



YNH PROPERTY BHD
(Incorporated in Malaysia)

(561986-V)

Interim Financial Statements
31-Mar-15

YNH PROPERTY BHD
(Incorporated in Malaysia)

**Condensed Consolidated Profit or Loss and Other Comprehensive Income
For the Three Months Period Ended 31 March 2015**

	Note	3 months ended		3 months ended	
		31.03.2015 RM	31.03.2014 RM	31.03.2015 RM	31.03.2014 RM
Revenue		103,229,107	105,280,216	103,229,107	105,280,216
Cost of sales		(74,230,871)	(49,561,331)	(74,230,871)	(49,561,331)
Gross profit		28,998,236	55,718,885	28,998,236	55,718,885
Other income		3,774,470	4,429,341	3,774,470	4,429,341
Administrative expenses		(12,102,112)	(10,512,721)	(12,102,112)	(10,512,721)
Selling and marketing expenses		(3,622,167)	(1,572,330)	(3,622,167)	(1,572,330)
Other operating expenses	30	(745,689)	(18,330,659)	(745,689)	(18,330,659)
Profit from operations		16,302,738	29,732,516	16,302,738	29,732,516
Finance costs	17	(6,674,190)	(5,724,291)	(6,674,190)	(5,724,291)
Profit before tax	17	9,628,548	24,008,225	9,628,548	24,008,225
Income tax expense	18	(4,450,689)	(6,995,970)	(4,450,689)	(6,995,970)
Profit for the period		5,177,859	17,012,255	5,177,859	17,012,255
Total comprehensive income for the period		5,177,859	17,012,255	5,177,859	17,012,255
Earnings per share (sen)					
Basic	26 (a)	1.26	4.07	1.26	4.07
Diluted	26 (b)	1.26	4.03	1.26	4.03

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2014 and the accompanying explanatory notes attached to the financial statements.

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Condensed Consolidated Statement of Financial Position**As at 31 March 2015**

	Note	As at 31.03.2015 RM	As at 31.12.2014 RM
NON-CURRENT ASSETS			
Property, plant and equipment	8	204,349,142	189,023,560
Deferred tax assets		34,975,089	26,609,850
Investment properties	29	296,251,989	96,609,507
Goodwill on consolidation		17,626,036	17,626,036
Land held for future development		343,042,584	335,866,900
Other non-current assets	9(b)	<u>280,641,412</u>	<u>280,641,412</u>
		<u>1,176,886,252</u>	<u>946,377,265</u>
CURRENT ASSETS			
Property development costs		302,629,317	292,000,945
Inventories		62,137,509	284,585,712
Trade and other receivables	9(a)	162,436,070	135,770,667
Other current assets	9(c)	40,855,581	29,020,967
Tax recoverable		5,195,372	6,458,504
Term deposits and fixed income trust fund		539,066	544,758
Cash and bank balances		<u>22,468,092</u>	<u>21,028,905</u>
		<u>596,261,007</u>	<u>769,410,458</u>
TOTAL ASSETS		<u>1,773,147,259</u>	<u>1,715,787,723</u>

**Condensed Consolidated Statement of Financial Position as at 31 March 2015
(Contd.)**

	Note	As at 31.03.2015 RM	As at 31.12.2014 RM
EQUITY AND LIABILITIES			
Equity attributable to equity holders of the Company			
Share capital		441,446,129	441,446,129
Share premium		52,226,740	52,226,740
Treasury shares		(57,565,300)	(57,565,069)
Other reserves		28,782,334	27,484,796
Retained earnings		416,385,322	411,207,462
Total equity		<u>881,275,225</u>	<u>874,800,058</u>
Non-Current Liabilities			
Deferred tax liabilities		43,676,625	43,676,625
Provision		9,615,375	9,615,375
Long term liabilities	20	<u>229,808,920</u>	<u>214,358,808</u>
		<u>283,100,920</u>	<u>267,650,808</u>
CURRENT LIABILITIES			
Trade and other payables		43,930,754	89,602,209
Other current liabilities	22	13,742,239	2,105,724
Provision	23	20,751,625	21,415,468
Borrowings	20	523,869,733	459,925,554
Income tax payable		6,476,763	287,902
		<u>608,771,114</u>	<u>573,336,857</u>
TOTAL LIABILITIES		<u>891,872,034</u>	<u>840,987,665</u>
TOTAL EQUITY AND LIABILITIES		<u>1,773,147,259</u>	<u>1,715,787,723</u>
		-	-
NTA per share (RM)		<u>1.96</u>	<u>1.94</u>
Net asset per share (RM)		<u>2.00</u>	<u>1.98</u>

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2014 and the accompanying explanatory notes attached to the financial statements.

