowances and other deductible temporary differences to the extent that it is probable that taxable profit will be available against which the tax losses and capital allowances can be utilised. Significant 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.

3. SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES (cont'd)

3.2 Key sources of estimation and uncertainty

(d) Property development

The Group recognises property development revenue and costs in the statement of comprehensive income by using the stage of completion method. The stage of completion is measured by the proportion of property development costs incurred for work performed to date to the estimated total property development costs.

Significant judgement is required in determining the stage of completion, 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.

When the finalised total actual revenue and cost incurred are different from the estimates, these differences may have an impact on the profit and loss of the various projects. Such differences are recognised in the statement of comprehensive income immediately.

(e) Impairment of property development costs and property, plant and equipment

The Group assesses whether there are any indicators of impairment for all non-financial assets at each reporting date. Other non-financial assets are tested for impairment when there are indicators that the carrying amounts may not be recoverable.

The Group carried out the impairment test based on a variety of estimation including the value in use of the cash-generating units ("CGU") to which the property development costs and property, plant and equipment are allocated. Estimating the value in use requires the Group to make an estimate of the expected future cash flows from the CGU and also to choose a suitable discount rate in order to calculate the present value of those cash flows.

(f) Provision of liquidated ascertained damages ("LAD")

The Group had provided LAD for properties which have yet to be completed on time. The provision of LAD is based on the applicable sale and purchase agreements. Any change, either in the expected time of completion of a particular development or the estimated pay-out or both, could impact the provision for LAD.

LAD income are recognised to the extent that the economic benefits will flow to the Group and the amount can be reliably measured.

(g) Depreciation of property, plant and machinery

The cost of property, plant and machinery for use in construction and infrastructure maintenance works is depreciated on a straight-line basis over the assets' useful lives. Management estimates the useful lives of these property, plant and machinery to be within 2.5 to 99 years. These are common life expectancies applied in the construction industry. Changes in the expected level of usage could impact the economic useful lives and the residual values of these assets, therefore future depreciation charges could be revised. A 10% difference in the average useful lives of these assets from management's estimates would result in approximately RM187,000 (2015: RM185,000) variance in the profit or loss (net of tax) for the financial year.

4. REVENUE

	Group		Company	
	2016	2015	2016	2015
	RM'000	RM'000	RM'000	RM'000
Revenue from property development and related activities	257,036	447,197	–	–
Sale of completed properties	8,816	4,115	–	–
Revenue from resort operations	27,386	35,511	–	–
Educational services	1,825	1,493	–	–
Dividends from a subsidiary	–	–	18,000	18,000
Management fees from subsidiaries	–	–	18,520	15,597
	295,063	488,316	36,520	33,597

5. COST OF SALES

Cost of sales comprise property development cost, cost of completed properties sold, cost of resort and education operations.

6. OTHER INCOME

	Group		Company	
	2016	**2015**	**2016**	**2015**
	RM'000	**RM'000**	**RM'000**	**RM'000**
Administrative fees received from subsales	357	471	–	–
Fair value gain on investment properties	540	431	–	–
Forfeiture income	823	826	–	–
Gain on disposal of property, plant and equipment	–	77	–	–
Gain on disposal of investment properties	–	85	–	–
Interest income from deposit in license bank	3,443	3,073	552	805
Interest backcharged to subsidiaries	–	–	766	1,366
Miscellaneous income	1,210	1,357	8	–
Rental income from investment properties	2,966	4,077	–	–
Reversal of allowance for impairment of trade and other receivables	507	11	–	–
Reversal of payables	607	15,653	607	1,255
Write back of bad debts	25	–	–	–
Others	155	181	–	–
Total	10,633	26,242	1,933	3,426

7. FINANCE COSTS

	Group		Company	
	2016	**2015**	**2016**	**2015**
	RM'000	**RM'000**	**RM'000**	**RM'000**
Interest expense on borrowings	9,510	10,083	801	1,104
Less: Amount capitalised in property development costs (Note 15(b))	(30)	(34)	–	–
	9,480	10,049	801	1,104

8. PROFIT BEFORE TAX

The following amounts have been included in arriving at profit before tax:

	Group		Company	
	2016	2015	2016	2015
	RM'000	RM'000	RM'000	RM'000
Auditors' remuneration				
– statutory audit	438	265	130	56
– underprovision in prior year	173	37	147	–
Depreciation (Note 14)	9,522	8,031	163	149
Employee benefits expense (Note 9)	33,589	30,891	11,082	9,841
Net fair value adjustment of investment properties (Note 16)	963	(431)	–	–
Gain on disposal of investment property	–	(85)	–	–
Gain on disposal of property, plant and equipment	–	(77)	–	–
Write–down of inventories	11,397	15,888	–	–
Impairment of property, plant and equipment (Note 14)	116	6,970	–	–
Impairment on trade receivables (Note 22)	1,004	655	–	–
Impairment on other receivables (Note 22)	71	1,441	–	–
Impairment of amount due from subsidiaries	–	–	13,374	–
Non–executive directors' remuneration (Note 10)	492	1,337	492	1,337
Provision for liabilities, net of reversal (Note 29)	(16,849)	14,987	–	–
Rental expense	1,672	1,095	619	619
Interest income (Note 6)				
– from deposits and HDA	(3,443)	(3,073)	(552)	(805)
– charged to subsidiaries	–	–	(766)	(1,366)
Rental income (Note 6)	(2,966)	(4,077)	–	–

9. EMPLOYEE BENEFITS EXPENSE

	Group		Company	
	2016	2015	2016	2015
	RM'000	RM'000	RM'000	RM'000
Wages and salaries	24,335	24,737	6,997	7,491
Pension costs – defined contribution plans	3,384	3,751	1,040	1,107
Social security costs	312	324	65	55
Other staff benefits	5,558	2,079	2,980	1,188
	33,589	30,891	11,082	9,841

Included in staff costs of the Group and of the Company is the executive director's remuneration amounting to RM2,406,000 (2015: RM1,560,000) as further disclosed in Note 10.

10. DIRECTORS' REMUNERATION

	Group/Company	
	2016	**2015**
	RM'000	**RM'000**
Directors of the Company		
Executive:		
Salaries and other emoluments	1,923	1,224
Pension costs – defined contribution plans	363	231
Benefits–in–kind	120	105
	2,406	1,560
Non–Executive:		
Fees and other emoluments	378	1,008
Allowances	114	329
	492	1,337
Total	2,898	2,897

The number of directors of the Company whose total remuneration during the financial year fell within the following bands is analysed below:

	Number of directors	
	2016	**2015**
	RM'000	**RM'000**
Executive Directors:		
< RM1,500,000	–	–
RM1,500,001 - RM2,000,000	–	1
RM2,000,001 - RM2,500,000	1	–
Non-Executive directors:		
< RM 50,000	2	2
RM50,001 - RM100,000	–	–
RM100,001 - RM150,000	3	3
RM150,001 - RM200,000	1	1
RM200,001 - RM250,000	–	–
RM250,001 - RM300,000	–	–
RM300,001 - RM350,000	–	–
RM350,001 - RM400,000	–	–
RM400,001 - RM450,000	–	–
RM450,001 - RM500,000	–	–
> RM500,000	–	1

11. INCOME TAX EXPENSE

Major components of income tax expense

The major components of income tax expense for the year ended 30 June 2016 and 2015 are:

	Group		Company	
	2016	2015	2016	2015
	RM'000	RM'000	RM'000	RM'000
Income tax:				
Charge for the year	18,308	33,504	918	1,011
Overprovision in prior years	(154)	(4,485)	(875)	(987)
	18,154	29,019	43	24
Deferred tax (Note 20):				
Relating to reversal of temporary differences	(4,225)	(5,014)	(53)	(320)
Relating to reduction in Malaysian income tax rate	–	(940)	–	86
Under/(over) provision in prior years	1,907	(3,999)	523	964
	(2,318)	(9,953)	470	730
	15,836	19,066	513	754

The Malaysian income tax is calculated at the statutory tax rate of 24% (2015: 25%) of the estimated assessable profit for the year.

Reconciliation between tax expense and accounting profit

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

	2016	2015
	RM'000	RM'000
Group		
Profit before tax	32,164	73,029
Taxation at Malaysian statutory tax rate of 24% (2015: 25%)	7,705	18,257
Income not subject to tax	(120)	(265)
Effect on opening deferred tax of reduction in Malaysian income tax rate	–	(940)
Deferred tax recognised at different rates	(17)	206
Expenses not deductible for tax purposes	3,834	3,696
Deferred tax assets not recognised in respect of current year's tax losses and unabsorbed capital allowances	2,705	6,627
Utilisation of previously unrecognised tax losses and unabsorbed capital allowance	(24)	(31)
Overprovision of income tax expense in prior years	(154)	(4,485)
Under/(over) provision of deferred tax in prior years	1,907	(3,999)
Income tax expense for the year	15,836	19,066

11. INCOME TAX EXPENSE (cont'd)

Reconciliation between tax expense and accounting profit (cont'd)

	2016 RM'000	2015 RM'000
Company		
Profit before tax	7,092	19,856
Taxation at Malaysian statutory tax rate of 24% (2015: 25%)	1,702	4,964
Effect on opening deferred tax of reduction in Malaysian income tax rate	–	86
Income not subject to tax	(4,440)	(4,695)
Deferred tax recognised at different rates	–	13
Expenses not deductible for tax purposes	3,603	409
Overprovision of income tax expense in prior years	(875)	(987)
Underprovision of deferred tax in prior years	523	964
Income tax expense for the year	513	754

12. BASIC EARNINGS PER SHARE

Basic earnings per share are calculated by dividing the profit for the year attributable to equity holders of the Company by the weighted average number of ordinary shares in issue during the financial year, excluding treasury shares held by the Company.

	Group 2016	Group 2015
Profit attributable to ordinary equity holders of the Company (RM'000)	16,328	53,963
Weighted average number of ordinary shares in issue ('000)	1,204,590	1,204,590
Basic earnings per share (sen)	1.4	4.5

There is no dilutive effects on earnings per share as the Group does not have any potential dilutive ordinary shares as at reporting date.

There have been no other transactions involving ordinary shares as potential dilutive ordinary shares between the reporting date and the date of these financial statements.

