

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD ENDED 31 MARCH 2020**

	Individual quarter ended		Cumulative quarter ended	
	31/3/20	31/3/19	31/3/20	31/3/19
	RM'000	RM'000	RM'000	RM'000
Continuing operations				
Revenue	22,667	60,282	220,774	198,881
Cost of sales	(18,712)	(47,617)	(182,021)	(156,910)
Gross profit	<u>3,955</u>	<u>12,665</u>	<u>38,753</u>	<u>41,971</u>
Other income	3,664	7,729	25,361	17,752
Employee benefits expense	(5,468)	(4,672)	(22,546)	(22,080)
Depreciation and amortisation	(2,900)	(494)	(7,760)	(1,896)
Other expenses	(16,168)	(8,181)	(31,501)	(22,857)
(Loss)/Profit from operations	<u>(16,917)</u>	<u>7,047</u>	<u>2,307</u>	<u>12,890</u>
Finance costs	(3,211)	(2,498)	(15,002)	(12,300)
Other investing activities results	(348)	(27)	(388)	1,843
Share of results of jointly controlled entities	(7,855)	22,275	90,001	93,248
(Loss)/Profit before taxation	<u>(28,331)</u>	<u>26,797</u>	<u>76,918</u>	<u>95,681</u>
Taxation	2,174	(4,677)	(26,843)	(20,254)
(Loss)/Profit for the period	<u>(26,157)</u>	<u>22,120</u>	<u>50,075</u>	<u>75,427</u>
Other comprehensive income	-	-	-	-
Total comprehensive (loss)/Income for the period	<u>(26,157)</u>	<u>22,120</u>	<u>50,075</u>	<u>75,427</u>
(Loss)/Profit attributable to :				
Equity holders of the Company	(20,171)	24,995	62,459	78,204
Non-controlling interests	(5,986)	(2,875)	(12,384)	(2,777)
	<u>(26,157)</u>	<u>22,120</u>	<u>50,075</u>	<u>75,427</u>
Total comprehensive (loss)/Income attributable to :				
Equity holders of the Company	(20,171)	24,995	62,459	78,204
Non-controlling interests	(5,986)	(2,875)	(12,384)	(2,777)
	<u>(26,157)</u>	<u>22,120</u>	<u>50,075</u>	<u>75,427</u>
	sen	sen	sen	sen
(Loss)/Earnings per share attributable to equity holders of the Company:				
Basic	<u>(3.70)</u>	<u>4.67</u>	<u>11.46</u>	<u>20.75</u>

Notes: -

Share of results of jointly controlled entities is before tax. Taxation includes share of tax of jointly controlled entities.

(The unaudited Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited Financial Statements for the year ended 31 March 2019 and the accompanying notes attached to the Interim financial statements)

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2020**

	Unaudited As at 31/3/20 RM'000	Audited As at 31/3/19 RM'000
ASSETS		
Non-current Assets		
Property, plant and equipment	33,435	16,348
Inventories - Land held for property development	229,757	227,634
Investment properties	191,892	210,495
Land use rights	17	18
Right-of-use assets	929	-
Goodwill	10,327	10,327
Investment in jointly controlled entities	282,016	206,497
Investment securities	2,816	3,287
Other non-current assets	18	-
Deferred tax assets	29,219	24,311
	<u>780,426</u>	<u>698,917</u>
Current Assets		
Inventories - Property development costs	326,499	321,852
Inventories - Completed properties	102,192	135,901
Investment securities	75	124
Trade and other receivables	128,571	161,133
Contract cost assets	50,414	37,008
Other current assets	33,460	40,329
Tax recoverable	7,402	12,044
Cash and bank balances	30,612	57,052
	<u>679,225</u>	<u>765,443</u>
TOTAL ASSETS	<u>1,459,651</u>	<u>1,464,360</u>
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the Company		
Share capital	422,620	418,915
Treasury shares	(361)	(361)
Other reserve	(30,414)	(30,414)
Retained profits	524,327	467,164
Shares held by ESTS Trust	(35,088)	(35,088)
Shareholders' equity	<u>881,084</u>	<u>820,216</u>
Non-controlling interests	(17,944)	(5,560)
Total equity	<u>863,140</u>	<u>814,656</u>
Non-current Liabilities		
Borrowings	261,664	346,091
Deferred income	19,113	28,068
Lease liabilities	611	-
	<u>281,388</u>	<u>374,159</u>
Current Liabilities		
Trade and other payables	165,097	146,838
Borrowings	146,101	125,533
Lease liabilities	324	-
Current tax payable	3,601	3,174
	<u>315,123</u>	<u>275,545</u>
Total Liabilities	<u>596,511</u>	<u>649,704</u>
TOTAL EQUITY AND LIABILITIES	<u>1,459,651</u>	<u>1,464,360</u>
Net Assets per share attributable to Equity Holders of the Company (RM)	<u>1.62</u>	<u>1.53</u>