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**Condensed Consolidated Statement of Changes in Equity
For the Three Months Period Ended 31 March 2015**

	Attributable to Equity Holders of the Company							Total RM
	Share capital RM	Non-distributable			Distributable			
		Share Option Reserve RM	Share Premium RM	Translation Reserve RM	Capital Reserve RM	Treasury Shares RM	Retained profits RM	
Opening balance at 1 January 2014	426,147,129	1,557,184	50,153,299	47,938	26,578,054	(9,084,118)	372,636,600	868,036,086
Total comprehensive income	-	-	-	-	-	-	17,012,255	17,012,255
Transaction with owners								
Purchase of treasury shares	-	-	-	-	-	(32,118,080)	-	(32,118,080)
Issue of ordinary shares under ESOS	5,920,000	-	2,251,600	-	-	-	-	8,171,600
ESOS exercise	-	-	-	-	-	-	-	-
ESOS lapsed	-	-	-	-	-	-	-	-
Share option granted under ESOS	-	151,774	-	-	-	-	-	151,774
Dividends	-	-	-	-	-	-	-	-
Total transactions with owners	5,920,000	151,774	2,251,600	-	-	(32,118,080)	-	(23,794,706)
Closing balance at 31 March 2014	432,067,129	1,708,958	52,404,899	47,938	26,578,054	(41,202,198)	389,648,855	861,253,635
Opening balance at 1 January 2015	441,446,129	-	52,226,740	906,742	26,578,054	(57,565,069)	411,207,462	874,800,058
Comprehensive income								
Profit for the year	-	-	-	-	-	-	5,177,859	5,177,859
Other comprehensive income								
Foreign currency translation difference	-	-	-	1,297,539	-	-	-	1,297,539
Transactions with owners								
Purchase of treasury shares	-	-	-	-	-	-	-	-
	Note 6 (b)	-	-	-	-	(231)	-	(231)
Total transactions with owners	-	-	-	-	-	(231)	-	(231)
Closing balance at 31 March 2015	441,446,129	-	52,226,740	2,204,281	26,578,054	(57,565,300)	416,385,321	881,275,225

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2014 and the accompanying explanatory notes attached to the financial statements.

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Condensed Consolidated Statement of Cash Flow
For the Three Months Period Ended 31 March 2015

	3 months ended 31.03.2015 RM	12 months ended 31.12.2014 RM
Profit before taxation	<u>9,628,548</u>	<u>69,983,530</u>
Net cash (used in)/from operating activities	(59,007,748)	48,207,952
Net cash used in investing activities	(18,958,997)	(98,005,765)
Net cash generated from financing activities	<u>84,740,144</u>	<u>74,239,518</u>
Net increase in cash and cash equivalents	6,773,399	24,441,705
Cash and cash equivalents at beginning of financial period	(53,634,206)	(78,075,911)
Cash and cash equivalents at end of financial period	<u>(46,860,807)</u>	<u>(53,634,206)</u>

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

Fixed deposits	539,066	544,758
Less: pledged fixed deposits	(539,066)	(532,886)
	-	11,872
* Cash and bank balances	22,468,092	21,028,905
Bank overdraft (included within borrowings in Note 20)	<u>(69,328,899)</u>	<u>(74,674,983)</u>
	<u>(46,860,807)</u>	<u>(53,634,206)</u>

* Included in cash at banks of the Group are amounts of RM9,692,427 held pursuant to Section 7A of the Housing Development (Control and Licensing) Act 1966 and therefore restricted from use in other operations.

The condensed consolidated statement of cash flow should be read in conjunction with the audited financial statements for the year ended 31 December 2014 and the accompanying explanatory notes attached to the financial statements.