13. DIVIDENDS

	Group/Company 2016 RM'000	Group/Company 2015 RM'000
In respect of the financial year ended 30 June 2014:		
Final dividend of 2 sen per share on 1,207,262,000 ordinary shares of RM1 each, less 2,672,000 treasury shares paid on 31 December 2014	–	24,092
In respect of the financial year ended 30 June 2015:		
First interim dividend of 1 sen per share on 1,207,262,000 ordinary shares of RM 1 each, less 2,672,000 treasury shares paid on 23 April 2015	–	12,046
Final dividend of 2 sen per share on 1,207,262,000 ordinary shares of RM1 each, less 2,672,000 treasury shares paid on 31 December 2015	24,092	–
	24,092	36,138

14. PROPERTY, PLANT AND EQUIPMENT

Group	Freehold land RM'000	Leasehold land RM'000	Buildings and resort properties RM'000	Plant and machinery RM'000	Others # RM'000	Total RM'000
At 30 June 2016						
Cost						
At 1 July 2015	1,400	38,402	194,359	20,410	52,890	307,461
Additions	–	–	206	626	1,739	2,571
Transfer from property development cost (Note 15(b))	3,829	–	7,373	–	–	11,202
Disposals	–	–	–	–	(169)	(169)
At 30 June 2016	5,229	38,402	201,938	21,036	54,460	321,065
Accumulated depreciation						
At 1 July 2015	–	5,528	47,727	18,903	43,819	115,977
Depreciation charge for the year	–	448	6,757	538	1,779	9,522
Impairment loss recognised in profit or loss (Note 8)	–	–	116	–	–	116
Disposals	–	–	–	–	(169)	(169)
At 30 June 2016	–	5,976	54,600	19,441	45,429	125,446
Net carrying amount	5,229	32,426	147,338	1,595	9,031	195,619
At 30 June 2015						
Cost						
At 1 July 2014	1,400	33,402	187,605	19,698	51,567	293,672
Additions	–	–	735	712	6,414	7,861
Transfer from land held for property development (Note 15(a))	–	5,000	–	–	–	5,000
Transfer from property development cost (Note 15(b))	–	–	1,516	–	–	1,516
Reclassification	–	–	5,083	–	(5,083)	–
Disposals	–	–	(580)	–	(8)	(588)
At 30 June 2015	1,400	38,402	194,359	20,410	52,890	307,461
Accumulated depreciation and impairment						
At 1 July 2014	–	5,119	35,403	18,650	41,936	101,108
Depreciation charge for the year	–	409	5,478	253	1,891	8,031
Impairment loss recognised in profit or loss (Note 8)	–	–	6,970	–	–	6,970
Disposals	–	–	(124)	–	(8)	(132)
At 30 June 2015	–	5,528	47,727	18,903	43,819	115,977
Net carrying amount	1,400	32,874	146,632	1,507	9,071	191,484

Others comprise motor vehicles, furniture, fixtures and fittings, computers, office equipment, renovation, cutlery and kitchen utensils, and golf and recreational equipment.

NOTES TO THE FINANCIAL STATEMENTS
– 30 June 2016 (cont'd)

14. PROPERTY, PLANT AND EQUIPMENT (cont'd)

	Renovation	Furniture, fixtures and fittings	Computers and office equipment	Motor vehicles	Total
	RM'000	RM'000	RM'000	RM'000	RM'000
Company					
At 30 June 2016					
Cost					
At 1 July 2015	707	1,640	1,122	732	4,201
Additions	–	10	42	–	52
Disposal	–	–	–	(169)	(169)
At 30 June 2016	707	1,650	1,164	563	4,084
Accumulated depreciation					
At 1 July 2015	705	1,564	880	730	3,879
Depreciation charge for the year	1	19	143	–	163
Disposal	–	–	–	(169)	(169)
At 30 June 2016	706	1,583	1,023	561	3,873
Net carrying amount					
At 30 June 2016	1	67	141	2	211
Cost					
At 1 July 2014	707	1,598	988	732	4,025
Additions	–	42	134	–	176
At 30 June 2015	707	1,640	1,122	732	4,201
Accumulated depreciation					
At 1 July 2014	705	1,551	767	707	3,730
Depreciation charge for the year	–	13	113	23	149
At 30 June 2015	705	1,564	880	730	3,879
Net carrying amount					
At 30 June 2015	2	76	242	2	322

(a) Net carrying amount of the Group's property, plant and equipment held under hire purchase and finance lease arrangements are as follows:

	Group	
	2016	2015
	RM'000	RM'000
Others	109	295

(b) Net carrying amount of the Group's property, plant and equipment pledged for borrowings as referred to in Note 27 are as follows:

	Group	
	2016	2015
	RM'000	RM'000
Leasehold land and buildings	15,399	15,666

15. LAND HELD FOR PROPERTY DEVELOPMENT AND PROPERTY DEVELOPMENT COSTS

(a) Land held for property development

	Group	
	2016	2015
	RM'000	RM'000
At beginning of the year		
Freehold land	8,816	13,871
Leasehold land	274,927	295,516
Development costs	425,372	302,599
	709,115	611,986
Cost incurred during the year: Development costs	3,619	2,099
Transfers from/(to):		
Property development cost (Note 15(b))	437	100,030
Property, plant and equipment (Note 14)	–	(5,000)
	437	95,030
Disposals	(10,697)	–
At end of the year	702,474	709,115

(b) Property development costs

	Group	
	2016	2015
	RM'000	RM'000
At beginning of the year		
Freehold land	5,635	26,222
Leasehold land	106,820	116,309
Development costs	1,697,979	1,598,646
	1,810,434	1,741,177
Costs incurred during the year:		
Land Cost	3,067	–
Development costs	236,869	212,019
	239,936	212,019
Costs recognised in the statement of comprehensive income:		
At beginning of the year	(1,629,506)	(1,372,270)
Recognised during the year (Note 5)	(168,765)	(257,236)
At end of the year	(1,798,271)	(1,629,506)
Transfer:	(11,202)	(1,516)
To property, plant and equipment (Note 14)		
To inventories (Note 21)	–	(41,216)
To land held for property development (Note 15(a))	(437)	(100,030)
	(11,639)	(142,762)
At end of the year	240,460	180,928

15. LAND HELD FOR PROPERTY DEVELOPMENT AND PROPERTY DEVELOPMENT COSTS (cont'd)

(b) Property development costs (cont'd)

The following properties and their related development expenditure are pledged as security for borrowings granted to the Group as disclosed in Note 27:

	Group	
	2016	**2015**
	RM'000	**RM'000**
Land held for property development:		
Freehold land	–	13,871
Leasehold land	48,360	46,888
	48,360	60,759
Property development costs:		
Leasehold land	11,228	37,119
	59,588	97,878

Included in the Group's development expenditure is the following cost incurred during the financial year:

	2016	**2015**
	RM'000	**RM'000**
Interest expense capitalised (Note 7)	30	34

16. INVESTMENT PROPERTIES

	Group	
	2016	**2015**
	RM'000	**RM'000**
At Fair Value,		
At beginning of the year	146,053	147,297
Disposals	–	(1,675)
Fair value adjustments (Note 8)	(963)	431
At end of the year	145,090	146,053
The following investment properties are held under lease terms:		
Leasehold land and buildings	145,090	146,053

In previous year investment properties amounting to RM39,033,000 (2016: Nil) have been pledged to financial institutions for borrowings as referred to in Note 27.

Investment properties were valued by independent professional valuers using the comparison method of valuation.

17. INVESTMENTS IN SUBSIDIARIES

	Company	
	2016	**2015**
	RM'000	**RM'000**
Unquoted shares, at cost	1,924,055	1,924,055
Less: Impairment	(750)	(750)
	1,923,305	1,923,305

Details of the subsidiaries, all of which are incorporated in Malaysia, are as follows:

	Proportion of ownership interest (%)		
Name of company	**2016**	**2015**	**Principal activities**
BML Management Sdn. Bhd.	100	100	Property maintenance services
Bukit Merah Resort Sdn. Bhd.	100	100	Operator of resort and theme park
Centralpolitan Development Sdn. Bhd.	100	100	Property development
Dominant Star Sdn. Bhd.	100	100	Property development, owner of hotel and golf course and investment holding
Golden Precinct Sdn. Bhd.	100	100	Property rental and management
Medan Prestasi Sdn. Bhd.	100	100	Property development, property investment and investment holding
Melur Unggul Sdn. Bhd.	100	100	Dormant
M K Development Sdn. Bhd.	100	100	Property development and property investment
M K Land Resources Sdn. Bhd.	100	100	Investment and property holding
M K Land Ventures Sdn. Bhd.	100	100	Investment and property holding
Paramoden Sdn. Bhd.	100	100	Property development
Plato Construction Sdn. Bhd.	100	100	General construction
Profil Etika (M) Sdn. Bhd.	100	100	Dormant
Prominent Valley Bhd.	100	100	Operator of golf club
Pujaan Pasifik Sdn. Bhd.	100	100	Operator of hotel
Saujana Triangle Sdn. Bhd.	100	100	Property development, property investment and investment holding
Segi Objektif (M) Sdn. Bhd.	100	100	Property development, owner of resort and theme park and investment holding
Sumbangan Berkat Sdn. Bhd.	100	100	Operator of hotel
Tema Teladan Sdn. Bhd.	100	100	Property development, owner of hotel and investment holding
Vast Option Sdn. Bhd.	100	100	Provision of educational services
Vibrant Leisure Sdn. Bhd.	100	100	Property development
Zaman Teladan Sdn. Bhd.	100	100	Property development
Paramount Innovation Sdn. Bhd.	100	100	Dormant
M K Training & Consultancy Sdn. Bhd.	100	100	Dormant
Ritma Mantap Sdn. Bhd.	100	100	Dormant
Duta Realiti Sdn. Bhd.	100	100	Dormant

The above subsidiaries are audited by Ernst & Young, Malaysia.

18. INVESTMENT IN ASSOCIATE

	Group 2016 RM'000	Group 2015 RM'000
In Malaysia:		
Unquoted shares, at cost	119	119
Share of losses recognised	(119)	(119)
Represented by share of net assets	–	–

Details of the associate which have the same conterminous financial year end is as follow:

Name of company	Country of incorporation	Equity interest held (%) 2016	Equity interest held (%) 2015	Principal activity
M K Embassy Land Sdn. Bhd.	Malaysia	47.5	47.5	Investment holding

The summarised financial information of the associate, not adjusted for the proportion of ownership interest held by the Group, is as follow:

	Group 2016 RM'000	Group 2015 RM'000
Assets and liabilities		
Total assets	–	–
Total liabilities	2,765	2,765
Results		
Revenue	–	–
Loss for the year	–	(7)

The Group has not recognised losses relating to it's associate where its share of losses exceeds the Group's interest in this associate. The Group's cumulative share of unrecognised losses at the reporting date was RM1,569,289 (2015: RM1,569,289), of which RM Nil (2015: RM3,396) was the share of the current year's losses. The Group has no obligation in respect of these losses.