(The unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 31 March 2019 and the accompanying notes attached to the interim financial statements)

SYMPHONY LIFE BERHAD

(Company No. 5572-H)
(Incorporated in Malaysia)

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 31 MARCH 2020**

	-----Attributable to Equity Holders of the Company----->							
	<-----Non-distributable Reserves----->				Distributable			
	<u>Share Capital</u> RM'000	<u>Treasury Shares</u> RM'000	<u>Capital Reserve</u> RM'000	<u>Other Reserve</u> RM'000	<u>Retained Profits</u> RM'000	<u>Shareholders' Equity</u> RM'000	<u>Non-controlling Interests</u> RM'000	<u>Total Equity</u> RM'000
12 months ended 31.3.2019								
Balance at 1 April 2018	310,000	(361)	30,815	(30,414)	368,960	653,556	(2,783)	650,773
Rights issue	98,098	-	-	-	-	98,098	-	98,098
Conversion of Warrant B	2	-	-	-	-	2	-	2
Purchase in respect of ESTS Share	-	-	-	-	-	(9,644)	-	(9,644)
Profit for the period	-	-	-	-	78,204	78,204	(2,777)	75,427
Transition to no par value regime and reclassification	10,815	-	(30,815)	-	20,000	-	-	-
Balance at 31 March 2019	<u>418,915</u>	<u>(361)</u>	<u>-</u>	<u>(30,414)</u>	<u>467,164</u>	<u>820,216</u>	<u>(5,560)</u>	<u>814,656</u>
12 months ended 31.3.2020								
Balance at 1 April 2019 (as previously reported)	418,915	(361)	-	(30,414)	467,164	820,216	(5,560)	814,656
Effect on adoption of MFRS 16 (Note A2)	-	-	-	-	51	51	-	51
Balance at 1 April 2019 (as restated)	418,915	(361)	-	(30,414)	467,215	820,267	(5,560)	814,707
Profit for the period	-	-	-	-	62,459	62,459	(12,384)	50,075
Dividend reinvested	3,705	-	-	-	-	3,705	-	3,705
Dividend	-	-	-	-	(5,347)	(5,347)	-	(5,347)
Balance at 31 March 2020	<u>422,620</u>	<u>(361)</u>	<u>-</u>	<u>(30,414)</u>	<u>524,327</u>	<u>881,084</u>	<u>(17,944)</u>	<u>863,140</u>

(The unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 31 March 2019 and the accompanying notes attached to the interim financial statements)

SYMPHONY LIFE BERHAD

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**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 31 MARCH 2020**

