

QUARTERLY REPORT

Summary of Key Financial Information for the financial period ended 31 March 2018

	Individual Quarter		Cumulative Quarter	
	<u>31.03.2018</u> RM'000	<u>31.03.2017</u> RM'000	<u>31.03.2018</u> RM'000	<u>31.03.2017</u> RM'000
1. Revenue	27,837	46,899	134,085	188,225
2. Profit before taxation	49,359	5,213	175,255	32,467
3. Profit for the period	35,777	3,462	145,221	20,392
4. Profit attributable to ordinary equity holders of the parent	34,706	2,890	137,354 ¹	13,204 ¹
5. Earnings per share (sen) :				
Basic	5.86	0.49	23.16	2.23
Diluted	4.83	0.40	19.77	2.22 ²
6. Proposed/Declared dividend per share (sen)	4.00	3.00	4.00	3.00
7. Gross interest income	1,600	934	5,253	2,904
8. Gross interest expense	(7,497)	(5,612)	(26,980)	(16,364)
		As at end of Current Quarter		As at preceding Financial Year End
9. Net assets per share attributable to ordinary equity holders of the parent (RM)		1.55		1.42

¹ The profit attributable to ordinary equity holders of the parent is after taking into consideration the preference shares dividends declared as disclosed in Note 8 of to the interim financial report.

² Adjustments for convertible preference shares were not included in the calculation of diluted EPS as it is anti-dilutive.

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	Individual Quarter		Cumulative Quarter	
	<u>31.03.2018</u> RM'000	<u>31.03.2017</u> RM'000	<u>31.03.2018</u> RM'000	<u>31.03.2017</u> RM'000
Revenue	27,837	46,899	134,085	188,225
Cost of sales	(13,921)	(29,860)	(85,020)	(132,406)
Gross profit	13,916	17,039	49,065	55,819
Other operating income	6,826	4,912	20,843	27,129
Distribution expenses	(102)	(380)	(674)	(1,791)
Administrative expenses	(13,348)	(9,476)	(50,926)	(44,000)
Other operating expenses	(9,880)	(2,750)	(20,828)	(6,930)
Operating (loss)/profit	(2,588)	9,345	(2,520)	30,227
Finance costs	(7,497)	(5,612)	(26,980)	(16,364)
Share of results of joint ventures	59,061	1,321	203,989	18,109
Share of results of associates	383	159	766	495
Profit before taxation	49,359	5,213	175,255	32,467
Taxation	(13,582)	(1,751)	(30,034)	(12,075)
Profit for the period	35,777	3,462	145,221	20,392
Other comprehensive income/(loss) that may be reclassified subsequently to profit or loss:				
Foreign currency translations	(13,333)	(2,940)	(43,392)	(5,439)
Fair value changes in hedge	-	-	-	607
	(13,333)	(2,940)	(43,392)	(4,832)
Total comprehensive income	22,444	522	101,829	15,560
Profit Attributable to :				
Owners of the Parent :	34,706	2,890	142,320	18,197
Non-controlling interests	1,071	572	2,901	2,195
	35,777	3,462	145,221	20,392
Total comprehensive income attributable to :				
Owners of the Parent :	21,373	(50)	98,928	13,068
Non-controlling interests	1,071	572	2,901	2,492
	22,444	522	101,829	15,560
Earnings per share (sen) :				
Basic	5.86	0.49	23.16	2.23
Diluted	4.83	0.40	19.77	2.22

The condensed consolidated statement of profit or loss and other comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 March 2017.