NOTES TO THE INTERIM FINANCIAL STATEMENTS - 31 MARCH 2015

1. BASIS OF PREPARATION

The quarterly condensed financial report has been prepared in accordance with:

- (i) The requirement of the Financial Reporting Standards ("FRS") Standard 134: Interim Financial Reporting; and
- (ii) Paragraph 9.22 of the Listing Requirements of the Bursa Malaysia Securities Berhad and should be read in conjunction with the audited annual financial statements for the year ended 31 December 2014 and the accompanying explanatory notes attached to the quarterly condensed financial report. These explanatory notes attached to the quarterly condensed financial report provide an explanation of events and transactions that are significant to the understanding of the changes in the financial position and performance of the Group since the year ended 31 December 2014. The significant accounting policies adopted for the quarterly condensed financial report are consistent with those of the audited financial statements for the financial year ended 31 December 2014.

2. AUDITORS' REPORT ON PRECEDING ANNUAL FINANCIAL STATEMENTS

The auditors' report on the financial statements for the year ended 31 December 2014 was not qualified.

3. COMMENTS ABOUT SEASONAL OR CYCLICAL FACTORS

The Group's performance is not materially affected by seasonal or cyclical factors.

4. UNUSUAL ITEMS DUE TO THEIR NATURE, SIZE OR INCIDENCE

There were no unusual items due to their nature, size or incidence affecting assets, liabilities, equity, net income or cash flows during the financial period ended 31 March 2015.

5. CHANGES IN ESTIMATES

The Group has not submitted any financial forecast or projections to any authority during the current quarter and prior financial year ended 31 December 2014. There were no changes in estimates that have had a material effect in the current quarter results.

6. CAPITAL MANAGEMENT, DEBT AND EQUITY SECURITIES

There were no issuance, cancellation, repurchase, resale and repayment of debt and equity securities during the financial period ended 31 March 2015 and the date of this interim report except the followings:

(a) Treasury Shares (Contd.)

During the financial year, the Company repurchased 100 of its issued ordinary shares from the open market at an average price of RM 1.91 per share. The total consideration paid for the repurchase including transaction costs was RM231 and this was financed by internally generated funds.

NOTES TO THE INTERIM FINANCIAL STATEMENTS - 31 MARCH 2015

6. CAPITAL MANAGEMENT, DEBT AND EQUITY SECURITIES (Contd.)

(a) Treasury Shares (Contd.)

Total treasury shares repurchased as at 31 March 2015 is 30,699,434 ordinary shares of RM 1 each, representing a cumulative 6.95% of the total paid up share capital of the company as at 31 March 2015. The shares repurchased are being held as treasury shares in accordance with Section 67A of the Companies Act 1965. Subsequent to the financial period ended 31 March 2015, the Company repurchased 7,463,200 ordinary shares from open market at an average price of RM1.93 for a total consideration of RM14,272,621.

(b) Capital Management

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

For capital management purposes, the Group consider shareholders' equity to be the key component in the Group's capital structure. The Group monitors capital base on gearing ratio. The ratio is calculated on total borrowings to total capital and net debts. The Group's strategy is to maintain a gearing ratio of 20%-50%. The gearing ratio as at 31 March 2015, which are within the Group's objectives for capital management, are as follows:

	31.03.2015	31.12.2014
	RM	RM
Total borrowing	753,678,653	674,284,362
Trade and other payables	43,930,754	89,602,209
Less: Term deposits	(539,066)	(544,758)
Less: cash and bank balances	(22,468,092)	(21,028,905)
Net debts	<u>774,602,249</u>	<u>742,312,908</u>
Equity attributable to the owners of parents	<u>881,275,225</u>	<u>874,800,058</u>
Capital and net debts	<u>1,655,877,474</u>	<u>1,617,112,966</u>
Gearing ratio	<u>47%</u>	<u>46%</u>

A higher borrowings is recorded is mainly due to the purchase of pilling equipments for construction usage and share repurchase made during the previous financial year.

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NOTES TO THE INTERIM FINANCIAL STATEMENTS - 31 MARCH 2015

6. CAPITAL MANAGEMENT, DEBT AND EQUITY SECURITIES (Contd.)

(c) Capital Management (contd.)

The details of the issuance and repayment of debts and equity instrument in the current quarter ended 31 March 2015 are as follows:

	31.03.2015
	RM
Drawdown of revolving credit	69,290,260
Drawdown of term loan	17,251,781
Repayment of term loan	(1,801,666)
Share buy back	(231)

7. DIVIDEND PAID

No dividend was paid out during the financial period ended 31 March 2015.