	Period ended 31/3/2020 RM'000	Period ended 31/3/2019 RM'000
Profit before tax	76,918	95,681
Adjustment for non-cash flow:-		
Depreciation and amortisation	7,760	1,896
Share of results of associates and jointly controlled entities	(90,001)	(93,248)
Fair value adjustments on investment securities	50	203
Gain on disposal of investment securities	-	(2,125)
Fair value adjustments on unquoted investment	291	10
Loss on disposal of other investments	47	69
Gain on disposal of property, plant and equipment	(73)	(124)
Impairment loss on inventories	12,379	397
Reversal of impairment on land held for development	-	(3,489)
Other non-operating items (which are investing and financing)	(88)	(617)
Operating profit before changes in working capital	<u>7,283</u>	<u>(1,347)</u>
Changes in working capital		
Net change in current assets	52,895	10,188
Net change in current liabilities	9,304	(41,819)
Land held for property development	(12,166)	2,064
Taxation paid	(4,101)	(11,829)
Net cash flows from operating activities	<u>53,215</u>	<u>(42,743)</u>
Investing Activities		
- Property, plant and equipment	(4,651)	(1,327)
- Investment properties	(1,147)	(44,891)
- Jointly controlled entities	(8,100)	-
- Dividends	156	393
- Other investment	(23)	7,360
- Uplift of deposits with licensed bank	94	-
	<u>(13,671)</u>	<u>(38,465)</u>
Financing Activities		
- Bank borrowings	(65,608)	15,014
- Lease payment	(389)	-
- Rights Issue proceeds	-	98,098
- Conversion of Warrant B	-	2
- Purchase of ESTS Shares	-	(9,644)
- Dividend received from ESTS Shares	551	-
- Dividend paid	(2,193)	-
	<u>(67,639)</u>	<u>103,470</u>
Net Change in Cash and Cash Equivalents	(28,095)	22,262
Cash and Cash Equivalents at beginning of the year	55,351	33,089
Cash and Cash Equivalents at end of the year	<u>27,256</u>	<u>55,351</u>
Analysis of cash and cash equivalents at end of the financial year:		
Cash and bank balances	24,393	26,094
Deposits with licensed financial institutions	6,219	30,958
	<u>30,612</u>	<u>57,052</u>
Less: Deposits pledged with licensed financial institutions	-	(94)
Bank overdrafts	(3,356)	(1,607)
	<u>27,256</u>	<u>55,351</u>

(The unaudited Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the year ended 31 March 2019 and the accompanying notes attached to the interim financial statements)

SYMPHONY LIFE BERHAD

(Company No. 5572-H)

(Incorporated in Malaysia)

Unaudited interim report for the period ended 31 March 2020

Explanatory Notes

A1. Basis of Preparation

The interim financial report is unaudited and has been prepared in accordance with Malaysian Financial Reporting Standard (MFRS) 134: Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial report should be read in conjunction with the Group's audited financial statements for the year ended 31 March 2019, which have been prepared in accordance with the Malaysian Financial Reporting Standards (MFRS) and the Companies Act 2016.

A2. Changes in Accounting Policies

The accounting policies and methods of computation by the Group in this interim report are consistent with those adopted in the most recent annual audited financial statements, save for the adoption of new standards, amendments and interpretation which came into effect from 1 January 2019 as set out below:

Description

Amendments to MFRS 9: Prepayment Features with Negative Compensation

MFRS 16: Leases

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

Annual Improvements to MFRS Standards 2015 - 2017 Cycle

Amendments to MFRS 119: Plan Amendment, Curtailment or Settlement

IC Interpretation 23: Uncertainty over Income Tax Treatments

The adoption of these standards, amendments and interpretation did not result in material impact to the interim financial statements of the Group except for the adoption of MFRS 16 as disclosed below:

MFRS 16 replaced MFRS 117 Leases, IC Interpretation 4 Determining whether an Arrangement contains a Lease, IC Interpretation 115 Operating Lease-Incentives and IC Interpretation 127 Evaluating the Substance of Transactions Involving the Legal Form of a Lease. MFRS 16 sets out the principles for the recognition, measurement, presentation and disclosure of leases and requires lessees to account for all leases under a single on-balance sheet model similar to the accounting for finance leases under MFRS 117.

At the commencement date of a lease, a lessee will recognise a liability to make lease payments and an asset representing the right to use the underlying asset during the lease term. The right-of-use ("ROU") asset is initially measured at cost and subsequently measured at cost (subject to certain exceptions), less accumulated depreciation and impairment losses, adjusted for any remeasurement of the lease liability. The lease liability is initially measured at present value of the lease payments that are not paid at that date. Subsequently, the lease liability is adjusted for interest and lease payments, as well as the impact of lease modifications.

Lessor accounting under MFRS 16 is substantially the same as the accounting under MFRS 117.

As permitted by the recognition exemptions under MFRS 16, the Group has elected not to recognise ROU assets and lease liabilities for short-term leases that have a lease term of 12 months or less and leases of low-value assets. The Group recognised the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

The Group has applied modified retrospective approach on the initial application of MFRS 16 as permitted by the transitional provision and comparatives are not restated.