19. OTHER INVESTMENTS

	Group/Company 2016 RM'000	Group/Company 2015 RM'000
Investment in bonds, held-to-maturity		
At the beginning of the year	4,000	4,000
Less: Impairment	(4,000)	(4,000)
At end of the year	–	–

20. DEFERRED TAX

	Group/Company		Group/Company	
	2016	**2015**	**2016**	**2015**
	RM'000	**RM'000**	**RM'000**	**RM'000**
At beginning of the year	15,677	25,630	(2,376)	(3,106)
Recognised in the statement of comprehensive income (Note 11)	(2,318)	(9,953)	471	730
At end of the year	13,359	15,677	(1,905)	(2,376)
Presented after appropriate offsetting as follows:				
Deferred tax assets	(4,790)	(3,405)	(1,914)	(2,410)
Deferred tax liabilities	18,149	19,082	9	34
	13,359	15,677	(1,905)	(2,376)

The components and movements of deferred tax liabilities and assets during the financial year prior to offsetting are as follows:

Deferred tax liabilities of the Group:

	Excess of capital allowances over book depreciation	**Investment properties**	**Others**	**Total**
	RM'000	**RM'000**	**RM'000**	**RM'000**
At 1 July 2015	7,863	24,529	6,929	39,321
Recognised in the statement of comprehensive income	(438)	(983)	1,556	135
At 30 June 2016	7,425	23,546	8,485	39,456
At 1 July 2014	9,262	25,742	14,834	49,838
Recognised in the statement of comprehensive income	(1,399)	(1,213)	(7,905)	(10,517)
At 30 June 2015	7,863	24,529	6,929	39,321

Deferred tax assets of the Group:

	Tax losses and unabsorbed capital allowances	**Unabsorbed investment tax Provisions**	**allowances**	**Total**
	RM'000	**RM'000**	**RM'000**	**RM'000**
At 1 July 2015	(11,879)	(2,362)	(9,403)	(23,644)
Recognised in the statement of comprehensive income	1,321	(3,774)	–	(2,453)
At 30 June 2016	(10,558)	(6,136)	(9,403)	(26,097)
At 1 July 2014	(12,178)	(2,235)	(9,795)	(24,208)
Recognised in the statement of comprehensive income	299	(127)	392	–
At 30 June 2015	(11,879)	(2,362)	(9,403)	(23,644)

20. DEFERRED TAX (cont'd)

Deferred tax assets of the Group (cont'd.):

Deferred tax assets have not been recognised by the Group in respect of the following items:

	Group	
	2016	**2015**
	RM'000	**RM'000**
Unutilised tax losses	43,892	36,543
Unabsorbed capital allowances	17,668	13,747
Other deductible temporary differences	1,995	2,093
	63,555	52,383

The availability of the unutilised tax losses, unabsorbed capital allowances and other deductible temporary differences for offsetting against future taxable profits of the respective subsidiaries are subject to no substantial changes in shareholdings under the Income Tax Act, 1967 and guidelines issued by the tax authority.

Deferred tax assets were not recognised in respect of the above as certain subsidiaries do not foresee sufficient future taxable profits being available for offsetting against these items.

Deferred tax liabilities of the Company:

	Excess of capital allowances over book depreciation
	RM'000
At 1 July 2015	34
Recognised in the statement of comprehensive income	(25)
At 30 June 2016	9
At 1 July 2014	45
Recognised in the statement of comprehensive income	(11)
At 30 June 2015	34

Deferred tax assets of the Company:

	Provisions
	RM'000
At 1 July 2015	(2,410)
Recognised in the statement of comprehensive income	496
At 30 June 2016	(1,914)
At 1 July 2014	(3,151)
Recognised in the statement of comprehensive income	741
At 30 June 2015	(2,410)

21. INVENTORIES

	Group 2016 RM'000	Group 2015 RM'000
Cost:		
Completed properties	68,077	90,828
Transfer from property development cost (Note 15(b))	–	41,216
Food, beverage, supplies and merchandise	414	891
	68,491	132,935
Net Realisable Value:		
Completed properties	69,423	25,620
	137,914	158,555

During the year, the amount of inventories recognised as an expense in cost of sales of the Group was RM8,548,000 (2015: RM2,819,000).

22. TRADE AND OTHER RECEIVABLES

		Group		Company	
		2016	2015	2016	2015
Current		**RM'000**	**RM'000**	**RM'000**	**RM'000**
Trade receivables					
Third parties	(a)	107,031	128,544	–	–
Stakeholders' sum		72,338	18,362	–	–
Accrued billings in respect of property development costs		51,427	227,634	–	–
		230,796	374,540	–	–
Less: Allowance for impairment		(17,284)	(17,675)	–	–
Trade receivables, net		213,512	356,865	–	–
Other receivables					
Advances to contractors		13,503	14,430	–	–
Deposits and prepayments		5,725	6,314	208	157
Due from associate		1,431	1,431	–	–
Due from subsidiaries	(b)	–	–	368,255	355,737
Sundry receivables		31,255	29,568	6	24
		51,914	51,743	368,469	355,918
Less: Allowance for impairment		(26,457)	(26,386)	(14,933)	(1,559)
Other receivables, net	(c)	25,457	25,357	353,536	354,359
Total trade and other receivables		238,969	382,222	353,536	354,359

22. TRADE AND OTHER RECEIVABLES (cont'd)

	Group		Company	
	2016	2015	2016	2015
	RM'000	RM'000	RM'000	RM'000
Total trade and other receivables	238,969	382,222	353,536	354,359
Add: Cash and bank balances				
(Note 24)	83,769	112,987	232	8,498
Less: Prepayments	(1,042)	(281)	(77)	–
Total loans and receivables	321,696	494,928	353,691	362,857

(a) Included in the Group's sundry receivables is an amount due from a contractor for liquidated ascertained damages receivable on late completion of projects undertaken by the said contractor amounting to RM6,914,000 (2015: RM6,914,000), which has been fully impaired.

The Group's normal trade credit terms ranges from 14 to 90 days (2015: 14 to 90 days). Other credit terms are assessed and approved on a case-by-case basis.

The Group has no significant concentration of credit risk that may arise from exposures to a single debtor or to groups of debtors.

Ageing analysis of trade receivables (third parties)

The ageing of trade receivables (third parties) as at the reporting date is as follows:

	Group	
	RM'000	RM'000
Neither past due nor impaired	43,799	72,882
1 to 30 days past due not impaired	5,162	7,063
31 to 60 days past due not impaired	18,461	12,489
Above 60 days past due not impaired	22,325	18,435
Impaired	17,284	17,675
	107,031	128,544

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

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

Receivables that are past due but not impaired

The Group has trade receivables (third parties) amounting to RM45,948,000 (2015: RM37,987,000) that are past due at the reporting date but not impaired.

22. TRADE AND OTHER RECEIVABLES (cont'd)

Receivables that are impaired

The Group's trade and other receivables that are impaired at the reporting date and the movement of the allowance accounts used to record the impairment are as follows:

	Group	
	2016	2015
	RM'000	RM'000
Trade receivables (third parties)	107,031	128,544
Less: Allowance for impairment	(17,284)	(17,675)
	89,747	110,869
The movement in allowance account for receivables are as follows:		
At 1 July	17,675	17,031
Charge for the year (Note 8)	1,004	655
Reversal of impairment (Note 6)	(507)	(11)
Written off	(888)	–
At 30 June	17,284	17,675

(b) Due from subsidiaries

	Company	
	2016	2015
	RM'000	RM'000
The amounts due from subsidiaries are classified as follows:		
Current		
Management fees receivable	7,768	15,597
Non-trade	360,487	340,140
	368,255	355,737

Certain amount due from subsidiaries which represent term loans proceeds on-lent to subsidiaries are subject to the same interest and terms of repayment as detailed in Note 27. The term loans are subject to interest from 7.12% to 7.95% (2015: 4.7% to 8.7%) per annum respectively.

The other amounts due from subsidiaries are unsecured, non-interest bearing and have no fixed terms of repayment.

(c) Other receivables

	Company	
	2016	2015
	RM'000	RM'000
Other receivables	51,914	51,743
Less: Allowance for impairment	(26,457)	(26,386)
	25,457	25,357
The movement in allowance account for receivables are as follows:		
At 1 July	26,386	24,945
Charge for the year (Note 8)	71	1,441
At 30 June	26,457	26,386

23. OTHER FINANCIAL ASSET

	Group		Company	
	2016	2015	2016	2015
	RM'000	RM'000	RM'000	RM'000
Available-for-sale financial assets				
Money market funds and trust funds	–	38,879	–	14,355

The carrying amounts of the money market funds and trust funds approximate fair value.

24. CASH AND BANK BALANCES

	Group		Company	
	2016	2015	2016	2015
	RM'000	RM'000	RM'000	RM'000
Cash on hand and at banks	77,687	99,236	232	252
Deposits with licensed banks	6,082	13,751	–	8,246
Cash and bank balances	83,769	112,987	232	8,498
Less: Deposits with licensed banks more than 3 months	(5,828)	(4,937)	–	–
Cash and cash equivalents	77,941	108,050	232	8,498

Included in cash at banks of the Group are amounts of RM67,349,000 (2015: RM69,740,000) held pursuant to Section 7A of the Housing Developers (Control and Licensing) Act, 1966 and is restricted from use in other operations.

Included in cash and bank balances of the Group and the Company are:

	Group	
	2016	2015
	RM'000	RM'000
Amounts maintained pursuant to		
Section 7A of the Housing Developers (Control and Licensing) Act, 1966 ("HDA")	67,349	69,740
Deposits with licensed banks pledged for bank guarantee facilities	5,878	4,994

The weighted average effective interest rates of deposits as at reporting date were as follows:

	Group		Company	
	2016	2015	2016	2015
	%	%	%	%
Licensed banks	3.0	3.3	–	3.4

The weighted average effective maturity of deposits as at reporting date were as follows:

	Group		Company	
	2016	2015	2016	2015
	Days	Days	Days	Days
Licensed banks	42	32	–	27

25. SHARE CAPITAL

	Number of ordinary shares of RM1 each		Amount	
	2016	**2015**	**2016**	**2015**
	'000	**'000**	**RM'000**	**RM'000**
Authorised:				
At beginning/end of the year	2,000,000	2,000,000	2,000,000	2,000,000
Issued and fully paid:				
At beginning/end of the year	1,207,262	1,207,262	1,207,262	1,207,262

The holders of the ordinary shares are entitled to receive dividend as declared from time to time and are entitled to one vote per share at meetings of the Company. All ordinary shares rank equally with regard to the Company's residual assets.

(a) Employee Share Option Scheme ("ESOS")

The Company's ESOS is governed by the by-laws approved by the shareholders at an Extraordinary General Meeting held on 29 November 2002. As at the reporting date and at the date of this report, the ESOS has yet to be implemented. Accordingly, no options have been granted at the reporting date.

The salient features of the ESOS are as follows:

(i) The ESOS shall be in force for a period of five years from the date of offer which is yet to be determined.

(ii) Eligible persons are full time employees of the Group (including executive directors subject to the approval by the Company in a general meeting) and must have attained the age of eighteen years before the date of the offer. The eligibility for participation in the ESOS shall be at the discretion of the Option Committee appointed by the Board of Directors.