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	As at 31.03.2018 RM'000	Audited As at 31.03.2017 RM'000
ASSETS		
<u>Non Current Assets</u>		
Property, plant and equipment	270,902	227,650
Investment properties	93,840	96,011
Investments in joint ventures	656,290	723,186
Investments in associates	12,670	7,931
Other investments	63	63
Land held for property development	72,865	68,568
Long term receivables	9,228	10,399
Deferred tax assets	18,517	19,967
	<u>1,134,375</u>	<u>1,153,775</u>
<u>Current Assets</u>		
Property development costs	169,385	171,904
Inventories	36,429	21,027
Trade and other receivables	37,588	61,971
Tax recoverable	1,673	766
Deposits, cash and bank balances	430,278	165,903
	<u>675,353</u>	<u>421,571</u>
TOTAL ASSETS	<u>1,809,728</u>	<u>1,575,346</u>
EQUITY AND LIABILITIES		
<u>Equity</u>		
Share capital		
- ordinary shares	305,348	303,101
- redeemable convertible preference shares	123,802	124,770
Treasury shares	(13,242)	(10,078)
Reserves	625,623	549,160
Equity attributable to owners of the Parent	<u>1,041,531</u>	<u>966,953</u>
Non-controlling interests	23,598	18,737
	<u>1,065,129</u>	<u>985,690</u>
<u>Non-current liabilities</u>		
Bank borrowings	394,574	256,991
Hire-purchase and lease creditors	2,784	2,348
Long term payables	4,062	3,830
Deferred tax liabilities	660	707
	<u>402,080</u>	<u>263,876</u>
<u>Current Liabilities</u>		
Trade and other payables	78,395	102,243
Derivative liabilities	6,110	5,983
Bank borrowings	231,080	216,295
Hire-purchase and lease creditors	1,275	1,096
Current tax liabilities	25,659	163
	<u>342,519</u>	<u>325,780</u>
Total liabilities	<u>744,599</u>	<u>589,656</u>
TOTAL EQUITY AND LIABILITIES	<u>1,809,728</u>	<u>1,575,346</u>
Net assets per share (RM)	<u>1.55</u>	<u>1.42</u>

The condensed consolidated balance sheet should be read in conjunction with the audited financial statements for the year ended 31 March 2017.

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	----- Non-distributable-----							Distributable				
	Ordinary Share Capital	Redeemable Convertible Preference Shares	Share Premium	Treasury Shares	ESS Reserve	Capital Redemption Reserve	Exchange Translation Reserve	Other Reserve	Retained Profits	TOTAL	Non-controlling Interests	Total Equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Balance as at 01.04.2016	300,200	127,234	772	(7,331)	1,403	20,658	166	(310)	551,155	993,947	19,695	1,013,642
Total comprehensive income for the period	-	-	-	-	-	-	(5,439)	310	18,197	13,068	2,492	15,560
Shares repurchased	-	-	-	(2,747)	-	-	-	-	-	(2,747)	-	(2,747)
Ordinary shares dividend paid	-	-	-	-	-	-	-	-	(35,588)	(35,588)	-	(35,588)
Preference shares dividend declared	-	-	-	-	-	-	-	-	(4,993)	(4,993)	-	(4,993)
Dividend paid to non-controlling interest	-	-	-	-	-	-	-	-	-	-	(1,102)	(1,102)
Acquisition of non-controlling interest	-	-	-	-	-	-	-	-	(102)	(102)	(2,348)	(2,450)
Ordinary shares issued pursuant to ESS	1,649	-	494	-	-	-	-	-	-	2,143	-	2,143
Conversion of preference shares	1,252	(2,464)	1,212	-	-	-	-	-	-	-	-	-
Share options granted	-	-	-	-	1,225	-	-	-	-	1,225	-	1,225
Options exercised	-	-	-	-	(476)	-	-	-	476	-	-	-
Balance as at 31.03.2017	303,101	124,770	2,478	(10,078)	2,152	20,658	(5,273)	-	529,145	966,953	18,737	985,690
Balance as at 01.04.2017	303,101	124,770	2,478	(10,078)	2,152	20,658	(5,273)	-	529,145	966,953	18,737	985,690
Total comprehensive income for the period	-	-	-	-	-	-	(43,392)	-	142,320	98,928	2,901	101,829
Shares repurchased	-	-	-	(3,164)	-	-	-	-	-	(3,164)	-	(3,164)
Ordinary shares dividend paid	-	-	-	-	-	-	-	-	(17,813)	(17,813)	-	(17,813)
Preference shares dividend declared	-	-	-	-	-	-	-	-	(4,966)	(4,966)	-	(4,966)
Contribution by non-controlling interests	-	-	-	-	-	-	-	-	-	-	1,960	1,960
Ordinary shares issued pursuant to ESS	1,279	-	-	-	-	-	-	-	-	1,279	-	1,279
Conversion of preference shares	968	(968)	-	-	-	-	-	-	-	-	-	-
Rights issue expenses	-	-	(1,134)	-	-	-	-	-	-	(1,134)	-	(1,134)
Fair value of options granted	-	-	-	-	1,448	-	-	-	-	1,448	-	1,448
Options exercised	-	-	-	-	(267)	-	-	-	267	-	-	-
Balance as at 31.03.2018	305,348	123,802	1,344	(13,242)	3,333	20,658	(48,665)	-	648,953	1,041,531	23,598	1,065,129