Unaudited interim report for the period ended 31 March 2020

The impact arising from initial application of MFRS 16 on 1 April 2019 are as follows:

	Previously reported RM'000	Effect of adoption of MFRS 16 RM'000	Restated RM'000
ASSETS			
Non-current assets			
Right-of-use assets	-	1,376	1,376
LIABILITIES			
Non-current liabilities			
Lease liabilities	-	954	954
Current liabilities			
Lease liabilities	-	371	371
EQUITY			
Equity attributable to equity holders of the Company			
Retained profits	467,164	51	467,215

The following are new standards, amendments and interpretations that have been issued by the MASB but have not been early adopted by the Group:

Effective for annual periods beginning on or after 1 January 2020:

Description

Amendments to MFRS 3: Definition of a Business
 Amendments to MFRS 101 and MFRS 108 : Definition of Material
 Amendments to MFRS 9, MFRS 139 and MFRS 7 : Interest Rate Benchmark Reform
 Revised Conceptual Framework for Financial Reporting (the Conceptual Framework)

Effective for annual periods beginning on or after 1 June 2020:

Description

Amendments to MFRS 16 : Covid-19-Related Rent Concessions

Effective for annual periods beginning on or after 1 January 2021:

Description

MFRS 17: Insurance Contracts

Effective for annual periods beginning on or after 1 January 2022:

Description

Amendments to MFRS 101 : Classification of Liabilities as Current or Non-current
 Amendments to MFRS 3 : Reference to the Conceptual Framework
 Amendments to MFRS 116 : Property, Plant and Equipment - Proceeds before Intended Use
 Amendments to MFRS 137 : Onerous Contracts - Cost of Fulfilling a Contract
 Annual Improvement to MFRS Standards 2018-2020

Effective date deferred to a date to be determined by MASB:

Description

Amendments to MFRS 10 and MFRS 128: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture

A3. Audit Qualification

The audit report of the Group's most recent annual audited financial statements for the year ended 31 March 2019 was not qualified.

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Unaudited interim report for the period ended 31 March 2020**A4. Seasonality or Cyclical Factors**

There were no material seasonal or cyclical factors which affected the results of the operations for the quarter under review.

A5. Unusual items due to their Nature, Size or Incidence

There were no items affecting assets, liabilities, equity, net income or cash flows that were unusual because of their nature, size or incidence in the current quarter under review.

A6. Changes in estimates

There were no major changes in estimates that had a material effect on the results of the quarter under review.

A7. Debt and Equity Securities

There were no issuance, cancellation, repurchase, resale and repayment of debt and equity securities during the quarter under review.

As at 31 March 2020, the total number of shares purchased amounted to 438,329 ordinary shares with an average price of RM0.82 per share. These shares are retained as treasury shares.

A8. Dividends Paid

No dividend was paid during the current financial quarter under review.

A9. Segmental Reporting

<----- Period ended 31/3/2020 ----->

Business segments	Property Development RM'000	Property Investment RM'000	Quarry & Construction RM'000	Other Operations RM'000	Total RM'000
Revenue	212,096	11,600	1,254	8,840	233,790
Less : Eliminations of inter-segment					(13,016)
Total revenue					<u>220,774</u>
Continuing operations					
Segment results from continuing operations	(840)	3,592	520	4,163	7,435
Head office expenses					<u>(5,128)</u>
Operating profit					2,307
Finance costs					(15,002)
Other investing activities results					(388)
Share of results of jointly controlled entities					90,001
Profit before taxation					<u>76,918</u>
Taxation					(26,843)
Profit for the year					<u><u>50,075</u></u>

Segment results include items directly attributable to a segment as well as those that can be allocated on a reasonable basis.

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Unaudited interim report for the period ended 31 March 2020

A10. Valuation of property, plant and equipment

There were no valuations done on the Group's property, plant and equipment.

A11. Subsequent Events

Save as disclosed in Note B3, there were no material events subsequent from the current quarter ended 31 March 2020 to the date of this announcement.

A12. Changes in the Composition of the Group

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

A13. Changes in contingent liabilities and contingent assets

As at 31 March 2020, there were no material changes in contingent liabilities since the last annual audited statement of financial position as at 31 March 2019. There were no contingent assets as at 31 March 2020.