8. CARRYING AMOUNT OF REVALUED ASSETS

The valuation of property, plant and equipment and investment properties have been brought forward without amendment from the financial statements for the year ended 31 December 2014.

9(a). TRADE AND OTHER RECEIVABLES

	As at	As at
	31.03.2015	31.12.2014
	RM	RM
Trade receivables	150,469,569	116,600,426
Less: Provision for impairment	(3,176,784)	(3,170,962)
	<u>147,292,785</u>	<u>113,429,464</u>
Other receivables	15,143,285	22,341,203
	<u>162,436,070</u>	<u>135,770,667</u>

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9(a). TRADE AND OTHER RECEIVABLES (Contd.)

The ageing analysis for the trade receivables are as follows:

	As at 31.03.2015 RM	As at 31.12.2014 RM
Neither past due nor impaired	63,785,103	42,563,049
1-30 days	20,707,490	19,865,359
31-60 days	3,521,432	32,720,009
61-90 days	5,956,135	5,925,345
91-120 days	14,898,956	1,995,947
121-150 days	28,595,377	2,677,975
>150 days	9,828,292	7,681,780
	83,507,682	70,866,415
Impaired	3,176,784	3,170,962
	<u>150,469,569</u>	<u>116,600,426</u>

The management is of the opinion that no further provision for doubtful debts is required for those trade receivables which are more than 150 days as most of the receivables are secured by financial institutions.

9(b). Other non current assets represent security deposits for various joint venture projects.

9(c). Included in other current assets is accrued billings in respect of property development of RM11,330,135 (2014-RM10,365,829).

10. SUBSEQUENT EVENTS

There is no material subsequent event from the end of the current quarter to the date of the interim financial statement.

11. CHANGES IN COMPOSITION OF THE GROUP

There is no change in the composition of the Group for the period ended 31 March 2015 and the date of this interim financial report.

12. CHANGES IN CONTINGENT LIABILITIES AND CONTINGENT ASSETS

There is no contingent liabilities and contingent assets for the period ended 31 March 2015 and the date of this interim financial report.

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NOTES TO THE INTERIM FINANCIAL STATEMENTS - 31 MARCH 2015

13. CAPITAL COMMITMENTS

There was no capital commitment for the interim financial statement ended 31 March 2015 and as at the date of this report.

14. PERFORMANCE REVIEW

The Group's cumulative turnover for the current financial year ended 31 March 2015 has reached RM 103,229,107 (year 2013-RM105,280,216) and profit before taxation is reported at RM 9,628,548 (year 2014-RM24,008,225). The Group registered a lower profit before taxation for the financial period compared to previous year correspondence quarter due to the completion of project Fraser Residence Kuala Lumpur. The Group's performance for this year is mainly derived from progressive sales of unsold units in Fraser Residence Kuala Lumpur , progressive sales of its inventories in Ceriaan Kiaran (Mont Kiara, Kuala Lumpur), and sales of development land.

On a quarter to quarter basis, the current quarter profit before taxation of RM9,628,548 is slightly higher than previous quarter of RM 8,246,533. This is due to an additional provision for liquidated ascertained damages of RM553,304 provided in the previous quarter, resulting in a lower profit before taxation recorded.

15. OFF BALANCE SHEET FINANCIAL INSTRUMENTS

There was no off balance sheet financial instruments as at the date of this report.

16. COMMENTARY ON PROSPECTS

The global economic climate remains challenging. Notwithstanding the challenging environment, the Company had been achieving encouraging demand for its projects such as Fraser Residence Kuala Lumpur, Manjung Point Seksyen 5 , Pusat Perniagaan Manjung Point Seksyen 3 (Phase 1 and 2), and Taman Sejati III in Seri Manjung as well as the balance units in Ceriaan Kiara in Mont Kiara KL. Sales from both the township projects in Manjung and also Klang Valley will continue to contribute to the Group's income.

Taking into consideration of the contribution from existing projects, the Board is optimistic of the Group's prospect for the subsequent financial year, subject always to any change in the economic conditions.