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 March 2017.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	12 months ended	
	<u>31.03.2018</u>	<u>31.03.2017</u>
	RM'000	RM'000
CASH FLOW FROM OPERATING ACTIVITIES		
Profit before taxation	175,255	32,467
Adjustments for:		
Share of results of joint ventures and associates	(204,755)	(18,604)
Depreciation of property, plant and equipment	8,082	8,065
Depreciation of investment properties	2,171	2,055
Realisation of foreign exchange reserve	(2,081)	(9,649)
Write back of accrued development costs	(1,000)	(2,615)
Impairment losses on trade and other receivables	1,845	153
Loss on disposal of a subsidiary	397	-
Write back of impairment loss on land held for development	-	(1,864)
Unrealised foreign exchange gain	(10,598)	(1,632)
ESS expenses	1,448	1,225
Net interest expense	21,727	13,460
Others	2,656	(2,158)
Operating (loss)/profit before working capital changes	<u>(4,853)</u>	<u>20,903</u>
(Increase)/Decrease in land held for development and property development costs	(23,429)	302
Decrease in inventories	6,248	13,796
Decrease/(Increase) in trade and other receivables	23,459	(4,646)
(Decrease)/Increase in trade and other payables	<u>(37,702)</u>	<u>29,632</u>
Net cash (used in)/generated from operations	<u>(36,277)</u>	<u>59,987</u>
Net taxation paid	(3,762)	(11,359)
Net interest paid	<u>(23,164)</u>	<u>(13,196)</u>
Net cash (used in)/generated from operating activities	<u>(63,203)</u>	<u>35,432</u>
CASH FLOW FROM INVESTING ACTIVITIES		
Proceeds from disposal of property, plant and equipment	388	301
Proceeds from disposal of associates	-	10,452
Proceeds from redemption of unquoted bond	-	5,000
Proceeds from disposal of club membership	-	3
Net proceeds from disposal of subsidiaries	1,999	-
Purchase of property, plant and equipment	(50,127)	(96,990)
Purchase of investment properties	-	(19,939)
Capital returns from/(contributions) to joint ventures	188,244	(312,278)
Acquisition of an associate	(5,007)	-
Dividends received from joint ventures	53,133	17,132
Net cash from/(used in) investing activities	<u>188,630</u>	<u>(396,319)</u>
CASH FLOW FROM FINANCING ACTIVITIES		
Net proceeds from issuance of shares pursuant to ESS	1,279	2,143
Shares repurchased	(3,164)	(2,747)
Net drawdown of bank borrowings	195,919	330,399
Net repayment of hire purchase and lease creditors	(1,237)	(1,125)
Dividends paid	(22,779)	(40,581)
Dividends paid to non-controlling interest	-	(1,102)
Contribution from/(Acquisition of) a non-controlling interest	1,960	(2,450)
Shares issuance expenses	(1,658)	-
Withdrawal/(Placement) of deposit pledged with licensed bank	3,175	(3,443)
Net cash from financing activities	<u>173,495</u>	<u>281,094</u>
NET CHANGES IN CASH AND CASH EQUIVALENTS		
	298,922	(79,793)
Cash and cash equivalents at beginning of period	124,559	206,888
Effect of exchange rate on cash and cash equivalents	(2,024)	(2,536)
CASH AND CASH EQUIVALENTS AT END OF PERIOD	<u>421,457</u>	<u>124,559</u>
CASH AND CASH EQUIVALENTS AT END OF PERIOD COMPRISED:		
Deposits, cash and bank balances	430,278	165,903
Bank overdraft	(116)	(29,464)
	<u>430,162</u>	<u>136,439</u>
Less : Deposits pledged with licensed banks	(8,705)	(11,880)
	<u>421,457</u>	<u>124,559</u>

The condensed consolidated statement cash flows should be read in conjunction with the audited financial statements for the year ended 31 March 2017.

NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

1. Basis of Preparation

The interim financial report is unaudited and has been prepared in accordance with the requirements of FRS 134, Interim Financial Reporting issued by the Malaysian Accounting Standards Board and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad. The interim financial report should be read in conjunction with the audited financial statements of the Company for the year ended 31 March 2017.

2. Changes in Significant Accounting Policies

The significant accounting policies adopted by the Group in this interim financial report are consistent with those adopted in the annual audited financial statements for the financial year ended 31 March 2017, except for the adoption of the following standards and amendments to published standards which are effective for the financial period commencing after 1 April 2017:

Amendments to:

FRS 12	Annual Improvements to FRS Standards 2014 - 2016 Cycle
FRS 107	Disclosure Initiative
FRS 112	Recognition of Deferred Tax Assets for Unrealised Losses

The adoption of the above amendments to published standards do not give rise to any material effects to the Group.

On 19 November 2011, the Malaysian Accounting Standards Board ("MASB") issued the new accounting framework, the Malaysian Financial Reporting Standards ("MFRS") framework, which is effective for financial periods beginning on or after 1 January 2012 with the exception of entities where the new accounting framework need not be applied i.e. entities that are within the scope of MFRS 141 and IC Interpretation 15 ('hereafter called Transitioning Entities'). On 28 October 2015, MASB allowed Transitioning Entities to defer adoption of the MFRS framework to annual periods beginning on or after 1 January 2018. The Group falls within the scope of Transitioning Entities and has opted to defer the adoption of the MFRS framework for the financial periods as allowed.

3. Auditors' Report on Preceding Annual Audited Financial Statements

The auditors' report on the preceding annual audited financial statements was not subject to any qualification.

4. Seasonal or Cyclical Factors

The Group's operations were not significantly affected by any seasonal or cyclical factors.

5. Unusual Items

There were no unusual items for the current quarter and financial year ended 31 March 2018.

6. Changes in Estimates

There were no change in estimates that have a material effect in the current quarter and financial year ended 31 March 2018.

NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

7. Debt and Equity Securities

- i. During the financial year, AMPROP has issued a total of 2,916,386 ordinary shares, of which 1,948,000 ordinary shares were under the Group's Employees' Share Scheme for a consideration of RM1,278,650 and 968,386 ordinary shares was converted from preference shares on the basis two (2) RCPS A for every one (1) ordinary share.
- ii. The Group acquired 4,011,300 of its own shares through purchases on the Bursa Malaysia between 1 April 2017 to 31 March 2018. The total amount paid to acquire the shares was RM3,164,477 and was deducted from shareholders' equity. The shares are held as 'Treasury shares'. The Company has the right to cancel, resell, distribute the treasury shares as dividends and/or transfer the treasury shares for the purposes of an employees' share scheme or as purchase consideration at a later date.
- iii. On 14 July 2017, AMPROP granted 12,072,000 options to the eligible Executive Directors and employees under the Employees' Share Scheme ('ESS') at an option price of RM0.70 per share in accordance with the By-Laws of the ESS.

As at 31 March 2018, the number of ordinary shares in issue after deducting the treasury shares is 592,084,433 ordinary shares.