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Unaudited interim report for the period ended 31 March 2020

ADDITIONAL INFORMATION AS REQUIRED BY APPENDIX 9B OF THE BURSA MALAYSIA SECURITIES BERHAD LISTING REQUIREMENTS.**B1. Review of Performance**

	Individual quarter ended			Cumulative quarter ended		
	31/3/20 RM'000	31/3/19 RM'000	Changes RM'000	31/3/20 RM'000	31/3/19 RM'000	Changes RM'000
Revenue	22,667	60,282	(37,615)	220,774	198,881	21,893
Gross profit	3,955	12,665	(8,710)	38,753	41,971	(3,218)
Share of results of jointly controlled entities	(7,855)	22,275	(30,130)	90,001	93,248	(3,247)
(Loss)/Profit before tax	(28,331)	26,797	(55,128)	76,918	95,681	(18,763)
(Loss)/Profit after tax	(26,157)	22,120	(48,277)	50,075	75,427	(25,352)
(Loss)/Profit attributable to equity holders of the Company	(20,171)	24,995	(45,166)	62,459	78,204	(15,745)

(a) Performance of Current Quarter Compared to the Preceding Year's Corresponding Quarter

The main contributors to revenue and gross profit for the current quarter were:

- TWY Mont' Kiara (484 units of condominium in Mont' Kiara); and
- Union Suites @ Bandar Sunway (626 units of condominium in Bandar Sunway).

The Group reported lower revenue and gross profit in the current quarter mainly due to lower sales achieved after the expiry of Home Ownership Campaign ("HOC") 2019 at the end of last year. The results were further impacted by the enforcement of Movement Control Order ("MCO") which halted the construction activities and an additional RM3 million provision for liquidated and ascertained damages ("LAD") on the possible delay in delivery of vacant possession for our projects.

Share of losses from jointly controlled entities for the current quarter was mainly due to changes in development cost allocation for Star Residences Residential Tower 2 (RT2) and Tower 3 (RT3) due to completion of Signature Retail (SR) and Tower 1 (RT1). This has resulted in a decrease in stage of completion for RT2 as compared to the preceding quarter ended 31 December 2019.

For the quarter ended 31 March 2020, the Group recorded loss after tax of RM26.157 million mainly due to provision for impairment loss on inventories of RM12.379 million as a result of Covid-19 pandemic outbreak that weakened the consumer sentiments and demand for properties.

(b) Performance of Current Year-To-Date ("YTD") Compared to the Preceding YTD

The Group achieved a PBT of RM76.918 million for current YTD compared to RM95.681 million for the preceding YTD mainly due to impairment loss on inventories of RM12.379 million.

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Unaudited interim report for the period ended 31 March 2020**B2. Material Changes in the Quarterly Results as Compared to the Immediate Preceding Quarter**

	Individual quarter ended		Changes RM'000
	31/3/20 RM'000	30/12/19 RM'000	
Revenue	22,667	68,430	(45,763)
Gross profit	3,955	10,122	(6,167)
Share of results of jointly controlled entities	(7,855)	44,167	(52,022)
(Loss)/Profit before tax	(28,331)	46,242	(74,573)
(Loss)/Profit after tax	(26,157)	33,461	(59,618)
(Loss)/Profit attributable to equity holders of the Company	(20,171)	35,252	(55,423)

The Group's reported lower revenue and gross profit for the current quarter as compared to the preceding quarter mainly due to lower sales achieved after the expiry of HOC 2019 at the end of last year and termination of sales amounting to RM23.675 million for Tijani Raja Dewa, Tijani Ukay and Amanjaya land. The results were further impacted by the enforcement of Movement Control Order ("MCO") which halted the construction activities and resulting an additional RM3 million provision for liquidated and ascertained damages ("LAD") on the possible delay in delivery of vacant possession for our projects.

Share of losses from jointly controlled entities for the current quarter was mainly due to changes in development cost allocation for Star Residences Residential Tower 2 (RT2) and Tower 3 (RT3) due to completion of Signature Retail (SR) and Tower 1 (RT1). This has resulted in a decrease in stage of completion for RT2 as compared to the preceding quarter ended 31 December 2019.