(iii) Total number of shares to be offered shall not at the time of offering the options exceed 10% of the total issued and paid-up capital of the Company at any point in time or such maximum percentages as may be permitted by the relevant authorities from time to time during the tenure of the ESOS.

(iv) The option price for each share shall be the average of the mean market price of the shares as shown in the daily official list issued by Bursa Malaysia Securities Berhad for the five trading days preceding the date of offer, or the par value of the shares of the Company of RM1.00, whichever is the higher.

(v) There will be an equitable allocation to the various grades of eligible employees, such that not more than 50% of the shares available under the scheme should be allocated, in aggregate, to the senior management. In addition, not more than 10% of the shares available under the scheme should be allocated to any eligible employee who, either singly or collectively through his or her associates, holds 20% or more in the issued and paid up capital of the Company.

(vi) An option granted under the ESOS shall be capable of being exercised by the grantee by notice in writing to the Company before the expiry of five years from the date of the offer or such shorter period as may be specified in such offer.

(vii) The number of shares under option or the option price or both so far as the options remain unexercised may be adjusted following any variation in the issued share capital of the Company by way of capitalisation or rights issue or a reduction, subdivision or consolidation of the Company's shares made by the Company.

(viii) The shares under option shall remain unissued until the option is exercised and shall on allotment rank pari passu in all respects with the existing shares of the Company at the time of allotment save that they will not entitle the holders thereof to receive any rights and bonus issues announced or to any dividend or other distribution declared to the shareholders of the Company as at a date which precedes the date of the exercise of the option.

25. SHARE CAPITAL

(b) Other reserves

	Share premium RM'000 (Note (i))	Treasury shares RM'000 (Note (ii))	Total reserves RM'000
At 30 June 2016	9,034	(1,904)	7,130
At 30 June 2015	9,034	(1,904)	7,130

(i) Share premium
This reserve comprises the premium paid on subscription of shares in the Company over and above the par value of the shares.

(ii) Treasury shares
This amount relates to the acquisition cost of treasury shares net of the proceeds received on their subsequent sale or issuance. As at 30 June 2016, the Company held as treasury shares a total of 2,672,000 of its 1,207,262,000 issued ordinary shares. Such treasury shares, in accordance with Section 67A of the Companies Act, 1965, are held at a carrying amount of RM1,904,000.

(c) Merger (deficit)/reserve

(i) Merger deficit

	Group RM'000
At 30 June 2016	(69,620)
At 30 June 2015	(73,902)

On 26 June 2002, the Group completed the acquisition of certain subsidiaries. The acquisition was satisfied by way of cash payment of RM131,980,000 and the issuance of 819,186,207 new ordinary shares of RM1.00 each in M K Land Shares at an issue price of RM1.45 per Share. **

The difference between the fair value of the shares in the Company issued as consideration and the nominal value of the shares acquired has been classified as merger deficit. The merger deficit was subsequently partially set off against retained earnings.

At each reporting date, the merger deficit will be reduced by transferring the Group's retained profits for the current financial year after adjusting for proposed/declared dividend as at that date, in accordance with the Group's accounting policy disclosed in Note 2.5(b).

(ii) Merger reserve

	Company RM'000
At 30 June 2016	636,856
At 30 June 2015	636,856

Pursuant to Section 60(4)(a) of the Companies Act 1965, the premiums on the shares issued by the Company as consideration for the acquisitions of certain subsidiary companies in prior years were not recorded as share premium. The difference between the issue price and the nominal value of shares issued were classified as merger reserve.

26. RETAINED PROFITS

The Company may distribute dividends out of its entire retained profits as at 30 June 2016 under the single tier system.

27. BORROWINGS

	Group		Company	
	2016	**2015**	**2016**	**2015**
	RM'000	**RM'000**	**RM'000**	**RM'000**
Short term borrowings				
Secured:				
Term loans	10,945	56,855	2,452	9,160
Hire purchase payables (Note 28)	15	15	–	–
	10,960	56,870	2,452	9,160
Long term borrowings				
Secured:				
Term loans	33,320	19,554	–	2,439
Hire purchase payables (Note 28)	102	119	–	–
	33,422	19,673	–	2,439
Total borrowings				
Term loans	44,265	76,409	2,452	11,599
Hire purchase payables (Note 28)	117	134	–	–
	44,382	76,543	2,452	11,599

(a) The weighted average interest rates during the financial year for term loans, is as follows:

	Group		Company	
	2016	**2015**	**2016**	**2015**
	%	**%**	**%**	**%**
Term loans	8.2	7.9	8.9	8.9

(b) The secured borrowings of the Group and of the Company are secured by certain assets of the Group and of the Company as disclosed in Notes 14 and 15.

28. HIRE PURCHASE PAYABLES

	Group		Company	
	2016	**2015**	**2016**	**2015**
	RM'000	**RM'000**	**RM'000**	**RM'000**
Minimum lease payments:				
Not later than 1 year	21	21	–	–
Later than 1 year but not late than 2 years	21	21	–	–
Later than 2 years but not later than 5 years	61	83	–	–
Later than 5 years	35	35	–	–
	138	160	–	–
Less: Future finance charges	(21)	(26)	–	–
Present value of finance lease liabilities	117	134	–	–

28. HIRE PURCHASE PAYABLES (cont'd)

	Group		Company	
	2016 RM'000	2015 RM'000	2016 RM'000	2015 RM'000
Present value of hire purchase liabilities:				
Not later than 1 year	15	15	–	–
Later than 1 year but not later than 2 years	16	15	–	–
Later than 2 years but not later than 5 years	54	70	–	–
Later than 5 years	32	34	–	–
	117	134	–	–
Analysed as:				
Due within 12 months (Note 27)	15	15	–	–
Due after 12 months (Note 27)	102	119	–	–
	117	134	–	–

The Group has hire purchase contracts for various items of property, plant and equipment (Note 14). The effective interest rate of the hire purchase during the year ranged from 5.6% to 6.4% (2015: 5.6% to 6.4%) per annum.

Other information on financial risks of hire purchase liabilities are disclosed in Note 34.

29. PROVISION FOR LIABILITIES

Group	Guaranteed rental returns RM'000	Marketing incentives RM'000	Liquidated ascertained damages RM'000	Cost to complete RM'000	Total RM'000
At 30 June 2016					
At beginning of the year	1,292	1,939	122,899	195,657	321,787
Provision during the year, net of reversal (Note 8)	–	(60)	4,527	(21,316)	(16,849)
Utilisation during the year	(288)	(44)	(2,115)	–	(2,447)
At end of the year	1,004	1,835	125,311	174,341	302,491
Current	1,004	1,835	125,311	174,341	302,491
At 30 June 2015 (restated)					
At beginning of the year	–	2,046	96,038	209,014	307,098
Provision during the year, net of reversal (Note 8)	1,445	5	26,894	(13,357)	14,987
Utilisation during the year	(153)	(112)	(33)	–	(298)
At end of the year	1,292	1,939	122,899	195,657	321,787
Current	1,292	1,939	122,899	195,657	321,787

(a) **Guaranteed rental returns and marketing incentives**
Provisions for guaranteed rental returns and marketing incentives are in respect of the sale of development properties of the Group. The provisions are recognised for the expected guaranteed rental returns and marketing incentives granted to the purchasers based on agreements which outline the terms of the applicable guaranteed rental returns and marketing incentives.

(b) **Liquidated ascertained damages**
Provision for liquidated and ascertained damaged is in respect of projects undertaken by the Group. The provision is recognised for the expected liquidated ascertained damaged claims based on the terms of the applicable sale and purchase agreements.

(c) **Cost to complete**
Provision for cost to complete represents the present obligation for property development, infrastructure and land cost relating to land sold.

30. LONG TERM PAYABLE

Long term payable relates to amount payable to the State Government of Perak is unsecured, non-interest bearing and payable according to the progress of development undertaken by a subsidiary.

The repayment schedule for land cost payable is as follows:

	Total RM'000	Under 1 year RM'000	1-5 year RM'000	Over 5 year RM'000
Group				
Unsecured				
2016				
Land cost payable	67,086	–	–	67,086
2015				
Land cost payable	64,901	–	–	64,901

The long term payable is discounted at the rate of 7% (2015: 7%).

31. TRADE AND OTHER PAYABLES

	Group		Company	
	2016 RM'000	2015 (restated) RM'000	2016 RM'000	2015 RM'000
Current				
Trade payables				
Third parties	36,622	39,268	–	–
Retention sums	65,763	72,413	–	–
Advance billings in respect of property development costs	179	1,727	–	–
	102,564	113,408	–	–
Other payables				
Due to directors	2,264	2,397	1,778	2,392
Sundry payables	33,513	37,959	–	–
Other accruals	33,931	20,341	9,026	8,697
Deposits and amount refundable to purchasers	9,765	85,866	–	–
Due to subsidiaries	–	–	338,713	319,995

31. TRADE AND OTHER PAYABLES (cont'd)

	Group		Company	
	2016 RM'000	2015 (restated) RM'000	2016 RM'000	2015 RM'000
Other payables (cont'd)				
Amounts due to companies in which director have interests	45	–	–	–
Amount due to a State Government	21,218	21,218	–	–
	100,736	167,781	349,517	331,084
	203,300	281,189	349,517	331,084
Non-current				
Long term payables (Note 30)	67,086	64,901	–	–
Total trade and other payables	270,386	346,090	349,517	331,084
Add: Borrowings (Note 27)	44,382	76,543	2,452	11,599
Total financial liabilities carried at amortised costs	314,768	422,633	351,969	342,683

(a) Trade payables

The normal trade credit terms granted to the Group ranges from 30 to 90 days (2015: 30 to 90 days).

(b) Due to subsidiaries

The amounts due to subsidiaries are non-trade in nature, unsecured, non-interest bearing and have no fixed terms of repayment.

(c) Amounts due to directors

The amounts due to directors comprise the following:

	Group		Company	
	2016 RM'000	2015 RM'000	2016 RM'000	2015 RM'000
Due to directors in respect of directors' remuneration	2,264	2,397	1,778	2,392

The amounts due to directors and companies in which directors have interests are unsecured, non-interest bearing and have no fixed terms of repayment.

Further details on related party transactions are disclosed in Note 33.

(d) Sundry payables

Included in sundry payables are gratuities provided for previous executive directors amounted to RM5,464,800 (2015: RM5,464,800).

32. CONTINGENT LIABILITIES (UNSECURED)

Tax on gain on sale of investment properties sold in previous years

Between financial years 2002 and 2004, a wholly owned subsidiary, Medan Prestasi Sdn Bhd ("MPSB") disposed of certain investment properties and filed the necessary forms as required by the Real Property Gains Tax Act, 1976. The Inland Revenue Board ("IRB") contended that the gain from the sale should be subject to income tax instead of the Real Property Gains Tax and has raised an assessment of approximately RM12.6 million (inclusive of a penalty of RM3.9 million). MPSB after due consideration and in consultation with its tax agent disagreed with the IRB's position and appealed against the assessment.