8. Dividends

	12 months Ended 31.03.2018 RM'000	12 months Ended 31.03.2017 RM'000
Dividends paid in respect of financial year ended 31 March 2017:		
- 3 sen dividend per ordinary share, paid on 20 September 2017	17,813	-
- 2 sen dividend per RCPS A paid on 13 October 2017	4,966	-
Dividends paid in respect of financial year ended 31 March 2016:		
- 3 sen final dividend per ordinary share, paid on 23 September 2016	-	17,794
- 3 sen special dividend per ordinary share, paid on 23 September 2016	-	17,794
- 2 sen dividend per RCPS A paid on 17 October 2016	-	4,993
	<u>22,779</u>	<u>40,581</u>

The Directors have proposed a final dividend of 4 sen per ordinary share, amounting to RM23,683,377 in respect of the financial year ended 31 March 2018, subject to the approval of members at the forthcoming Annual General Meeting.

9. Material Events Subsequent to the end of interim period

Other than the renounceable right issue of new Class B redeemable preference shares as disclosed in Note 18, there was no material event subsequent to the end of the reporting date that affect the results of the Group for the financial year ended 31 March 2018.

NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

10. Changes in the Composition of the Group

(i) During the financial year, the following subsidiaries of the Company had been struck off from the register of Companies Commission of Malaysia upon the application by the Company:

- i) Exotic Enterprise Sdn. Bhd.
- ii) AMBC Controls Sdn. Bhd.
- iii) Amcorp Management Services Sdn. Bhd.

The strike-offs have no financial effect to the Group.

(ii) On 1 March 2018, AMPROP completed the disposal of its entire interests in a wholly-owned subsidiary, AMBC Transmission Sdn. Bhd. for a total cash consideration of RM2,000,000. The disposal resulted a loss of RM397,000 to the Group.

The effects of disposal to the Group were as follows:

	As at date of disposal RM'000
Net assets disposed:	
Property, plant and equipment	69
Trade and other receivables	3,637
Cash at bank	1
Trade and other payables	(1,310)
	<u>2,397</u>
Loss on disposal of subsidiary	(397)
Net consideration from disposal	2,000
Cash at bank of subsidiary disposed	(1)
Net cash inflow on disposal	<u>1,999</u>

11. Review of Performance

	Current Year Quarter 31.03.2018 RM'000	Preceding Year Corresponding Quarter 31.03.2017 RM'000	Changes	
			RM'000	%
Revenue	27,837	46,899	(19,062)	(41%)
Profit before interest and tax	56,856	10,825	46,031	>100%
Profit before tax	49,359	5,213	44,146	>100%
Profit after tax	35,777	3,462	32,315	>100%
Profit attributable to owners of the parent	<u>34,706</u>	<u>2,890</u>	31,816	>100%

Current quarter

The Group recorded revenue of RM27.8 million for current quarter with Malaysia properties and Renewable energy & contracting divisions contributing RM7.5 million and RM20.3 million respectively.

Revenue from Malaysia properties was mainly derived from sales at Sibujaya and Kayangan Heights of RM5.1 million and rental income from investment properties of RM2.4 million.

The renewable energy & contracting division revenue was derived from ventilation and air conditioning contracts works of RM15.2 million coupled with power generation of RM5.1 million.

Revenue is lower by RM19.0 million mainly due to lower sales recorded for Malaysia properties and ventilation and air conditioning contracts works in the current quarter.

NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

11. Review of Performance (continued)

Current quarter (continued)

The Group's profit before taxation of RM49.3 million was mainly derived from share of results of joint ventures. This was higher than the preceding year corresponding quarter profit before tax of RM5.2 million due to profit recognition from the progressive delivery of units of Holland Park Villas project in London.

	Current Financial Year Ended 31.03.2018 RM'000	Preceding Financial Year Ended 31.03.2017 RM'000	Changes	
			RM'000	%
Revenue	134,085	188,225	(54,140)	(29%)
Profit before interest and tax	202,235	48,831	153,404	>100%
Profit before tax	175,255	32,467	142,788	>100%
Profit after tax	145,221	20,392	124,829	>100%
Profit attributable to owners of the parent	<u>142,320</u>	<u>18,197</u>	124,123	>100%

Financial year end

The Group recorded revenue of RM134.1 million for the financial year ended 31 March 2018 with Malaysia properties and Renewable energy & contracting divisions contributing RM52.6 million and RM81.5 million respectively. The revenue was lower by 29% mainly due to lower sales contribution from Malaysia properties division.