B3. Prospects for the financial year ending 31 March 2021

The market environment is expected to be more challenging and demanding for financial year ending 31 March 2021 due to the outbreak of Covid-19 pandemic. The imposition of Movement Control Order ("MCO") and stricter SOPs as well as social distancing rules post MCO had and will continue to have a tremendous impact on property development projects. As a result, the Group has taken a conservative stance by providing an additional RM3 million provision for LADs to cater for the possibility of further delay in construction activities.

On a positive note, the Group has managed to obtain a new loan with longer tenure to refinance an existing loan as well as being granted 6 months moratorium on principal and interest payment from most of its existing financiers.

At the same time, the property sector has received a much needed boost from the government's recent Short Term Economic Recovery Plan and the reintroduction of HOC 2020 with stamp duty exemption given for purchase of residential property between RM300,000 and RM2.5 million and the uplift of 70% margin of financing limit for third housing loans. The Government has also announced Real Property Gains Tax ("RPGT") exemption for Malaysians for the disposal of up to 3 properties between 1 June 2020 and 31 December 2021. The reduction of overnight policy rate by Bank Negara has also made home ownership more affordable for house buyers.

The Group will continue to take measures such as implementing cost efficiencies through organisation and manpower restructuring to manage its costs in the current business environment. In addition, the Group have refocused its sales and marketing activities towards the digital platform by introducing virtual sales galleries and show units for Union Suites, Elevia Residences, Tijani Raja Dewa and Illi projects as well as reinforcing its branding as a boutique developer via social media platform.

Prospects for the Group remain positive with unbilled sales of RM492 million (including our 50% share in Star Residences) as at 31 March 2020. The Group however is cautious in new project launches and will undertake a thorough review of the market conditions before embarking on any new developments.

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The progress of our projects is as follows:

- Star Residences, a RM3.0 billion mixed development in KLCC area comprising 3 residential towers and 5 blocks of signature retail has received good response. The Signature Retail (SR), Residential Tower 1 (RT 1) and Residential Tower 2 (RT 2) have achieved sales of 100%, 96% and 83% respectively. The Residential Tower 3 (RT 3), which was launched in October 2017, is offered as Ascott Residences and Ascott Serviced Apartments and has since had encouraging response from foreign buyers. Star Residences will continue to be a main contributor for the financial year ending 31 March 2021.
- TWY Mont' Kiara, with a projected Gross Development Value ("GDV") of RM435 million, is a development which caters to investors and the younger generation of house buyers looking for small-sized condominiums in the exclusive Mont' Kiara enclave. The project received excellent response and has achieved sales of 99%. The completion and hand-over of this development is however delayed due to the MCO, expected to be before the end of 2020.
- Tijani Raja Dewa in Kota Bharu offers a combination of terrace and semi-detached houses and a block of condominiums with a GDV of RM185 million in Phase 1 of the development. Sales have recently picked up as the development is now completed. This project achieved a take up rate of close to 52% in value as at the end of this quarter compared to 47% as at the last financial year end.
- Union Suites@ Bandar Sunway offers 626 units of mainly small-sized apartments with a GDV of RM479 million. As the project is near to several established universities, colleges and medical centres in the Bandar Sunway area, the project is designed for students' accommodation and investment. The take up rate of this project is 78% as at the end of this quarter. Union Suites is expected to remain as one of the major contributors to the Group's revenue and profit for the financial year ending 31 March 2021.
- Elevia Residences, Puchong, with a GDV of RM131 million, offers a combination of 128 units of condominium and 34 units of Villas in our Taman Tasik Prima township in Puchong. It has to date achieved a take up rate of 92%.
- Industrial lots in Amanjaya, Sungai Petani with a GDV of RM15 million, offers 29 units of industrial bungalow lots and 14 units of industrial semi-detached lots which were launched in Q2 of FY 2019. It has to date achieved sales of 78% in value as at the end of this quarter.