Subsequently, IRB rejected MPSB's appeal and demanded MPSB to pay the outstanding tax and additional penalties amounting to RM12.6 million. MPSB then appealed to the Special Commissioner of Income Tax ("SCIT") and subsequently to the High Court. The High Court, on 14 September 2012, ordered for a hearing to be fixed and determined before a new panel of SCIT.

On 14 September 2012, the Kuala Lumpur High Court held that there was a valid appeal and directed for the matter to be remitted to the SCIT to be heard.

On 20 and 21 October 2014, the witnesses gave their evidences in respect of the appeal. The SCIT then fix for the continuance of the hearing on the 12 January 2015.

On 12 January 2015, the hearing continued with the witness from IRB giving her evidence in respect of the appeal. On 16 February 2015, MPSB has filed a written submission with the SCIT and subsequently filed a submission in reply to IRB's written submission on 6 July 2015. As at to date, a decision from SCIT is still pending.

The Group has not made any provision in the financial statements for this amount as MPSB is disputing the basis of the assessment and is of the view that the disposal of these investment properties should be subject to Real Property Gains Tax Act, 1976.

33. SIGNIFICANT RELATED PARTY TRANSACTIONS

(a) In addition to related party disclosures mentioned elsewhere in the financial statements, the Company had the following transactions with related parties during the financial year:

	Company	
	2016 RM'000	2015 RM'000
(Income)/Expense		
Rental of premises payable to subsidiaries	542	542
Management fees from subsidiaries	(18,520)	(15,597)
Dividend income from subsidiaries	(18,000)	(18,000)

The directors are of the opinion that all the transactions above have been entered into in the normal course of the business and have been established on mutually agreed terms and conditions.

33. SIGNIFICANT RELATED PARTY TRANSACTIONS (cont'd)

(b) Compensation of key management personnel

The remuneration of directors and other members of key management during the year are as follows:

	Group/Company	
	2016 RM'000	2015 RM'000
Salaries and other emoluments	3,486	2,008
Defined contribution plans	570	350

Included in the total key management personnel compensation are:

	Group/Company	
	2016 RM'000	2015 RM'000
Directors' remuneration	2,406	1,560

34. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The Group's financial risk management objectives seek to ensure that adequate financial resources are available for the development of the Group's business whilst managing its credit, liquidity, and interest rate risk. The Group's policy is not to engage in speculative transactions.

(a) Credit Risk

Credit risk is the risk of loss that may arise on outstanding financial instruments should a counterparts default on its obligation. The Group's and the Company's exposure to credit risk arises primarily from trade receivables.

Management has a credit policy in place and the exposure to credit risk is monitored on an ongoing basis.

At the reporting date there were no significant concentrations of credit risk that may arise from exposures to a single debtor or to groups of debtors. The maximum exposure to credit risk for the Group and the Company is represented by the carrying amount of each financial asset. At the reporting date, the Company provided corporate guarantees to some of its subsidiaries in respect of credit facilities granted totalling RM41,812,000 (2015: RM64,944,000).

The value of corporate guarantees provided by the Company to its subsidiaries are determined by reference to the difference in the interest rates, by comparing the actual rates charged by the banks if these guarantees has not been available. The directors have assessed the fair value of these corporate guarantees to have no material financial impact on the results and the retained profits of the Company.

Financial assets that are neither past due nor impaired

Information regarding trade and other receivables that are neither past due nor impaired is disclosed in Note 22. Deposits with banks and other financial institutions that are neither past due nor impaired are placed with or entered into with reputable financial institutions or companies with high credit ratings and no history of default.

Financial assets that are either past due or impaired

Information regarding credit enhancements for trade receivables is disclosed in Note 22.

34. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (cont'd)

(b) 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 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.

The Group and the Company manage their liquidity risks by maintaining adequate reserves, access to various sources of banking facilities which are sufficient to meet anticipated funding requirements, and reserve borrowing facilities by continuously monitoring its forecasts and actual cash flows and matching the maturity profiles of financial assets and liabilities.

Maturity analysis

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

	Total RM'000	Under 1 year RM'000	1-5 year RM'000	Over 5 year RM'000
Group				
2016				
Financial liabilities:				
Trade and other payables	203,300	203,300	–	–
Borrowings	46,692	11,754	30,130	4,808
Long term payables	76,940	–	–	76,940
Total undiscounted financial liabilities	326,932	215,054	30,130	81,748
2015				
Financial liabilities:				
Trade and other payables	281,189	281,189	–	–
Borrowings	82,999	58,370	16,670	7,959
Long term payables	76,940	–	–	76,940
Total undiscounted financial liabilities	441,128	339,559	16,670	84,899

34. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (cont'd)

(b) Liquidity risk (cont'd.)

	Total RM'000	Under 1 year RM'000	1-5 year RM'000	Over 5 year RM'000
Company				
2016				
Financial liabilities:				
Other payables	349,517	349,517	–	–
Borrowings	2,481	2,481	–	–
Total undiscounted financial liabilities	351,998	351,998	–	–
2015				
Financial liabilities:				
Other payables	331,084	331,084	–	–
Borrowings	12,404	9,938	2,466	–
Total undiscounted financial liabilities	343,488	341,022	2,466	–

(c) Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of the Group's and the Company's financial instruments will fluctuate because of changes in market interest rates.

The Group's and the Company's interest rate risk arises primarily from interest-bearing borrowings.

Sensitivity analysis for interest rate risk

A change of 25 basis points in the interest rates being lower/higher, with all other variables held constant, would impact the Group's profit net of tax by RM84,326 (2015: RM145,432).

35. FAIR VALUES OF FINANCIAL INSTRUMENTS

Determination of fair value

Financial instruments that are not carried at fair value and whose carrying amounts are reasonable approximation of fair value.

The following are classes of financial instruments that are not carried at fair value and whose carrying amounts are reasonable approximation of fair value:

	Note
Trade and other receivables	22
Cash and bank balances	24
Borrowings	27
Trade and other payables	31

The carrying amounts of these financial assets and liabilities are reasonably approximation of fair values, either due to their short-term nature or that they are floating rate instruments that are re-priced to market interest rates on or near the reporting date.

The carrying amounts of the current portion of loans and borrowings are reasonable approximation of fair values due to the insignificant impact of discounting.

The fair values of the non-current portion of loans and borrowings are estimated by discounting expected future cash flows at market incremental lending rate for similar types of lending, borrowing or leasing arrangements at the reporting date.

Fair value hierarchy

The following provides the fair value measurement hierarchy of the Group's assets and liabilities.

The different levels have been defined as follows:

Level 1 – the fair value is measured using quoted prices (unadjusted) in active markets for identical assets or liabilities.

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

Level 3 – the fair value is measured using inputs for the asset or liability that are not based on observable market data (unobservable inputs)

35. FAIR VALUES OF FINANCIAL INSTRUMENTS (cont'd)

Non financial instruments

The following table provides the fair value measurement hierarchy of the Group's assets.

Quantitative disclosures fair value measurement hierarchy for asset as at 30 June 2016 and 30 June 2015:

	Level 1 RM'000	Level 2 RM'000	Level 3 RM'000	Total RM'000
Assets measured at fair value:				
2016				
Investment properties	–	–	145,090	145,090
2015				
Investment properties	–	–	146,053	146,053

The fair value of the investment properties as at 30 June 2016 and 30 June 2015 were determined based on valuations performed by independent professionally qualified valuers, on a direct comparison method. The fair value of the investment properties is categorised as level 3 under the fair value hierarchy.

36. CAPITAL MANAGEMENT

The primary objective of the Group's capital management is to ensure that it maintains a good credit rating and capital ratios in order to support its business, maximise shareholders' values, maintaining financial flexibility for its business requirement and investing for future growth. The Group manages its capital structure in accordance to the changes in economic conditions, its business plans and future commitments. No changes were made in the objectives, policies or processes during the financial years ended 30 June 2016 and 2015.

The Group monitors capital using a gearing ratio, which is total borrowings divided by total equity. The gearing ratios as at 30 June 2016 and 2015 were as follows :

	Group		Company	
	2016 RM'000	2015 RM'000	2016 RM'000	2015 RM'000
Total Borrowings (Note 27)	44,382	76,543	2,452	11,599
Total Equity	1,156,818	1,164,582	1,943,911	1,961,424
Gearing ratio	4%	7%	0%	1%

The Group and the Company is not subject to any externally imposed capital requirements.

37. SEGMENT INFORMATION

For management purposes, the Group is organised into business units based on their products and services, and has four reportable operating segments as follows:

(i) Property development and related activities - the development of mixed properties and its related activities;

(ii) Leisure - operation of resorts/hotels, golf course and theme parks;

(iii) Educational - provision of educational services; and

(iv) Investment holding - investment in subsidiaries and property investment.

There are no other operating segments which have been aggregated to form the above four reportable operating segments.

No segmental information is provided on a geographical basis as the Group's activities are carried out predominantly in Malaysia.

The directors are of the opinion that all inter-segment transactions have been entered into in the normal course of business and have been established under terms that are no less favourable than those arranged with independent parties.

37. SEGMENT INFORMATION (cont'd)

	Property development		Leisure		Investment holding		Education		Elimination		Consolidated	
	2016	2015	2016	2015	2016	2015	2016	2015	2016	2015	2016	2015
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue												
External	265,852	451,312	27,386	35,511	26	–	1,798	1,493	–	–	295,062	488,316
Inter-segment	21,539	–	240	–	37,362	34,464	–	–	(59,141)	(34,464)	–	-
Total revenue	287,391	451,312	27,626	35,511	37,388	34,464	1,798	1,493	(59,141)	(34,464)	295,062	488,316
Results												
Interest income	2,803	2,864	85	8	1,320	2,172	-	1	(765)	(1,972)	3,443	3,073
Dividend income	–	–	–	–	18,000	18,000	-	–	(18,000)	(18,000)	-	-
Fair value (loss)/ gain on investment properties	(963)	431	–	–	92	–	–	–	(92)	–	(963)	431
Depreciation	3,098	7,391	5,806	202	163	149	188	289	267	–	9,522	8,031
Segment profit /(loss) before tax	49,182	74,271	(18,681)	(534)	6,879	19,968	(1,194)	(2,367)	(4,022)	(18,309)	32,164	73,029
Assets:												
Addition of non-current assets	219	7,083	2,300	501	51	176	–	101	–	–	2,571	7,861
Segment assets	2,167,517	2,692,151	430,629	2,543	2,329,340	2,335,232	4,403	5,373	(3,137,610)	(3,101,342)	1,794,279	1,933,957
Segment liabilities	1,062,927	1,538,282	398,301	14,959	364,123	355,130	1,395	1,158	(1,189,285)	(1,140,154)	637,461	769,375

37. SEGMENT INFORMATION (cont'd)

Additions to non-current assets consist of the following:

	Group	
	2016 RM'000	2015 RM'000
Property, plant and equipment	2,571	7,861

38. RESTATEMENT OF COMPARATIVE INFORMATION

Reconciliation of the statements of financial position of the Group as at 30 June 2015.