As compared to preceding financial year ended 31 March 2017, profit before tax has increased by RM142.8 million due to contribution from our Burlington Gate and Holland Park Villas projects in London. Profit from overseas property development is recognised upon delivery of units to the purchasers.

12. Material Change in Results for Current Quarter Compared with Preceding Quarter

	Current Quarter 31.03.2017 RM'000	Immediate Preceding Quarter 31.12.2017 RM'000	Changes	
			RM'000	%
Revenue	27,837	36,105	(8,268)	(23%)
Profit before interest and tax	56,856	97,222	(40,366)	(41%)
Profit before tax	49,359	90,484	(41,125)	(45%)
Profit after tax	35,777	75,745	(39,968)	(53%)
Profit attributable to owners of the parent	<u>34,706</u>	<u>75,205</u>	(40,499)	(54%)

The Group's revenue in the current quarter is lower by RM8.3 million mainly due to lower sales contribution from Sibujaya and Kayangan Heights projects.

The Group's current quarter profit after tax is lower by RM40.0 million as compared with preceding quarter due to timing of delivery of units coinciding with the completion of Holland Park Villas project in the preceding quarter.

NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

13. Operating Segments

Segmental revenue, results, assets and liabilities for the financial year ended 31 March 2018 were as follows:

	Malaysia Properties & Others RM'000	Overseas Properties RM'000	Renewable Energy& Contracting RM'000	Group RM'000
Segment revenue				
Continuing operations				
Total revenue	55,432	-	81,445	136,877
Inter-segment revenue	(2,792)	-	-	(2,792)
External revenue	52,640	-	81,445	134,085
Segment Results				
Head office allocated expenses	938	(1,070)	12,459	12,327
Interest income	(6,030)	(12,663)	(1,407)	(20,100)
Operating profit/(loss)	320	4,371	816	5,507
Finance costs	(4,772)	(9,362)	11,868	(2,266)
Share of results of joint ventures	(13,521)	(9,313)	(4,400)	(27,234)
Share of results of associates	-	203,989	-	203,989
	766	-	-	766
Profit/(loss) before taxation	(17,527)	185,314	7,468	175,255
Taxation	(481)	(25,563)	(3,990)	(30,034)
Profit/(loss) for the period	(18,008)	159,751	3,478	145,221
Segment assets				
	434,902	1,046,540	328,286	1,809,728
Segment liabilities				
	238,815	268,234	237,550	744,599

Overseas properties division was the major contributor for the Group's financial results. This was driven by the completion and delivery of sold units for the Burlington Gate and Holland Park Villas projects in London.

14. Operating Profit from Operations

	3 months Ended 31.03.2018 RM'000	12 months Ended 31.03.2018 RM'000
Operating profit includes:		
Interest income	1,600	5,253
Gain on disposal of property, plant and equipment	42	43
Gain on foreign exchange:		
- Realised	40	2,121
- Unrealised	4,607	10,598
Writeback of impairment loss on trade and other receivables	-	56
and is arrived at after charging:		
Depreciation of:		
- Property, plant and equipment	2,189	8,082
- Investment properties	354	2,171
Loss on disposal of property, plant and equipment	16	195
Property, plant and equipment written off	-	36
Loss on foreign exchange:		
- Realised	4,546	11,609
- Unrealised	1,989	1,989
Loss on disposal of a subsidiary	-	397
Impairment loss on trade and other receivables	1,723	1,845

There were no other exceptional items for the current quarter and financial year ended 31 March 2018.

NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

15. Current Year Prospects

The Board expects the overseas and local property projects to contribute positively to the Group's earnings in the coming financial year. Barring any unforeseen circumstances, the Board expects the Group's operations to be profitable for the year ending 31 March 2019.

16. Profit Forecast

There was no profit forecast or profit guarantee made by the Group.