B4. Profit Forecast/Profit Guarantee

Not applicable

B5. Profit Before Tax

	Individual quarter ended 31/3/20 RM'000	Cumulative quarter ended 31/3/20 RM'000
Profit before tax is arrived at after charging/(crediting):-		
Depreciation and amortisation	2,900	7,760
Interest income	(1,178)	(6,327)
Dividend income	(156)	(156)
Interest expenses	3,211	15,002
Allowance for doubtful debts	(5)	-
Allowance for doubtful debts no longer required	(75)	(88)
Bad debts written off	-	-
Impairment loss on inventories	12,379	12,379
Inventories written off	-	-
Gain on disposal of property, plant and equipment	-	(73)
Property, plant and equipment written off	-	-
Impairment on assets	-	-
Gain/Loss on foreign exchange	-	-
Gain/Loss on derivatives	-	-

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	Individual quarter ended 31/3/20 RM'000	Cumulative quarter ended 31/3/20 RM'000
Included in other investing results were :-		
- Gain on disposal of investment securities	-	-
- Loss on disposal of other investment	-	47
- Fair value adjustment of investment securities	57	50
- Fair value adjustment of unquoted investment	291	291
	<u>291</u>	<u>291</u>

B6. Taxation

Taxation comprises the following :-

	Individual quarter ended 31/3/20 RM'000	Cumulative quarter ended 31/3/20 RM'000
Current taxation	5,770	11,434
Current taxation - prior year	(4,358)	(2,264)
Deferred taxation	(2,567)	(4,908)
Share of tax of jointly controlled entities	(1,019)	22,581
	<u>(2,174)</u>	<u>26,843</u>

The effective tax rate of the Group for the period under review is higher than the statutory tax rate mainly due to non deductibility of certain expenses and losses of some subsidiaries which cannot be off-set against taxable profits of other subsidiaries.

B7. Status of Corporate Proposals

As at 31 March 2020, the status of utilisation of proceeds raised from the rights issue is as follows:

Purpose	Proposed Utilisation RM'000	Actual Utilisation RM'000	Balance Unutilised RM'000	Intended timeframe for utilisation from completion date
Repayment of borrowings	50,000	(50,000)	-	Within 12 months
Property development projects	38,098	(38,098)	-	Within 12 months
Working capital	8,750	(8,750)	-	Within 12 months
Estimated expenses in relation to the Corporate Exercise *	1,250	(1,154)	96	Upon completion of the Rights Issue
	<u>98,098</u>	<u>(98,002)</u>	<u>96</u>	

* The expenses relating to the rights issue, i.e. professional fees, fees payable to authorities, printing cost and other miscellaneous charges relating to the Corporate Exercises. The surplus of proceeds which has not been used for such expenses has been reallocated for working capital purposes which has been fully utilised.

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B8. Group Borrowings and Debt Securities

The Group's borrowings and debt securities as at 31 March 2020 and 31 March 2019 were as follows:

	Type	Weighted average interest rate	As at 31 March 2020		Total RM'000
			Long term RM'000	Short term RM'000	
Secured					
Bank overdrafts	Floating	6.35%	-	3,356	3,356
Revolving credits	Floating	4.67%	39,000	100,000	139,000
Term loans	Floating	5.34%	222,664	42,745	265,409
			<u>261,664</u>	<u>146,101</u>	<u>407,765</u>
As at 31 March 2019					
	Type	Weighted average interest rate	Long term RM'000	Short term RM'000	Total RM'000
Secured					
Bank overdrafts	Floating	7.97%	-	1,607	1,607
Revolving credits	Floating	5.22%	84,000	49,500	133,500
Term loans	Floating	5.90%	262,091	74,426	336,517
			<u>346,091</u>	<u>125,533</u>	<u>471,624</u>

All borrowings are denominated in Ringgit Malaysia.

B9. Off Balance Sheet Financial Instruments

There are no financial instruments with off balance sheet risks as at the date of this report.

B10. Material Litigation

An update of material litigation taken by and against the Group are as follows:

- (a) Tijani (Bukit Tunku) Sdn Bhd ("Tijani" or "Respondent"), a wholly-owned subsidiary of SymLife, had on 20 August 2015 received a Notice of Arbitration served by T.J. Civil & Structural Contractor Sdn Bhd ("Claimant") to seek redress on the disputes arising from a project known as Arata at Bukit Tunku. This includes amongst others, that Tijani and its servants, agents or consultants had failed, neglected and/or refused to grant the Claimant extension of time, thereby causing delay on the part of the Claimant in completing the contracted works.

The Claimant served its Statement of Claim claiming loss and damages for a total sum of RM9.13million. Tijani defended against the claim and submitted a counterclaim against the Claimant seeking, amongst others, liquidated damages in the sum of RM3.88million and other damages suffered by Tijani in the sum of RM1.1million.