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NOTES TO THE INTERIM FINANCIAL STATEMENTS - 31 MARCH 2015

16. COMMENTARY ON PROSPECTS (Contd.)

Furthermore, the Board is also optimistic of our Kiara 163 mixed development project held under D'Kiara Place Sdn Bhd ("DKP"), a wholly owned subsidiary company of YNH Property Bhd. DKP is the registered and beneficial owner of the 6 acres freehold development property located in Mont' Kiara, Kuala Lumpur, besides McDonald outlet at Plaza Mont' Kiara and opposite One Mont' Kiara. The approved development order is for the proposed commercial development comprising of:

- i) 2 Blocks of 42 storey of Service Apartment (584 units) with facilities and multi-storey car park,
- ii) 1 Office Tower,
- iii) 1 shopping mall and basement car park.

The Kiara 163 project has a total GDV of approximately RM1.0 billion with 60% of the GDV comprising of service apartments which are planned to be sold fully furnished and also managed by a reputable manager, with a similar concept like Fraser Place KL. The retail shopping mall will also be one of the main attraction of the development where residents/ tenants have seamless life, work and play lifestyle. Piling and sub-structure work for Kiara 163 has already commenced in the previous financial year.

Another project which is currently undertaken by the Company is Sfera Residensi, which is located at Puchong South, Selangor. The project will have a Gross Development Value of approximately RM418 million, and is expected to contribute positively to the Company for the next three financial years. Piling and substructure work has already commenced during the previous financial year.

Another prestigious project planned for the future by YNH group is the Menara YNH development, located on one of the most exclusive addresses in Kuala Lumpur city centre, in the Golden Triangle area where most prestigious 5 star hotels and upmarket office spaces are found. The commercial development sits on a 130,826 sq ft (approximately 3 acres) of land with a wide frontage of 320 feet along Jalan Sultan Ismail. The location of Menara YNH also offers easy accessibility and close proximity to efficient public transport facilities such as the Putra Light Rail Transport and the K.L Monorail station. It is also located within walking distance to all major hotels and shopping centres. This Menara YNH has a GDV of approximately RM2.1 billion. Approved development order had already been obtained for this development, comprising office tower and shopping mall.

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16. COMMENTARY ON PROSPECTS (Contd.)

The Group has intention to keep 50% of the Menara YNH referred above as investment property and it will be used as the Group's future corporate headquarter.

The Group has also entered into a series of joint venture projects for the development of a few pieces of land strategically located near Mont' Kiara, Hartamas, Kuala Lumpur city centre, Ipoh city and Seri Manjung town. These developments are at planning stage and have an estimated gross development value of RM1.8 billion and are expected to contribute to the Group's earnings for the next 15 to 20 years.

The Group had successfully completed the construction of AEON Mall Seri Manjung in year 2012 and Pantai Specialist Centre at Seri Manjung in November 2013. The presence of AEON Mall Seri Manjung Shopping Centre and Pantai Specialist Centre will further enhance the value of the balance 700 acres of undeveloped landbanks in the Manjung Point Township.

The Company had also in the 4th quarter of 2008 acquired 95 acres of strategic development land bank in Genting Highlands. The Genting land bank is located strategically next to the Genting Highland Resort and was acquired for RM16.05 million. The advantage of this land bank is that the purchase consideration is very low and it comes with infrastructure. The land has already been converted to building title. The proximity to the existing Genting Highland Resort is an advantage as the proposed development will complement the existing infrastructure. Other plus point for this development is that it is located in a cool environment and yet is 45 minutes from the KL city centre as the existing highway is already completed from the KL city centre to the existing resort.

The proposed development for this 95 acres land bank comprises commercial, bungalows, condominium, retail and etc for both local and foreign investors. The estimated gross development value for this future development is RM1.96 billion and expected to contribute to the Group's earnings in the next 20 years.