		As previously stated	Adjustment	As restated
Group				
2015				
Liabilities				
Current liabilities				
Provision for liabilities	(a)	126,130	195,657	321,787
Trade and other payables	(a)	476,846	(195,657)	281,189

(a) The restatement is in respect of reclassification of provision for cost to complete to provision for liabilities for separate presentation from trade and other payables.

39. SUPPLEMENTARY INFORMATION ON THE DISCLOSURE OF REALISED AND UNREALISED PROFIT AND LOSS

The breakdown of the retained earnings of the Group and of the Company as at 30 June 2016 into realised and unrealised earnings is presented in accordance with the directive issued by Bursa Malaysia Securities Berhad dated 25 March 2010 and prepared in accordance with 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's Main Market Listing Requirements, as issued by the Malaysian Institute of Accountants.

	Group		Company	
	2016 RM'000	2015 RM'000	2016 RM'000	2015 RM'000
Total retained earnings of the Company and its subsidiaries				
– realised	1,001,816	1,009,579	90,758	107,800
– unrealised	152,670	155,951	1,905	2,376
	1,154,486	1,165,530	92,663	110,176
Less: Consolidation adjustments	(1,142,440)	(1,141,438)	–	–
Retained earnings as per financial statements	12,046	24,092	92,662	110,176

LIST OF PROPERTIES

Location	Description/ Existing Use	Land/ Built Up Area	Tenure	Age of Building (Year)	Date of Acquisition, Date of Valuation*	Net Carrying Amount @ 30 June 2016 (RM'000)
LOT 70290 (PT 45196), PN 22356 (Formerly H.S.(D) 198534), Mukim of Sungai Buloh, District of Petaling, State of Selangor Darul Ehsan	Petrol Kiosk Station	0.50 acres	Leasehold expiring on 5/3/2103		30/6/16*	5,440
PT 45157, H.S.(D) 198495, Mukim of Sungai Buloh, District of Petaling, State of Selangor Darul Ehsan	Land for proposed mixed development.	6.56 acres	Leasehold expiring on 5/3/2103		8/7/99	11,530
Lot No. 3897, No. Hakmilik 27004 Mukim of Ulu Kelang, District of Kuala Lumpur, State of Wilayah Persekutuan	Land for proposed mixed development.	55.49 acres	Leasehold expiring on 9/11/2083		31/1/05	51,255
PT 12034 - PT 12041, H.S. (D) 11243 - 11250, Mukim of Serendah, District of Ulu Selangor, State of Selangor Darul Ehsan.	Land for proposed mixed development.	95.42 acres	Leasehold expiring on 12/6/2096		8/7/99	52,554
PT 12039 (part), H.S.(D) 11248, Mukim of Serendah, District of Ulu Selangor, State of Selangor Darul Ehsan.	Land for proposed mixed development.	5.51 acres	Leasehold expiring on 12/6/2096		30/6/16*	3,000
PT 13777, H.S. (D) 14820, Mukim Serendah, District of Ulu Selangor,State of Selangor Darul Ehsan	Land for proposed mixed development.	64.93 acres	Leasehold expiring on 4/9/2097		5/9/98	19,878
PT 600 - 602 (part),PT 604, PT 605, PT 632, PT 633, PT 635, PT 638, PT 639, PT 640 (part), PT 641, PT 642, PT 3813 - 4264, PT 749 - 1131 & PT 1748 - 1825, Mukim of Gunung Semanggul, District of Kerian, State of Perak Darul Ridzuan	Land for proposed mixed development and resort.	599.06 ha	Leasehold land expiring on 15/8/2093, 17/10/2093, 16/6/2094, and 28/4/2096 respectively.		23/6/03*	123,954
PT 600 (part), PT 602 (part) & PT 604 (part), H.S. (D) KN 1175, H.S. (D) KN 1177 & H.S. (D) KN 1183 respectively, Mukim of Gunung Semanggul, District of Kerian, State of Perak Darul Ridzuan	Land for proposed commercial development.	102.97 acres	Leasehold land expiring on 15/8/2093 and 29/6/2096 respectively.		30/6/16*	37,570

Location	Description/ Existing Use	Land/ Built Up Area	Tenure	Age of Building (Year)	Date of Acquisition, Date of Valuation*	Net Carrying Amount @ 30 June 2016 (RM'000)
PT 602 (part) Mukim of Gunung Semanggul, District of Kerian, State of Perak Darul Ridzuan	Ecopark	3.50 acres	Leasehold expiring on 15/8/2093.	17	30/6/16*	2,828
PT1808, PT 1887 (part) & PT 602 (part), Mukim of Gunung Semanggul, District of Kerian, State of Perak Darul Ridzuan	Water Themepark & hotel	5.90 ha	Leasehold expiring on 15/8/2093.	19	30/6/16*	75,708
PT 1887 (part), Mukim of Gunung Semanggul, District of Kerian, State of Perak Darul Ridzuan	Marina Village	2.90 ha	Leasehold expiring on 15/8/2093.	17	30/6/16*	26,000
PT 46227 - 46676, H.S. (D) 233287 - 233985, Mukim of Sg. Buloh, District of Petaling Jaya, State of Selangor Darul Ehsan	Land for proposed mixed development.	27.94 acres	Leasehold expiring on 16/10/2094.		31/8/00*	28,138
PT 12199, PT 12200 & PT 12203, HS(D) 07819, 07820, 07821 respectively, Mukim of Dengkil ,District of Sepang, State of Selangor Darul Ehsan.	Land for proposed mixed development.	14.12 acres	Freehold		31/8/00*	12,951
PT 1511 - PT 1520, H.S.(D) KN 1741 - 1750, Mukim of Beriah , District of Kerian, State of Perak Darul Ridzuan.	Land for proposed mixed development.	2,065.50 acres	Leasehold expiring on 8/1/2096		30/6/03*	95,537
PT 4067- PT 4068, Mukim of Beriah, District of Kerian, State of Perak Darul Ridzuan	Land for proposed mixed development.	764.72 acres	Leasehold expiring on 8/1/2096		27/6/97	21,605
PT 1516 (part), PT 1517(part) & PT 1520(part), H.S. (D) KN 1746, H.S. (D) KN 1747 & H.S (D) KN 1750, PT4067-4068(part) Mukim of Beriah , District of Kerian, State of Perak Darul Ridzuan.	Land for proposed for mixed development.	41.13 acres	Leasehold expiring on 8/1/2096		30/6/16*	6,140
Lot 6229 - Lot 7071, Mukim of Beriah, District of Kerian, State of Perak Darul Ridzuan	Land for proposed mixed development.	5 acres	Freehold		29/1/03	195

LIST OF PROPERTIES (cont'd)

Location	Description/ Existing Use	Land/ Built Up Area	Tenure	Age of Building (Year)	Date of Acquisition, Date of Valuation*	Net Carrying Amount @ 30 June 2016 (RM'000)
Lot PT 379, H.S. (M) 46, Mukim of Padang Mat Sirat, District of Langkawi, State of Kedah Darul Aman.	Land for proposed mixed development.	55.45 acres	Leasehold expiring on 27/6/2098.		31/10/00*	55,061
Geran Mukim of 1232, Lot 1922 Mukim of Padang Mat Sirat, District of Langkawi, State of Kedah Darul Aman	Proposed shopping complex	2,129 sq. metres	Freehold		2/12/02	15,024
Master Title Geran Mukim of 1231, Lot 1919 Mukim of Padang Mat Sirat, District of Langkawi, State of Kedah Darul Aman.	Sub basement area comprising of ballrooms, meeting rooms, kitchen and other facilities within a block of service apartment.	1,678 sq. metres	Freehold	14	11/9/02	7,576
Master Title Geran Mukim of 1231, Lot 1919 Mukim of Padang Mat Sirat, District of Langkawi, State of Kedah Darul Aman.	Sub basement area comprising of car park facilities within a block of service apartment.	2,893 sq. metres	Freehold	14	11/9/02	7,576
Master Title H.S. (M) 9 - 93, PT 249 Mukim of Padang Mat Sirat, District of Langkawi, State of Kedah Darul Aman.	Sub basement area comprising of car park facilities within a block of service apartment.	2,938 sq. metres	Freehold	14	11/9/02	7,576
PT 449, H.S. (D) 264, Mukim of Padang Mat Sirat, District of Langkawi, State of Kedah Darul Aman.	Land for proposed mixed development.	40,800 sq. metres	Leasehold expiring on 28/4/2090		11/9/02	5,000
PT 181650, PT 80580 & PT 80581, Mukim of Hulu Kinta, District of Kinta, State of Perak Darul Ridzuan	Land for proposed mixed development.	37.25 acres	Freehold		8/3/02	11,458
Parcels A - G, PT 44013 (part), H.S. (D) 222397, Mukim of Sg. Buloh, District of Petaling, State of Selangor Darul Ehsan	Land for proposed mixed development.	23.59 acres	Leasehold expiring on 16/10/2094		31/8/00*	33,091

LIST OF PROPERTIES (cont'd)