The arbitration hearing was fully concluded on 7 December 2019. Subsequently, the Arbitrator fixed dates for filing of inter-alia, written submissions and a date for oral submissions has been scheduled on 14 December 2020. The award will most likely be made in December 2020. Our solicitor is of the opinion that, based on the facts of the case, Tijani has a fair chance of success in the arbitration proceedings.

- (b) TWY Development Sdn. Bhd. ("TWY" or "Defendant"), a wholly-owned subsidiary of SymLife had on 23 August 2018 terminated the services of Top International Engineering (Malaysia) Sdn Bhd ("TIE" or "Plaintiff"), the main contractor appointed for a residential development in Mont' Kiara known as TWY Mont' Kiara due to the Plaintiff's default and failure to proceed regularly and/or diligently with the contracted works. Following the termination, TWY had on the same date, made a written demand to RHB Bank Berhad to claim for the sum of RM9,093,400 under a performance bond provided by TIE ("Bank Guarantee").

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On 27 August 2018, TIE filed an Originating Summons accompanied with a Notice of Application for an ex-parte interim injunction seeking, amongst others:-

- (i) an interim injunction order restraining TWY from receiving proceeds of any demand made under the Bank Guarantee, or in the event that the said proceeds have been received, an order restraining TWY from transferring, utilising or dealing howsoever with the said proceeds, until the final disposal of the action; and
- (ii) an interim injunction to restrain TWY from making any further demand under the Bank Guarantee until the final disposal of the action.

On 28 August 2018, TIE obtained an ex-parte interim injunction from the High Court restraining TWY from receiving payment under the Bank Guarantee pending disposal of the action.

On 7 September 2018, TWY filed a Notice of Application to set aside the ex-parte interim injunction dated 28 August 2018 and sought, amongst others:-

- (i) damages in the form of interest at the rate of 8.00% per annum on the Bank Guarantee sum from the date of the interim injunction until a date to be determined by the High Court; and/or
- (ii) an order for the assessment of damages suffered by TWY resulting from the interim injunction.

The hearing of the Originating Summons, the inter-partes injunction application and the setting aside application was fixed on 22 October 2018 and was subsequently adjourned to 31 October 2018 pending the outcome of a Court assisted mediation of the matter. TWY and TIE had on 16 November 2018, entered into a Consent Order.

The proposed arbitration between TWY and TIE was previously scheduled for hearing in the months of April, May and June of 2020. Due to the imposition of the MCO by the Government of Malaysia from 18 March 2020 arising from the Covid-19 pandemic, the arbitrator vacated the hearing dates scheduled from April to June 2020 and fixed new hearing dates in November 2020 and January 2021.

B11. Dividends Proposed

The Board of Directors has recommended an interim single-tier dividend of 2.0 sen per share (2019: 1.0 sen per share) in respect of the financial year ended 31 March 2020 with the option to allow shareholders to reinvest their dividend in new shares at not more than 10% discount to the 5-day weighted average price at a date to be determined later.

The proposed dividend will be accounted for in the equity as an appropriation of retained profits in the financial year ending 31 March 2021.

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Unaudited interim report for the period ended 31 March 2020**B12. Earnings per share**

	Individual quarter ended		Cumulative quarter ended	
	31/3/20	31/3/19	31/3/20	31/3/19
	RM'000	RM'000	RM'000	RM'000
(Loss)/Profit for the period attributable to the ordinary equity holders of the Company	<u>(20,171)</u>	<u>24,995</u>	<u>62,459</u>	<u>78,204</u>
Weighted average number of ordinary shares excluding treasury shares and shares held by Employees' Share Trust Scheme ('000)	<u>545,010</u>	<u>534,718</u>	<u>545,010</u>	<u>376,856</u>
Basic (loss)/earnings per share (sen) for the period:	<u>(3.70)</u>	<u>4.67</u>	<u>11.46</u>	<u>20.75</u>

The diluted earnings per share is not presented as the effect of the assumed conversion of warrants outstanding will be anti-dilutive and the Company has no other dilutive-potential ordinary shares in issue as at end of the reporting period.

ALAN CHAN CHEE MING**SOO YIN KHENG**

Secretaries

Petaling Jaya, Selangor

Date: 26 June 2020