17. Taxation

The breakdown of tax expense for the quarter and financial year ended 31 March 2018 are as follows:

	3 months Ended 31.03.2018 RM'000	12 months Ended 31.03.2018 RM'000
Income tax expense	13,188	28,631
Deferred tax	394	1,403
	<u>13,582</u>	<u>30,034</u>

The effective tax rate for the current quarter is higher than the statutory tax rate mainly due to losses from certain subsidiaries were not entitled for group relief.

18. Status of Corporate Proposals

- (i) On 26 April 2018, the Company completed its renounceable right issue of class B redeemable preference shares in the Company ("RCPS B") at an issue price of RM0.70 per RCPS B on the basis of 1 RCPS B for every existing ordinary share in the Company held by the entitled shareholders as at 5.00 p.m on 29 March 2018.

509,406,416 RCPS B were issued pursuant to the right issue and the total proceeds raised was RM356,584,491.

At the date of this report, the status of utilisation of the proceeds are as follows:

No.	Purpose	Proposed Utilization (RM'000)	Actual Utilisation (RM'000)	Timeframe For Utilisation
1	Existing property development projects and investments	95,900	150	Within 24 months
2	Part repayment of bank borrowings	238,400	232,700	Within 12 months
3	Future property development projects, investments/acquisitions	6,500	2,040	Within 30 months
4	Working capital	14,184	692	Within 30 months
5	Estimated expenses for the Corporate Exercise	1,600	1,600	Within 1 month
	Total	356,584	237,182	

- (ii) On 9 January 2018, the Company acquired 300,000 ordinary shares, representing 30% equity interest in AMREIT Holdings Sdn. Bhd. (formerly known as AM ARA REIT Holdings Sdn. Bhd.) for a purchase consideration of RM5 million from ARA Asset Management (Malaysia) Limited. AMREIT Holdings Sdn. Bhd. became an associate to the Group and its results was equity accounted.

NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

19. Group Borrowings and Debt Securities

	As at 31.03.2018		
	Long Term Borrowings RM'000	Short Term Borrowings RM'000	Total RM'000
<u>Secured</u>			
Ringgit Malaysia	211,301	54,117	265,418
Pound Sterling (GBP 11.78million at exchange rate GBP1:RM5.4210)	63,852	-	63,852
<u>Unsecured</u>			
Ringgit Malaysia	-	117,616	117,616
Pound Sterling (GBP 8.5 million at exchange rate GBP1:RM5.4210)	-	46,078	46,078
US Dollar (USD19.5 million at exchange rate USD1:RM3.8655)	67,840	7,538	75,378
EURO (EUR 12.05 million at exchange rate EUR1:RM4.7555)	51,581	5,731	57,312
	<u>394,574</u>	<u>231,080</u>	<u>625,654</u>
	As at 31.03.2017		
	Long Term Borrowings RM'000	Short Term Borrowings RM'000	Total RM'000
<u>Secured</u>			
Ringgit Malaysia	114,414	50,471	164,885
Pound Sterling (GBP30 million at exchange rate GBP1:RM5.5240)	82,860	82,860	165,720
<u>Unsecured</u>			
Ringgit Malaysia	-	82,964	82,964
US Dollar (USD13.5 million at exchange rate USD1:RM4.4235)	59,717	-	59,717
	<u>256,991</u>	<u>216,295</u>	<u>473,286</u>

As at financial year ended 31 March 2018, total borrowings of the Group has increased by RM152.4 million as compared with the previous financial year ended 31 March 2017 from additional borrowings drawdown for investment into our Spain joint venture and construction of hydro plant in Sungai Liang.

The weighted average effective interest rates of borrowings are as follows:

	As at 31.03.2018	As at 31.03.2017
Ringgit Malaysia	5.55%	5.83%
Pound Sterling	3.39%	2.96%
US Dollar	5.13%	5.11%
EURO	2.89%	-

All of the Group's borrowings are at floating rates.

The borrowings denominated in GBP, USD and EUR are utilised to finance the Group's overseas investments.

NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

20. Capital Commitments

	As at 31.03.2018 RM'000
Approved and contracted for:	
Construction of renewable energy plant	4,404
Investment in joint ventures	
- Hong Kong Dollar (HKD126.9 million)	62,511
	<u>66,915</u>

21. Changes in Contingent Liabilities and Contingent Assets

The total letter of credit and other bank guarantees have decreased from RM21,869,815 as at 31 March 2017 to RM13,761,316 as at 31 March 2018.

Other than disclosed above, there were no other changes in contingent liabilities or contingent assets since the last financial year ended 31 March 2017.

22. Foreign Exchange Exposure and the Use of Derivatives and Fair Value Changes of Financial Liabilities

Where necessary in accordance with the Group's strategy, it enters into foreign currency forward contracts to hedge its capital investment in foreign joint ventures or projects. Foreign currency fluctuations of its long term capital investments are normally recorded in the statement of changes in equity. The Group also secures borrowings in the currency of its foreign investments which act as natural foreign exchange hedge.

(a) Derivative foreign exchange contract that was outstanding as at 31 March 2018 is as follows:

	Forward Notional Value RM'000	Fair Value Liabilities RM'000
<u>Within 1 year</u>		
Forward contract of Yen 1.524 billion for purchase of USD	54,341	3,032
Forward contract of EUR 34.39 million for purchase of USD	164,305	2,264
Forward contract of MYR 58.73 million for purchase of EUR	57,312	814
	<u>275,958</u>	<u>6,110</u>

There is minimal credit risk as the forwards were entered into with reputable banks.

The forward foreign exchange contract was initially recognised at fair value on the date the derivative contract was entered into and subsequently remeasured at fair value. The resulting gain or loss from the remeasurement was recognised in the profit or loss to match the hedged foreign currency item.

(b) Other than the fair value changes of derivatives as disclosed in Note 14, there were no fair value gain/(loss) on fair value changes of financial liabilities recognised in the profit or loss.

23. Changes in Material Litigation

There was no pending material litigation as at the date of this report.

NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

24. Earnings Per Share

Basic

Basic earnings per share for the reporting quarter and financial year ended 31 March 2018 are calculated by dividing the net profit for the period by the weighted average number of ordinary shares in issue during the period.

	3 months Ended 31.03.2018 RM'000	12 months Ended 31.03.2018 RM'000
Profit for the period attributable to owners of the parent	34,706	142,320
Dividends on RCPS A	-	(4,966)
	<hr/>	<hr/>
Profit for the period attributable to ordinary equity holders of the parent	34,706	137,354
	<hr/>	<hr/>
Weighted average number of ordinary shares in issue ('000)	592,725	593,133
	<hr/>	<hr/>
Basic earnings per share (sen)	5.86	23.16
	<hr/>	<hr/>

The computation of the weighted average number of ordinary shares in issue is net of treasury shares.

Diluted

Diluted earnings per share for the reporting quarter and financial year ended 31 March 2018 are calculated by dividing the net profit for the period by the adjusted weighted average number of ordinary shares in issue during the period after taking into consideration of all dilutive potential ordinary shares.

	3 months Ended 31.03.2018 RM'000	12 months Ended 31.03.2018 RM'000
Profit for the period attributable to owners of the parent	34,706	142,320
	<hr/>	<hr/>
Weighted average number of ordinary shares in issue ('000)	592,725	593,133
Adjustments for share options granted ('000)	1,296	2,425
Adjustments for RCPS A convertible to ordinary shares ('000)	123,950	124,233
	<hr/>	<hr/>
Adjusted weighted average number of ordinary shares in issue ('000)	717,971	719,791
	<hr/>	<hr/>
Diluted earnings per share (sen)	4.83	19.77
	<hr/>	<hr/>

There is no effect to net profit from the adjustments of share options granted.

NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

25. Fair Value of Financial Instruments

The carrying amount of financial assets and liabilities of the Group for the financial year ended 31 March 2018 approximate their fair values except for the following:

	Carrying amount RM'000	Fair Value RM'000
Financial Liabilities:		
Hire-purchase and lease creditors	<u>4,059</u>	<u>4,006</u>

BY ORDER OF THE BOARD
JOHNSON YAP CHOON SENG
Company Secretary
Date: 30 May 2018