

(Company No. 1036466-U) (Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE QUARTER AND YEAR-TO-DATE ENDED 31 MARCH 2019

CONTENTS

	Page
Unaudited Consolidated Statements of Profit or Loss and Other Comprehensive Income	1 - 2
Unaudited Consolidated Statements of Financial Position	3
Unaudited Consolidated Statements of Changes in Equity	4
Unaudited Consolidated Statements of Cash Flows	5
Explanatory Notes to the Interim Financial Report	6 – 9
Additional Information Required by the ACE Market Listing Requirements of Bursa Malaysia Securities Berhad	10 – 15

UNAUDITED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE QUARTER AND YEAR-TO-DATE ENDED 31 MARCH 2019⁽¹⁾

	CURRENT YEAR QUARTER 31.03.19 RM'000	PRECEDING YEAR QUARTER 31.03.18 RM'000	CURRENT YEAR TO DATE 31.03.19 RM'000	PRECEDING YEAR TO DATE 31.03.18 RM'000
REVENUE	64,757	81,083	64,757	81,083
COST OF SALES	(54,575)	(70,454)	(54,575)	(70,454)
GROSS PROFIT	10,182	10,629	10,182	10,629
OTHER INCOME	914	556	914	556
	11,096	11,185	11,096	11,185
ADMINISTRATION EXPENSES	(1,801)	(1,410)	(1,801)	(1,410)
OTHER EXPENSES	(33)	(738)	(33)	(738)
PROFIT BEFORE TAXATION	9,262	9,037	9,262	9,037
INCOME TAX EXPENSE	(2,222)	(2,440)	(2,222)	(2,440)
PROFIT AFTER TAXATION/TOTAL COMPREHENSIVE INCOME FOR THE FINANCIAL PERIOD	7,040	6,597	7,040	6,597
PROFIT AFTER TAXATION/TOTAL COMPREHENSIVE INCOME ATTRIBUTABLE TO:-				
Owners of the Company	7,040	6,597	7,040	6,597

UNAUDITED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE QUARTER AND YEAR-TO-DATE ENDED 31 MARCH 2019⁽¹⁾ (CONT'D)

	CURRENT	PRECEDING	CURRENT	PRECEDING
	YEAR	YEAR	YEAR TO	YEAR TO
	QUARTER	QUARTER	DATE	DATE
	31.03.19	31.03.18	31.03.19	31.03.18
	RM'000	RM'000	RM'000	RM'000
Earnings per share (Sen) attributable to owners of the Company: - Basic - Diluted	1.13 ⁽²⁾	1.30 ⁽³⁾	1.13 ⁽²⁾	1.30 ⁽³⁾
	1.13 ⁽²⁾	1.30 ⁽³⁾	1.13 ⁽²⁾	1.30 ⁽³⁾

Notes:

- (1) The basis of preparation of the Unaudited Consolidated Statements of Profit or Loss and Other Comprehensive Income are disclosed in Note A1 and should be read in conjunction with the audited financial statements for the financial year ended 31 December 2018 and the accompanying explanatory notes attached to the interim financial report.
- (2) Based on the Company's weighted average number of ordinary shares of 625,000,000 as at 31 March 2019.
- (3) Based on the Company's weighted average number of ordinary shares of 506,944,000 as at 31 March 2018.



UNAUDITED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 31 MARCH 2019(1)

	31.03.2019 Unaudited RM'000	31.12.2018 Audited RM'000
ASSETS NON-CURRENT ASSET Plant and equipment	10,023	11,224
CURRENT ASSETS Contract assets Trade receivables Other receivables, deposits and prepayments Current tax assets Short-term investments Fixed deposits with licensed banks Cash and bank balances	74,957 8,831 17,912 174 65,716 6,392 9,051	62,717 33,725 21,587 168 65,261 7,230 10,839
TOTAL ASSETS	183,033 193,056	201,527 212,751
EQUITY AND LIABILITIES EQUITY Share capital Retained profits TOTAL EQUITY	62,564 42,347 104,911	62,564 41,557 104,121
CURRENT LIABILITIES Contract liabilities Trade payables Other payables and accruals Provision Current tax liabilities	30,515 48,576 5,941 3,113 88,145	7,580 37,835 53,649 6,784 2,782 108,630
TOTAL LIABILITIES TOTAL EQUITY AND LIABILITIES	88,145 193,056	108,630 212,751
Number of issued shares ('000) Net asset per share attributable to owners of the Company (RM)	625,000 0.17	625,000 0.17