Location	Description/ Existing Use	Land/ Built Up Area	Tenure	Age of Building (Year)	Date of Acquisition, Date of Valuation*	Net Carrying Amount @ 30 June 2016 (RM'000)
PT 203089, H.S. (D) 136260, Mukim of Hulu Kinta, District of Kinta, State of Perak Darul Ridzuan	Land for proposed mixed development.	28.96 acres	Freehold		1/12/04	7,465
Parcel D5, held under PT 203091, H.S. (D) 136262, Mukim of Hulu Kinta, District of Kinta, State of Perak Darul Ridzuan	Land for proposed mixed development.	55.77 acres	Freehold		27/2/06	20,499
PT 44012 - 44019, H.S. (D) 222396 - 222403, PT 46251 - 46696, H.S. (D) 233311 - 234003, PT 45310 HS (D) 216331, and PT 44594 HS(D) 190972 Mukim of Sg. Buloh, District of Petaling, State of Selangor Darul Ehsan.	Land for proposed mixed development.	206.16 acres	Leasehold expiring on 16/10/2094		7/10/96, 30/6/97* & 23/6/03	373,797
PT 47373, H.S. (D) 256297, Mukim of Sg. Buloh, District of Petaling, State of Selangor Darul Ehsan.	Land for proposed mixed development.	12.99 acres	Leasehold expiring on 16/10/2094		30/6/16*	90,560
PT 36234, H.S. (D) 112497, Mukim of Sungai Buloh, District of Petaling, State of Selangor Darul Ehsan	Land for proposed mixed development.	11.76 acres	Leasehold expiring on 5/3/2103		8/7/99	83,080
PT 11881 - 11886, H.S. (D) 19019 - 19024 and PT 11968 - 11972, H.S. (D) 20991 - 20995, Mukim Kamunting, District of Larut & Matang, State of Perak Darul Ridzuan (Bukit Jana Golf Club and Development Land, Taiping)	Golf course with a clubhouse and land for the development of residential/ commercial buildings	196.19 acres	Leasehold expiring on 26/5/2102 and 15/2/2104 respectively		31/10/00	8,541
Developer's Parcel Nos. 006 of Blocks 3 and 5, Storey No. Ground Floor, Kenanga Apartments, Taman Bunga Raya Phase 1A, held under Master Title H.S.(D) 11247, Lot P.T. No. 12038 Mukim of Serendah, District of Hulu Selangor, State of Selangor Darul Ehsan (Unit Nos C-G-1 & E-G-1, Blocks C and E respectively, Ground Floor, Kenanga Apartments, Persiaran Bunga Raya, Taman Bunga Raya Phase 1A, Bukit Beruntung, 48300 Rawang, SDE.)	2 units of low-cost shops located on the ground floor of 6-storey walk-up low-cost apartment blocks known as Block C and E.	1,444 sq. ft. each	Leasehold expiring on 12/6/2096	16	30/6/16*	240

Location	Description/ Existing Use	Land/ Built Up Area	Tenure	Age of Building (Year)	Date of Acquisition, Date of Valuation*	Net Carrying Amount @ 30 June 2016 (RM'000)
Developer's Lot No.2, Block A, Type A3, Phase 1A, Perdana Business Centre, Bandar Damansara Perdana held under Master Title H.S.(D) 100996, Lot P.T. No.31431, Mukim of Sg. Buloh, District of Petaling, State of Selangor Darul Ehsan (No. 17, Block A, Jln PJU 8/5H, Perdana Business Centre, Bandar Damansara Perdana, 47820 Petaling Jaya, SDE.)	A renovated five-storey intermediate shop-office with an attic floor equiped with a passenger lift	1,950 sq. ft.	Leasehold expiring on 16/10/2094	16	30/6/16*	3,500
Developer's Lot No.1, Block A, Type A1, Phase 1A, Perdana Business Centre, Bandar Damansara Perdana held under Master Title H.S.(D) 100996, Lot P.T. No. 31431 Mukim of Sg. Buloh, District of Petaling, State of Selangor Darul Ehsan (No. 19, Block A, Jln PJU 8/5H, Perdana Business Centre, Bandar Damansara Perdana, 47820 Petaling Jaya, SDE.)	A renovated five-storey corner shop-office equiped with a passenger lift	2,520 sq. ft.	Leasehold expiring on 16/10/2094	16	30/6/16*	4,700
Developer's Parcel No. 405, Storey No. 3 & Developer's Parcel Nos. 502, 503A & 505, Storey No. 4, all within Block C1, Developer's Parcel No. 203, Storey No. 1, Block C2 and Developer's Parcel Nos. 203A & 205, Storey No. 1, Developer's Parcel Nos. 403, 403A, 405 & 406, Storey No. 3 and Developer's Parcel Nos. 503A & 507 , Storey No. 4, all within Block C3, Serendah Golf Resort Phase 3, held under Master Title H.S.(D) 2050, Lot P.T. No. 1391, Mukim of Serendah, District of Hulu Selangor, State of Selangor Darul Ehsan (Block C1, C2 and C3, Vanessa Apartment, Persiaran Meranti Utara, Serendah Golf Resort, 48200 Serendah, SDE.)	13 units of two bedroom apartments	639 sq. ft. each	Leasehold expiring on 31/5/2088	16	30/6/16*	87

Location	Description/ Existing Use	Land/ Built Up Area	Tenure	Age of Building (Year)	Date of Acquisition, Date of Valuation*	Net Carrying Amount @ 30 June 2016 (RM'000)
"Pejabat" land held under Master Title H.S.(D) 2052, Lot P.T. No. 1393, Mukim of Serendah, District of Hulu Selangor, State of Selangor Darul Ehsan (38th km post along the Rawang/Tanjung Malim trunk road within the Serendah Golf Links Resort, Serendah, SDE.)	A parcel of commercial land identified as "pejabat"	54,181 sq. ft.	Leasehold expiring on 31/5/2088		30/6/16*	1,350
Developer's Lot No.3, Block A, Type A4, Phase 1A, Perdana Business Centre, Bandar Damansara Perdana held under Master Title H.S.(D) 100996, Lot P.T. No. 31431, Mukim of Sg. Buloh, District of Petaling, State of Selangor Darul Ehsan (No. 15, Block A, Jln PJU 8/5H, Perdana Business Centre, Bandar Damansara Perdana, 47820 Petaling Jaya, SDE.)	A renovated five-storey intermediate shop-office with an attic floor equipped with a passenger lift	1,950 sq. ft.	Leasehold expiring on 16/10/2094	16	30/6/16*	3,500
Developer's Lot No.3A, Block A, Type A3, Phase 1A, Perdana Business Centre, Bandar Damansara Perdana held under Master Title H.S.(D) 100996, Lot P.T. No. 31431, Mukim of Sg. Buloh, District of Petaling, State of Selangor Darul Ehsan (No. 11A, Block A, Jln PJU 8/5H, Perdana Business Centre, Bandar Damansara Perdana, 47820 Petaling Jaya, SDE.)	A renovated five-storey intermediate shop-office with an attic floor equipped with a passenger lift	1,950 sq. ft.	Leasehold expiring on 16/10/2094	16	30/6/16*	3,400
Developer's Lot No.5, Block A, Type A4, Phase 1A, Perdana Business Centre, Bandar Damansara Perdana held under Master Title H.S.(D) 100996, Lot P.T. No. 31431, Mukim of Sg. Buloh, District of Petaling, State of Selangor Darul Ehsan (No. 11, Block A, Jln PJU 8/5H, Perdana Business Centre, Bandar Damansara Perdana, 47820 Petaling Jaya, SDE.)	A five-storey intermediate shop-office equipped with a passenger lift	1,950 sq. ft.	Leasehold expiring on 16/10/2094	16	30/6/16*	3,400

Location	Description/ Existing Use	Land/ Built Up Area	Tenure	Age of Building (Year)	Date of Acquisition, Date of Valuation*	Net Carrying Amount @ 30 June 2016 (RM'000)
Developer's Parcel No. B2-12-12, Storey No. 12, Block B2, Buginvilla Apartments, Taman Bunga Raya Phase 1C held under Master Title H.S.(D) 11250, Lot P.T. No. 12041, Mukim of Serendah, District of Hulu Selangor, State of Selangor Darul Ehsan (Unit No. C-12-3A, 12th Floor, Block C, Buginvila Apartment, Taman Bunga Raya Phase 1C, Bukit Beruntung, 48300 Rawang, SDE.)	A three-bedroom medium-cost apartment unit	672 sq. ft.	Leasehold expiring on 12/6/2096	16	30/6/16*	30
Unit 6294 Blk G (G/121) Laketown Service Apartment Bukit Merah Laketown	Studio unit in a 3-storey apartment	310 sq. ft.	Leasehold expiring on 15/8/2093	13	30/6/16*	40
Unit D-2-242 Blk D Palmview Service Apartment Bukit Merah Laketown	Studio unit in a 3-storey apartment	314 sq. ft.	Leasehold expiring on 15/8/2093	13	30/6/16*	40
Unit J-2-222 Blk J Laketown Service Apartment Bukit Merah Laketown	2 bedroom unit in a 3-storey apartment	478 sq. ft.	Leasehold expiring on 15/8/2093	13	30/6/16*	40
Unit F-1-102 Blk F Laketown Service Apartment Bukit Merah Laketown	Studio unit in a 3-storey apartment	302 sq. ft.	Leasehold expiring on 15/8/2093	13	30/6/16*	40
Unit 5408 Blk C (C/223A) Palmview Service Apartment Bukit Merah Laketown	Studio unit in a 3-storey apartment	319 sq. ft.	Leasehold expiring on 15/8/2093	13	30/6/16*	40
Unit 6247 Blk G (G/013A) Laketown Service Apartment Bukit Merah Laketown	Studio unit in a 3-storey apartment	310 sq. ft.	Leasehold expiring on 15/8/2093	13	30/6/16*	40
Unit 205 Langkawi Lagoon Resort Padang Mat Sirat Langkawi	1 bedroom unit service apartment	420 sq. ft.	Leasehold expiring on 16/10/2094	13	30/6/16*	180
Unit 333 Langkawi Lagoon Resort Padang Mat Sirat Langkawi	1 bedroom unit service apartment	400 sq. ft.	Leasehold expiring on 16/10/2094	13	30/6/16*	170
Unit G-1-132 Blk G Laketown Service Apartment Bukit Merah Laketown	Studio unit in a 3-storey apartment	310 sq. ft.	Leasehold expiring on 15/8/2093	13	30/6/16*	40
Unit 6320 Blk G (G/245) Laketown Service Apartment Bukit Merah Laketown	Studio unit in a 3-storey apartment	310 sq. ft.	Leasehold expiring on 15/8/2093	13	30/6/16*	40

Location	Description/ Existing Use	Land/ Built Up Area	Tenure	Age of Building (Year)	Date of Acquisition, Date of Valuation*	Net Carrying Amount @ 30 June 2016 (RM'000)
Unit H-1-133 Blk H Laketown Service Apartment Bukit Merah Laketown	Studio unit in a 3-storey apartment	310 sq. ft.	Leasehold expiring on 15/8/2093	13	30/6/16*	40
Unit J-2-245 Blk J Laketown Service Apartment Bukit Merah Laketown	Studio unit in a 3-storey apartment	469 sq. ft.	Leasehold expiring on 15/8/2093	13	30/6/16*	60
Unit 5563 Blk D Palmview Service Apartment Bukit Merah Laketown	Studio unit in a 3-storey apartment	310 sq. ft.	Leasehold expiring on 15/8/2093	13	27/4/07	20
Unit D-1-123A Blk D Palmview Service Apartment Bukit Merah Laketown	Studio unit in a 3-storey apartment	319 sq. ft.	Leasehold expiring on 15/8/2093	13	27/4/07	31
Unit D-0-007 Blk D Palmview Service Apartment Bukit Merah Laketown	Studio unit in a 3-storey apartment	319 sq. ft.	Leasehold expiring on 15/8/2093	13	27/4/07	45
Unit E/206 Blk E Palmview Service Apartment Bukit Merah Laketown	Studio unit in a 3-storey apartment	310 sq. ft.	Leasehold expiring on 15/8/2093	13	27/4/07	22
Unit E-2-218 Blk E Palmview Service Apartment Bukit Merah Laketown	Studio unit in a 3-storey apartment	310 sq. ft.	Leasehold expiring on 15/8/2093	13	27/4/07	22