17. PROFIT BEFORE TAXATION

This is arrived at after charging:	3 months ended 31.03.2015 RM
Short term revolving interest	3,426,875
Term loan interest	2,253,188
Overdraft interest	994,127
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and crediting	3 months ended 31.03.2015 RM
Interest income	11,682
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18. INCOME TAX EXPENSE	3 months ended	3 months ended	3 months ended	3 months ended
	31.03.2015	31.03.2014	31.03.2015	31.03.2014
	RM	RM	RM	RM
Tax expense for the period:				
Malaysian income tax	(12,780,000)	(5,982,373)	(12,780,000)	(5,982,373)
Deferred tax	8,329,311	(1,013,597)	8,329,311	(1,013,597)
	<u>(4,450,689)</u>	<u>(6,995,970)</u>	<u>(4,450,689)</u>	<u>(6,995,970)</u>

A reconciliation of income tax expense applicable to profit before taxation at the statutory income tax rate to income tax expense at the effective income tax rate of the Group is as follow:

	3 months ended 31.03.2015 RM
Profit before taxation	<u>9,628,548</u>
Taxation at applicable statutory tax rate	(2,407,137)
Expenses not deductible for tax purposes	(2,551,508)
Income not taxable	1,126,705
Others timing differences	(8,948,060)
Tax expense for the quarter/year	<u>(12,780,000)</u>

19. SALES OF UNQUOTED INVESTMENTS AND PROPERTIES

There were no sales of unquoted investments and no other sales of properties for the quarter ended 31 March 2015 except for the sales of development properties in the ordinary course of business.

20. LOAN AND BORROWINGS

	As at 31.03.2015 RM	As at 31.12.2014 RM
Current		
Secured-Bank overdraft and revolving credit	516,309,547	452,470,176
Secured-Term loan	7,560,186	7,455,378
Non-current		
Secured-Term loan	229,808,920	214,358,808
	<u>753,678,653</u>	<u>674,284,362</u>

All of the above borrowings are denominated in Ringgit Malaysia. Included in current portion of loan and borrowing is RM 69,328,899 (2014-RM 74,674,983) of bank overdraft.

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21. PROFIT FORECAST

The disclosure requirements for explanatory notes for the variance of actual profit after tax and minority interest and forecast profit after tax and minority interest and for the shortfall in profit guarantee are not applicable.

22. OTHER CURRENT LIABILITIES

Included in other current liabilities is accrued billing of RM 5,969,819 (2014-RM Nil).

23. PROVISION

	As at 31.03.2015	As at 31.12.2014
	RM	RM
Opening	31,030,843	197,794
Provision during the period/year	-	31,289,040
Utilisation/ written back during the period/year	(663,843)	(455,991)
Closing	<u>30,367,000</u>	<u>31,030,843</u>

24. CHANGES IN MATERIAL LITIGATION

As at the date of this report, the Group is not engaged whether as plaintiff or defendant in any legal action, proceeding, arbitration or prosecution for any criminal offence, which has a material effect on the financial position of the Group and the Directors do not know of any proceedings pending or threatened or of any fact likely to give rise to any proceedings which might materially and adversely affect the position or business of YNH Property Bhd and its subsidiaries.

25. DIVIDEND PAYABLE

The Board of Directors have recommended a final share dividend on the basis of one (1) treasury share for every one hundred (100) ordinary shares of RM1 each held, to be approved by shareholders in the forthcoming Annual General Meeting. The actual treasury shares to be distributed will depend on the issued share capital on the entitlement date. Such share dividend, if approved by the shareholders, will be accounted for in shareholders' equity as a distribution of treasury shares in the next financial year ending 31 December 2015.

The Company has a dividend policy of at least 30% of profit after taxation be fixed for future declaration of dividend.

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26. EARNING PER SHARE

(a) **Basic**

Basic earning per share is calculated by dividing the net profit for the period by the weighted average number of ordinary shares in issue during the period.

	31.03.2015	31.03.2014	31.03.2015	31.03.2014
	RM	RM	RM	RM
Net profit for the period	5,177,859	17,012,255	5,177,859	17,012,255
Weighted average number of ordinary shares in issue	410,746,765	418,493,484	410,746,765	418,493,484
Basic earnings per share (sen)	1.26	4.07	1.26	4.07

(b) **Diluted**

For the purpose of calculating diluted earning per share, the net profit for the period and the weighted average number of ordinary shares in issue during the period have been adjusted for the effect of dilutive potential ordinary shares from the exercise of share options granted to employees ("ESOS").