Note:

(1) The basis of preparation of the Unaudited Consolidated Statements of Financial Position are disclosed in Note A1 and should be read in conjunction with the audited financial statements for the financial year ended 31 December 2018 and the accompanying explanatory notes attached to the interim financial report.



UNAUDITED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE QUARTER AND YEAR-TO-DATE ENDED 31 MARCH 2019⁽¹⁾

	Non- Distributable Share Capital RM'000	Distributable Retained Profits RM'000	Attributable to Owners of the Company RM'000
Balance at 1.1.2018 Profit after taxation/Total comprehensive income for the financial year Contribution by and distribution to owners of the Company:	20,000	19,917 27,890	39,917 27,890
- Issuance of shares	43,750	-	43,750
- Share issue expenses ⁽²⁾	(1,186)	-	(1,186)
- Dividend	=	(6,250)	(6,250)
	42,564	(6,250)	36,314
Balance at 31.12.2018 (Audited)	62,564	41,557	104,121
Balance at 1.1.2019	62,564	41,557	104,121
Profit after taxation/Total comprehensive income for the financial period Contribution by and distribution to owners of the Company	-	7,040	7,040
- Dividend	-	(6,250)	(6,250)
_	-	(6,250)	(6,250)
Balance at 31.03.2019 (Unaudited)	62,564	42,347	104,911

Notes:

- (1) The basis of preparation of the Unaudited Consolidated Statements of Changes in Equity are disclosed in Note A1 and should be read in conjunction with the audited financial statements for the financial year ended 31 December 2018 and the accompanying explanatory notes attached to the interim financial report.
- (2) In relation to the Initial Public Offering in conjunction with the listing of the Company on the ACE Market of Bursa Malaysia Securities Berhad.



UNAUDITED CONSOLIDATED STATEMENTS OF CASH FLOWS FOR THE QUARTER AND YEAR-TO-DATE ENDED 31 MARCH 2019 $^{(1)}$

	CURRENT YEAR TO DATE 31.03.2019 RM'000	PRECEDING YEAR TO DATE 31.03.2018 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES Profit before taxation	9,262	9,037
Adjustments for: Depreciation of plant and equipment Listing expenses Plant and equipment written off Provision for defect works Interest income Reversal of provision for defect works	1,204 - 10 33 (761) (875)	1,189 689 24 39 (406)
Operating profit before working capital changes Increase in contract assets Decrease in contract liabilities Decrease in amount owing by contract customers Decrease in amount owing to contract customers Decrease in trade and other receivables Decrease in trade and other payables CASH FROM OPERATIONS Income tax paid NET CASH FROM OPERATING ACTIVITIES	8,873 (12,240) (7,580) - - 28,569 (12,393) 5,229 (1,898) 3,331	10,572 5,840 (4,245) 16,126 (19,616) 8,677 (1,916) 6,761
CASH FLOWS FROM/(FOR) INVESTING ACTIVITIES Decrease/(Increase) in pledged fixed deposits with licensed bank Purchase of plant and equipment Interest received NET CASH FROM/(FOR) INVESTING ACTIVITIES	838 (13) 761 1,586	(2,051) (371) 406 (2,016)
CASH FLOWS (FOR)/FROM FINANCING ACTIVITIES Proceeds from issuance of shares Dividend paid Payment of listing expenses NET CASH (FOR)/FROM FINANCING ACTIVITIES	(6,250) (6,250)	43,750 - (1,647) 42,103
NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS	(1,333)	46,848
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE FINANCIAL YEAR	76,100	26,004
CASH AND CASH EQUIVALENTS AT END OF THE FINANCIAL PERIOD	74,767	72,852

Note:

(1) The basis of preparation of the Unaudited Consolidated Statements of Cash Flows are disclosed in Note A1 and should be read in conjunction with the audited financial statements for the financial year ended 31 December 2018 and the accompanying explanatory notes attached to the interim financial report.



A EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THE QUARTER AND YEAR-TO-DATE ENDED 31 MARCH 2019

A1. Basis of Preparation

The interim financial report of the Group is unaudited and has been prepared in accordance with Malaysian Financial Reporting Standard ("**MFRS**") 134, Interim Financial Reporting, International Financial Reporting Standards ("**IFRS**") 34, Interim Financial Reporting and paragraph 9.22 of the Listing Requirements.

This interim financial report should be read in conjunction with the audited financial statements for the financial year ended 31 December 2018.

A2. Changes in Accounting Policies

The accounting policies adopted by the Group in the preparation of the interim financial report are consistent with those adopted in the Group's audited financial statements for financial year ended 31 December 2018 except for the adoption of the following MFRSs and Amendments to MFRSs which came into effect for annual periods beginning on or after 1 January 2019 and are applicable for the Group's interim financial report for the quarter and year-to-date ended 31 March 2019, as disclosed below:

MFRSs and/or Interpretations (including the Consequential Amendments)

MFRS 16 Leases

IC Interpretation 23 Uncertainty Over Income Tax Treatments

Amendments to MFRS 9: Prepayment Features with Negative Compensation

Amendments to MFRS 119: Plan Amendment, Curtailment or Settlement

Amendments to MFRS 128: Long-term Interests in Associates and Joint Ventures

Annual Improvements to MFRS Standards 2015 – 2017 Cycle

The adoption of the above accounting standards and/or interpretations (including the consequential amendments, if any) do not have any material impact on the financial performance and position of the Group upon their initial application.

The Group has not applied in advance the following accounting standards and interpretations (including the consequential amendments, if any) that have been issued by the Malaysian Accounting Standards Board but are not yet effective for the current financial year ending 31 December 2019:



A EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THE QUARTER AND YEAR-TO-DATE ENDED 31 MARCH 2019 (CONT'D)

A2. Changes in Accounting Policies (Cont'd)

MFRSs and/or IC Interpretations (Including The Consequential Amendments)	Effective for annual periods on or after
Amendments to MFRS 3: Business Combinations - Definition of a Business	1 January 2020
Amendments to MFRS 101 and MFRS 108: Definition of Material	1 January 2020
Amendments to References to the Conceptual Framework in MFRS Standards	1 January 2020
MFRS 17 Insurance Contracts	1 January 2021
Amendments to MFRS 10 and MFRS 128: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred

The adoption of the above accounting standards and interpretations (including the consequential amendments, if any) is expected to have no material impact on the financial statements of the Group upon their initial application.

A3. Auditors' Report

There was no qualification on the audited financial statements of the Group for the financial year ended 31 December 2018.

A4. Seasonal or Cyclical Factors

The business operations of the Group during the current financial quarter under review have not been materially affected by any seasonal or cyclical factors.

A5. Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flows

There were no unusual items for the current financial quarter under review.

A6. Changes in Estimates

There were no material changes in accounting estimates that would materially affect the accounts for the current financial quarter under review.



A EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THE QUARTER AND YEAR-TO-DATE ENDED 31 MARCH 2019 (CONT'D)

A7. Debt and Equity Securities

There were no issuance and repayment of debt and equity securities, share buy backs, share cancellations, shares held as treasury shares and resale of treasury shares for the current financial quarter under review.

A8. Dividend Paid

The following dividend was paid during the current financial quarter under review:

Type of dividend : Second interim single-tier dividend

For the year ended : 31 December 2018
Approved and declared on : 22 February 2019
Date of payment : 29 March 2019

Dividend per share : RM0.01 Net dividend paid : RM6,250,000

There was no payment of dividend during the preceding financial quarter ended 31 March 2018.

A9. Segmental Reporting

No segmental reporting is available as the Group is primarily engaged in the business of provision of construction services in Malaysia.