ANALYSIS OF SHAREHOLDINGS

Authorised share capital	:	RM2,000,000,000
Paid-up Share Capital	:	RM1,207,261,584 (including 2,671,600 treasury shares held)
Class of Shares	:	Ordinary shares of RM1.00 each with equal voting rights
No. of Shareholders	:	11, 016

ANALYSIS BY SIZE OF HOLDINGS AS AT 30 September 2016

Size of Holdings	No. of Holders	%	No. of Shares	%
1 – 99	246	2.205	4,016	0.000
100 – 1,000	1,424	12.769	1,144,934	0.095
1,001 – 10,000	4,945	44,341	29,583,420	2.455
10,001 – 100,000	3,920	35.150	137,643,058	11.426
100,001 – 60,229,498 (*)	614	5.505	264,711,825	21.975
60,229,499 AND ABOVE (**)	3	0.026	771,502,731	64.046
Total:	**11,152**	**100.000**	**1,204,589,984**	**100.000**

Remark: * – Less Than 5% of Issued Shares

** – 5% And Above of Issued Shares

LIST OF TOP 30 HOLDERS AS AT 30 September 2016

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

No.	Name	Holdings	%
1	MKN HOLDINGS SDN BHD	479,096,585	39.772
2	KASI A/L K.L. PALANIAPPAN	200,844,815	16.673
3	PB TRUSTEE SERVICES BERHAD EMKAY TRUST	91,561,331	7.601
4	LEMBAGA TABUNG HAJI	31,526,500	2.617
5	CITIGROUP NOMINEES (ASING) SDN BHD JP MORGAN CLR CORP FOR THIRD AVENUE REAL ESTATE OPPORTUNITIES FUND LP	8,000,000	0.664
6	CITIGROUP NOMINEES (ASING) SDN BHD CBNY FOR DIMENSIONAL EMERGING MARKETS VALUE FUND	6,690,200	0.555
7	CITIGROUP NOMINEES (ASING) SDN BHD CBNY FOR EMERGING MARKET CORE EQUITY PORTFOLIO DFA INVESTMENT DIMENSIONS GROUP INC	5,362,200	0.445
8	UNG YOKE HONG	5,134,100	0.426
9	CIMSEC NOMINEES (TEMPATAN) SDN BHD CIMB BANK FOR OOI PENG CUAN (PBCL-OG0102)	4,400,000	0.365
10	PUBLIC NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR TUNG AH KIONG (E-KLG)	3,973,000	0.329

ANALYSIS OF SHAREHOLDINGS (cont'd)

LIST OF TOP 30 HOLDERS AS AT 30 SEPTEMBER 2016 (cont'd)

No.	Name	Holdings	%
11	CITIGROUP NOMINEES (ASING) SDN BHD CBNY FOR DFA EMERGING MARKETS SMALL CAP SERIES	3,019,200	0.250
12	KHO POH SING	2,700,000	0.224
13	SUM SANG	2,645,500	0.219
14	HLB NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR KASI A/L K.L. PALANIAPPAN	2,320,000	0.192
15	MAYBANK NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR TEH HOCK CHAI	2,270,000	0.188
16	CHANG KENG ONN	2,223,000	0.184
17	FEDERLITE HOLDINGS SDN BHD	2,061,600	0.171
18	YEO EN SENG	2,010,000	0.166
19	SHAMEER SDN BHD	2,000,000	0.166
20	MAYBANK NOMINEES (TEMPATAN) SDN BHD CHEE HIAN BOON @ CHEE AH DECK	1,975,200	0.163
21	DB (MALAYSIA) NOMINEES (ASING) SDN BHD THE BANK OF NEW YORK MELLON FOR ACADIAN EMERGING MARKETS SMALL CAP EQUITY FUND, LLC	1,947,500	0.161
22	HLB NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR MAH SIEW SEONG	1,700,000	0.141
23	MAH SIEW SEONG	1,680,000	0.139
24	TAY KOO HUI	1,421,000	0.117
25	CHONG SWEE YEAT	1,300,000	0.107
26	CIMSEC NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR LIEW LI JOON (KUCHING-CL)	1,282,200	0.106
27	PUBLIC NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR NG SENG GIAP (E-KDA)	1,240,000	0.102
28	YONG WO MOI	1,164,000	0.096
29	ALLIANCEGROUP NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR HOW KOK HING	1,140,000	0.094
30	LOO KWONG CHUNG	1,130,000	0.093

INFORMATION ON DIRECTORS AND GROUP CHIEF EXECUTIVE OFFICER HOLDINGS AS AT 30 SEPTEMBER 2016

	Direct		Indirect	
Name	No. of Shares Held	% Held	No. of Shares Held	% Held
TAN SRI DATUK (DR.) HJ. MUSTAPHA KAMAL BIN HJ. ABU BAKAR	82,405,198	6.84	*488,252,718	40.53
DATUK KASI A/L K.L. PALANIAPPAN	203,164,815	16.87	–	–
HONG HEE LEONG	–	–	–	–
HJH FELINA BINTI TAN SRI DATUK (DR.) HJ. MUSTAPHA KAMAL	–	–	–	–
ANITA CHEW CHENG IM	–	–	–	–
HJH JULIANA HEATHER BINTI ISMAIL	–	–	–	–
DATO ' HJH FAZWINNA BINTI TAN SRI DATUK (DR.) HJ. MUSTAPHA KAMAL (ALTERNATE DIRECTOR TO HJH FELINA BINTI TAN SRI DATUK (DR.) HJ. MUSTAPHA KAMAL)	–	–	–	–
HJH FARAH MAHAMI BINTI TAN SRI DATUK (DR.) HJ. MUSTAPHA KAMAL (ALTERNATE DIRECTOR TO TAN SRI DATUK (DR.) HJ. MUSTAPHA KAMAL)	–	–	–	–
LAU SHU CHUAN (GROUP CHIEF EXECUTIVE OFFICER)	–	–	–	–

* Deemed interest by virtue of his shareholdings in MKN Holdings Sdn Bhd currently held under PB Trustee Services Berhad of which he is the beneficial owner of the Trust and by virtue of the 9,156,133 shares held under PB Trustee Services Berhad of which the beneficial owner of the Trust is the spouse of TSDMK, Puan Sri Datin Hjh Wan Nong Bte Hj. Wan Ibrahim.

** Including 76,992,706 shares held through CIMB Group Nominees (Tempatan) Sdn Bhd, 28,000,000 shares held through Bank Muamalat Malaysia Berhad and 2,320,000 shares held through HLB Nominees (Tempatan) Sdn Bhd.

INFORMATION ON SUBSTANTIAL HOLDER'S AS AT 30 SEPTEMBER 2016

	Direct		Indirect	
Name	No. of Shares Held	% Held	No. of Shares Held	% Held
TAN SRI DATUK (DR.) HJ. MUSTAPHA KAMAL BIN HJ. ABU BAKAR	82,405,198	6.84	*488,252,718	40.53
DATUK KASI A/L K.L. PALANIAPPAN	**203,164,815	16.87	–	–
MKN HOLDINGS SDN BHD	479,096,585	39.77	–	–
PUAN SRI DATIN HJH WAN NONG BTE HJ. WAN IBRAHIM	9,156,133	0.76	**561,501,783	46.61

* Deemed interest by virtue of his shareholdings in MKN Holdings Sdn Bhd currently held under PB Trustee Services Berhad of which he is the beneficial owner of the Trust and by virtue of the 9,156,133 shares held under PB Trustee Services Berhad of which the beneficial owner of the Trust is the spouse of TSDMK, Puan Sri Datin Hjh Wan Nong Bte Hj. Wan Ibrahim.

** Including 76,992,706 shares held through CIMB Group Nominees (Tempatan) Sdn Bhd, 28,000,000 shares held through Bank Muamalat Malaysia Berhad and 2,320,000 shares held through HLB Nominees (Tempatan) Sdn Bhd.

*** Deemed interest by virtue of the shareholdings of her spouse, TSDMK in M K Land and MKN Holdings Sdn Bhd. Both TSDMK's Shareholdings in M K Land and MKN Holdings Sdn Bhd are currently held under PB Trustee Services Berhad of which he is the beneficial owner of the Trust.

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Ombak Villa, Langkawi

PROPERTY SALES OFFICE

DAMANSARA PERDANA
RAFFLESIA SALES GALLERY
No. 1, Jalan PJU 8/12
Bandar Damansara Perdana
47820 Petaling Jaya
Selangor Darul Ehsan
t : +603 7733 0303 f : +603 7732 6021

DAMANSARA DAMAI SALES OFFICE
Jalan PJU 10/2B, Damansara Damai
47830 Petaling Jaya, Selangor Darul Ehsan
t : +6013 373 2668 f : +6013 373 2611

KLEBANG SALES OFFICE
Taman Klebang Putra, Kilometer 12
Jalan Ipoh-Chemor, 31200 Chemor
Perak Darul Ridzuan
t : +605 2015 491 f : +605 2016 791

MERU PERDANA SALES OFFICE
No 39 & 41, Laluan Meru Perdana II
Meru Perdana 2, Jalan Jelapang-Chemor
31200 Chemor, Perak Darul Ridzuan
t : +605 525 3077 f : +605 525 3307

RESORT SALES OFFICE

HOTELS & RESORTS
KUALA LUMPUR SALES OFFICE
No. 15-1 & 17-1, Jalan PJU 8/5H
Perdana Business Centre
Bandar Damansara Perdana
47820 Petaling Jaya, Selangor Darul Ehsan
t : +603 7724 1282 / 7724 1317
f : +603 7722 5634 / 7724 5687

BUKIT MERAH LAKETOWN RESORT
Jalan Bukit Merah, 34400 Semanggol
Perak Darul Ridzuan
t : +605 890 8888 f : +605 890 8000

TAIPING GOLF RESORT
TAIPING GOLF & COUNTRY CLUB
P.O. Box 4, Jalan Bukit Jana
34600 Kamunting, Perak Darul Ridzuan
t : +605 883 6700 f : +605 883 8700

LANGKAWI LAGOON RESORT
OMBAK VILLA
KUALA MELAKA INN
Lot 78, Jalan Kuala Muda
Padang Matsirat, 07100 Langkawi
Kedah Darul Aman
t : +604 955 8181 f : +604 955 8881

EDUCATION

LAKE VIEW COLLEGE
Jalan Bukit Merah
Bukit Merah Lake Town
34400 Semanggol
Perak Darul Ridzuan
t : +605 890 8070 f : +605 890 8212

No. 19 Jalan PJU8/5H, Perdana Business Centre,
Bandar Damansara Perdana, 47820 Petaling Jaya,
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