	3 months ended	3 months ended	3 months ended	3 months ended
	31.03.2015	31.03.2014	31.03.2015	31.03.2014
	RM	RM	RM	RM
Net profit for the period	5,177,859	17,012,255	5,177,859	17,012,255
Weighted average number of ordinary shares in issue	410,746,765	418,493,484	410,746,765	418,493,484
Adjustment for assumed exercise of ESOS	-	3,426,711	-	3,426,711
Adjusted weighted number of ordinary shares in issue	410,746,765	421,920,195	410,746,765	421,920,195
Diluted earnings per share (sen)	1.26	4.03	1.26	4.03

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27. RELATED PARTY TRANSACTION

The Group's related party transactions cumulative period-to-date ended 31 March 2015 are as follows:

Party	Transaction	31.03.2015 RM
Transaction with non-group members	Rental of equipment and transportation payable, purchase of construction material and rental of land and properties	<u>2,751,024</u>
	Rental of properties and equipment received	<u>15,000</u>
	Sales of properties	<u>1,528,000.00</u>
Transaction with person connected with Directors	Rental paid for service apartment	<u>342,571</u>
	Legal services and disbursement paid (including stamp duty)	<u>1,593,672</u>
	Sales of properties	<u>8,546,870</u>
	Rental of properties received	<u>9,000</u>

Party	Transaction	31.03.2015 RM
Transaction with Directors	Sales of properties	6,245,800
	Rental paid for service apartment and office	<u>2,072,568</u>
Transaction with Directors	Legal services paid	<u>-</u>

The Group's Directors personal compensation for the period under review are as follows:

	31.03.2015 RM
Type of compensation	
Salaries and allowances (including employer EPF portion)	3,853,618
Directors fee	-
Employee share option	-
	<u>3,853,618</u>

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28. REALISED AND UNREALISED PROFITS	31.03.2015	31.12.2014
	RM	RM
Total retained profits of YNH Property and its subsidiaries		
-Realised profits	575,160,684	569,982,582
-Unrealised profits	17,220,500	17,122,700
	<u>592,381,184</u>	<u>587,105,282</u>
Consolidation adjustments	<u>(175,995,862)</u>	<u>(175,897,820)</u>
Total group retained profits as per consolidated accounts	<u>416,385,322</u>	<u>411,207,462</u>

29. INVESTMENT PROPERTIES

	Completed investment property RM	Investment property under construction RM	Total RM
Cost			
At 1 January	18,527,861	78,619,782	97,147,643
Additions	199,514,910	-	199,514,910
As at 31 March	<u>218,042,771</u>	<u>78,619,782</u>	<u>296,662,553</u>
Accumulated amortisation			
At 1 January	368,041	-	368,041
Additions	42,523	-	42,523
As at 31 March	<u>410,564</u>	<u>-</u>	<u>410,564</u>
Net carrying amounts	<u>217,632,207</u>	<u>78,619,782</u>	<u>296,251,989</u>

The investment property comprises AEON Mall Seri Manjung, Pantai Hospital Seri Manjung, 19 units double storey shop houses , a sport recreational complex, a petrol station and certain vacant land.

30. AUTHORISATION FOR ISSUE

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the Directors on 26 May 2015.

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32. SEGMENTAL REPORTING

	Property Development & Construction		Hotel & Hospitality		Adjustment & Elimination		Consolidated	
	31.03.2015 RM	31.03.2014 RM	31.03.2015 RM	31.03.2014 RM	31.03.2015 RM	31.03.2014 RM	31.03.2015 RM	31.03.2014 RM
Revenue								
External customers	91,877,035	95,467,837	11,375,113	9,812,379	(23,041)	(34,641)	103,229,107	105,245,575
Inter-segment							-	-
Results								
Interest income	11,682	196,907	-	-	-	-	11,682	196,907
Dividend income	-	-	-	-	-	-	-	-
Depreciation	2,734,158	344,175	250,595	435,597	-	-	2,984,753	779,772
Finance cost	6,674,190	5,724,291	-	-	-	-	6,674,190	5,724,291
Profit/(loss) before taxation	17,876,175	25,010,659	(8,247,627)	(1,002,434)	-	-	9,628,548	24,008,225
Segment assets	2,255,039,554	2,225,539,882	276,637,491	22,180,258	(758,529,786)	(591,853,676)	1,773,147,259	1,655,866,464
Segment liabilities	1,006,067,045	1,085,975,062	310,592,021	22,797,876	(424,787,032)	(314,160,109)	891,872,034	794,612,829