A10. Significant Events Subsequent to the End of the Interim Financial Period

There are no significant events subsequent to the end of the interim financial period other than the Company's announcement on Bursa Malaysia Securities Berhad dated 17 April 2019 in relation to the execution of a binding term sheet for the proposed acquisition of 70% equity interest in Eco Geotechnics Sdn. Bhd. (Please refer to note B7 for more details).

A11. Changes in the Composition of the Group

There were no changes in the composition of the Group during the current financial quarter under review.

A12. Fair Value of Financial Instruments

There were no gain or losses arising from fair value changes for all financial assets and liabilities for the current financial quarter under review.

A EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THE QUARTER AND YEAR-TO-DATE ENDED 31 MARCH 2019 (CONT'D)

A13. Capital Commitments

	Unaudited 31 March 2019 RM'000	Audited 31 December 2018 RM'000
Purchase of plant and equipment	<u> </u>	3

A14. Operating Lease Commitment

The future minimum lease payments under non-cancellable operating leases are as follows:

	Unaudited 31 March 2019 RM'000	Audited 31 December 2018 RM'000
Not later than 1 year	20	49
Later than 1 year and not later than 5 years	20	49

A15. Contingent Liabilities

No provisions are recognised on the following matters as it is not probable that a future sacrifice of economic benefits will be required or the amount is not capable of reliable measurement:

	Unaudited Au 31 March 31 Dece 2019 RM'000 RM	
Secured Performance bond and tender bond guarantees		
extended by subsidiary to third parties	37,573	45,315

A16. Related Party Transactions

There was no material transaction with related parties during the current financial quarter under review.

B1. Review of Performance

GDB recorded revenue of RM64.76 million for the current financial quarter under review, representing a decrease of 20.13% or RM16.32 million as compared to RM81.08 million in the same quarter last year. The lower revenue recognised for current quarter under review is due to fewer on-going projects in the current quarter under review as compared to same quarter last year. The Group's revenue for the current quarter under review is principally derived from the provision of construction services for the AIRA Residence and Menara Hap Seng 3 projects.

The Group registered a profit before tax ("**PBT**") of RM9.26 million in the current financial quarter under review, a 2.49% or RM0.22 million improvement in PBT as compared to RM9.04 million in the same quarter last year. The improvement in PBT is mainly due to higher interest income and lower other expenses for current period under review despite a lower gross profit which is in tandem with the lower revenue.

B2. Comparison with the Immediate Preceding Quarter

	Quart	ter Ended		
	31.03.19	31.12.18	Chang	je
	RM'000	RM'000	RM'000	%
Revenue	64,757	69,344	(4,587)	(6.61)
PBT	9,262	7,184	2,078	28.93

For the current financial quarter under review, the Group registered a 6.61% decrease in revenue to RM64.76 million from RM69.34 million in the preceding financial quarter due to fewer ongoing projects in current financial quarter despite higher revenue contribution from the AIRA Residence and Menara Hap Seng 3 as compared to the preceding financial quarter.

However, the Group's PBT improved by 28.93% in the current financial quarter under review to RM9.26 million from RM7.18 million in the preceding financial quarter due to improvement in profit margin derived from projects' cost savings.

B3. Prospects for the Financial Year Ending 31 December 2019

GDB is expected to remain profitable in the financial year ending 31 December 2019 with the continued smooth construction progress for our ongoing projects, bolstered by the commencement of a new project secured in the year.

On 27 March 2019, GDB was appointed as the Principal Works Contractor by Trans Resources Corporation Sdn Bhd to undertake main builder's works for a mixed development project located in Ara Damansara, Petaling Jaya. The RM135.0 million contract comprises the development of two blocks of 18-storey residential serviced apartments on an 8-storey podium which consist of a 7-storey car park (1-storey car park for park and ride) and 1-storey related facility on top of the podium. The duration of the contract will be for 30 months, with commencement date on 16 April 2019 and scheduled completion date on 15 October 2021.



B3. Prospects for the Financial Year Ending 31 December 2019 (Cont'd)

GDB's order book stood at a healthy level of RM619.10 million as at 31 March 2019 which includes the newly-secured contract of RM135.0 million for the proposed mixed development in Ara Damansara, Petaling Jaya. The sizeable order book comprises on-going projects of AIRA Residence in Damansara Heights, Menara Hap Seng 3 within Kuala Lumpur city centre and the mixed development project in Ara Damansara, Petaling Jaya and will contribute to the Group's revenue until the financial year ending 31 December 2021.

The Board is confident that given its healthy financial position and track record of consistently delivering projects ahead of their contractual completion dates, GDB will be able to effectively navigate through the prevailing challenging environment brought by the slowdown in property development and fewer project rollouts by the Government.

Moving forward, we will continue to identify ways to further enhance the competitiveness of our bids in view of the current challenging operating environment.

B4. Profit Forecast

The Group did not issue any profit forecast or guarantee during the current financial quarter and financial year under review.

B5. Income Tax Expense

The breakdown of income tax expense are as follows:

	Quarter Ended		Year-To-Da	te Ended
	31.03.19 ⁽²⁾ RM'000	31.03.18 RM'000	31.03.19 ⁽²⁾ RM'000	31.03.18 RM'000
Current tax - for the financial period - Under provision in prior	2,222	2,440	2,222	2,440
years	2,222	2.440	2,222	2,440
Effective tax rate (%) ⁽¹⁾	24.00	27.00	24.00	27.00

Notes:

- (1) The Group's effective tax rate for the financial quarter under review and same quarter last year are 24.00% and 27.00% respectively. The higher effective tax rate for financial period ended 31 March 2018 is mainly due to certain non-tax deductible expenses which include the listing expenses.
- (2) Income tax expense is recognised based on management's best estimate.

B6. Utilisation of Proceeds Raised from Public Issue

The Board of Directors of the Company has resolved to extend the timeframe for utilisation of the gross proceeds from the Company's public issue ("**Public Issue Proceeds**") which have been earmarked for the acquisition of land for storage of construction machinery and equipment amounting to RM8.00 million, as well as for payment of salaries for new employees (for infrastructure project team) to be based at our head office amounting to RM0.68 million, by an additional twelve (12) months (the "**Extension of Time**").

The status of utilisation of the Public Issue Proceeds and details of the Extension of Time are as follows:

	Purpose	Proposed Utilisation	Deviation (1)	Actual Utilisation	Balance Unutilised	Intended Timeframe (from the listing date)	Revised Expected Timeframe (from the listing
		RM'000	RM'000	RM'000	RM'000	,	date)
i	Capital expenditure: - Purchase of new construction machinery and equipment	8,670	-	(437)	8,233	Within 36 months	No change
	- Acquisition of a new office building	8,000	-	-	8,000	Within 36 months	No change
	- Acquisition of land for storage	8,000	-	-	8,000	Within 12 months	Within 24 months
ii.	Working capital: Payment to suppliers and subcontractors	14,900	673	(15,573)	-	Within 12 months	No change
	 Payment of salaries for new employees (for infrastructure project team) to be based at our head office 	680	-	-	680	Within 12 months	Within 24 months
iii	Estimated listing expenses	3,500	(673)	(2,827)	-	Within 3 months	No change
	TOTAL	43,750	-	(18,837)	24,913		



B6. Utilisation of Proceeds Raised from Public Issue (Cont'd)

Note:

(1) The actual listing expenses are lower than the estimated amount hence, the excess of RM0.67 million was used for working capital purposes.

B7. Status of Corporate Proposals

On 17 April 2019, GDB made an announcement on Bursa Malaysia Securities Berhad that the Company and its wholly-owned subsidiary, Grand Dynamic Builders Sdn Bhd (collectively referred to as "**Purchasers**") had entered into a binding term sheet with Goh Eng Ngai, Wong Choo Keong and Tan Loo Loo (collectively referred to as "**Sellers**") ("**Term Sheet**") in relation to the proposed acquisition of 70% equity interest in Eco Geotechnics Sdn Bhd ("**Target Company**") on a pro rata basis from the Sellers for a cash consideration to be determined within 60 days from the signing of the Term Sheet by conducting legal and financial due diligence review on the Target Company and based on the net assets of the Target Company ("**Proposed Acquisition**").

The Proposed Acquisition is subject to change or amendment based on further negotiation between the Purchasers and Sellers ("**Parties**"), and due diligence review on the Target Company conducted by Purchasers with a view to enter into a definitive share sale agreement ("**SSA**") within 60 days from the signing of the Term Sheet, or such extended period as mutually agreed by the Parties.

Nonetheless, either party may terminate the Term Sheet in the event the consideration sum to be determined is not agreeable or accepted by either party, or the Parties unable to agree or come to consensus of the terms of the SSA within 60 days from the date of the Term Sheet or any extended period to be granted upon by the Parties, or by mutual consensus for the termination of Term Sheet.

B8. Group Borrowings and Debt Securities

There is no borrowings and debt securities by the Group for the current financial quarter under review.

B9. Material Litigation

As at the date of this report, the Group is not engaged in any material litigation.

B10. Dividend Payable

No dividend has been declared or recommended for payment by the Company during the current financial quarter under review.

B11. Earnings Per Share

The basic and diluted earnings per share for the current financial quarter and year-to-date are computed as follows:

	Quarter Ended		Year-To-Date Ended	
	31.03.19 RM'000	31.03.18 RM'000	31.03.19 RM'000	31.03.18 RM'000
Profit after tax attributable to owners of the Company	7,040	6,597	7,040	6,597
Weighted average number of ordinary shares ('000):				
Ordinary shares at 1 JanuaryIssuance of shares	625,000	500,000 6,944	625,000	500,000 6,944
Weighted average number of ordinary shares in issue at 31 March ('000)	625,000	506,944	625,000	506,944
Earnings per share (Sen) attributable to the owners of the Company				
- Basic ⁽¹⁾	1.13	1.30	1.13	1.30
- Diluted ⁽²⁾	1.13	1.30	1.13	1.30

Notes:

- (1) The basic earnings per share is computed based on profit after tax attributable to owners of the Company divided by the weighted average number of ordinary shares in issue.
- (2) The diluted earnings per share is equivalent to the basic earnings per share as the Company does not have convertible securities.

B12. Notes to the Statements of Profit or Loss and Other Comprehensive Income

Profit before taxation is arrived at after charging / (crediting):

	Quarter Ended		Year-To-Date Ended	
	31.03.19 RM'000	31.03.18 RM'000	31.03.19 RM'000	31.03.18 RM'000
Other Income				
Interest income:				
 Fixed deposits/repo 	109	214	109	214
 Short-term investments 	652	192	652	192
Scrap sales	96	41	96	41
Other	57	109	57	109
	914	556	914	556

B12. Notes to the Statements of Profit or Loss and Other Comprehensive Income (Cont'd)

Profit before taxation is arrived at after charging / (crediting) (Cont'd):

	Quarter Ended		Year-To-Date Ended	
	31.03.19 RM'000	31.03.18 RM'000	31.03.19 RM'000	31.03.18 RM'000
Administrative Expenses				
Auditors' remuneration:				
 Current financial year 	17	15	17	15
Directors' fee	51	39	51	39
Directors' non-fee emoluments:				
 Salaries and other 	423	373	423	373
emoluments				
 Defined contribution plan 	37	35	37	35
Staff costs:				
 Salaries and other 	863	624	863	624
emoluments				
 Defined contribution plan 	82	64	82	64
Rental of:				
- Equipment	2	2	2	2
- Office	35	35	35	35
Professional fees	122	17	122	17
Miscellaneous expenses	169	206	169	206
<u>-</u>	1,801	1,410	1,801	1,410
Other Expenses		40	20	40
Depreciation of plant and	33	49	33	49
equipment	,,	,,	,,	,,
Plant and equipment written off	#	#	#	#
Listing expenses	-	689		689
T / 1 A 1 : 0 O/I =	33	738	33	738
Total Admin & Other Expenses	1,834	2,148	1,834	2,148

Note:

Amount below RM1,000.

BY ORDER OF THE BOARD