

**ECM LIBRA GROUP BERHAD (Company No. 200501031433) (713570-K)**  
**Condensed Interim Consolidated Financial Statements**

**Condensed Consolidated Statements of Financial Position as at 31 December 2020**

	<b>31-Dec-20</b>	31-Dec-19
	<b>RM'000</b>	RM'000
	<b>(Unaudited)</b>	(Audited)
<b>ASSETS</b>		
<b>NON-CURRENT ASSETS</b>		
Property, plant and equipment	<b>103,350</b>	32,688
Intangible assets	<b>199</b>	-
Right-of-use assets	<b>15,463</b>	446
Investment in joint ventures	<b>64,902</b>	65,762
Other investments	<b>15,488</b>	41,381
Deferred tax assets	<b>1,232</b>	-
	<b>200,634</b>	140,277
<b>CURRENT ASSETS</b>		
Loans, advances and financing	<b>5,738</b>	5,738
Inventories	<b>200</b>	13
Trade and other receivables	<b>2,284</b>	25,836
Tax recoverable	<b>103</b>	87
Contract assets	<b>77</b>	16
Cash and cash equivalents	<b>16,589</b>	55,988
	<b>24,991</b>	87,678
<b>TOTAL ASSETS</b>	<b>225,625</b>	227,955
<b>EQUITY AND LIABILITIES</b>		
<b>CURRENT LIABILITIES</b>		
Loans and borrowings	<b>20,754</b>	-
Trade and other payables	<b>4,442</b>	5,794
Lease liabilities	<b>699</b>	248
Contract liabilities	<b>131</b>	81
Tax payable	<b>-</b>	49
	<b>26,026</b>	6,172
<b>NET CURRENT (LIABILITIES)/ASSETS</b>	<b>(1,035)</b>	81,506

**ECM LIBRA GROUP BERHAD (Company No. 200501031433) (713570-K)**  
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**Condensed Consolidated Statements of Financial Position as at 31 December 2020 (cont'd.)**

	<b>31-Dec-20</b>	31-Dec-19
	<b>RM'000</b>	RM'000
	<b>(Unaudited)</b>	(Audited)
<b>EQUITY AND LIABILITIES (CONT'D.)</b>		
<b>NON-CURRENT LIABILITIES</b>		
Loans and borrowings	<b>18,411</b>	18,947
Lease liabilities	<b>3,503</b>	289
Deferred tax liabilities	<b>10</b>	22
	<b>21,924</b>	19,258
<b>TOTAL LIABILITIES</b>	<b>47,950</b>	25,430
<b>NET ASSETS</b>	<b>177,675</b>	202,525
<b>EQUITY ATTRIBUTABLE TO OWNERS OF THE COMPANY</b>		
Share capital	<b>107,546</b>	107,546
Retained earnings	<b>76,188</b>	97,812
Reserves	<b>(6,059)</b>	(2,833)
<b>TOTAL EQUITY</b>	<b>177,675</b>	202,525
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>225,625</b>	227,955
Net assets per share (RM)	<b>0.37</b>	0.42

The above unaudited condensed consolidated statements of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2019 and the accompanying explanatory notes attached to these interim financial statements.

**ECM LIBRA GROUP BERHAD (Company No. 200501031433) (713570-K)**  
**Condensed Interim Consolidated Financial Statements**

**Unaudited Condensed Consolidated Statements of Profit or Loss**  
**for the fourth quarter and year-to-date ended 31 December 2020**

	Note	Quarter Ended		Year-to-Date Ended	
		31-Dec-20 RM'000	31-Dec-19 RM'000	31-Dec-20 RM'000	31-Dec-19 RM'000
<b>Continuing operations</b>					
Revenue		3,239	3,243	12,286	11,743
Cost of sales		(724)	(792)	(3,418)	(2,513)
<b>Gross profit</b>		<b>2,515</b>	2,451	<b>8,868</b>	9,230
Other income		1,353	813	1,832	1,027
Impairment losses		(7,623)	-	(7,623)	-
Other expenses		(4,544)	(3,789)	(20,710)	(13,048)
<b>Operating loss</b>		<b>(8,299)</b>	(525)	<b>(17,633)</b>	(2,791)
Finance costs		(669)	(328)	(1,713)	(1,017)
Share of results of joint ventures		187	(1,708)	(3,265)	(1,212)
<b>Loss before tax</b>	21	<b>(8,781)</b>	(2,561)	<b>(22,611)</b>	(5,020)
Income tax expense		1,065	(48)	987	(195)
<b>Loss from continuing operations</b>		<b>(7,716)</b>	(2,609)	<b>(21,624)</b>	(5,215)
<b>Discontinued operation</b>					
Profit from discontinued operation, net of tax		-	-	-	35,549
(Loss)/profit for the period/year attributable to owners of the Company		<b>(7,716)</b>	(2,609)	<b>(21,624)</b>	30,334
		<b>Sen</b>	Sen	<b>Sen</b>	Sen
Basic (loss)/earnings per ordinary share:					
- from continuing operations	26	<b>(1.61)</b>	(0.54)	<b>(4.51)</b>	(1.09)
- from discontinued operation	26	-	-	-	7.41
		<b>(1.61)</b>	(0.54)	<b>(4.51)</b>	6.32

The above unaudited condensed consolidated statements of profit or loss should be read in conjunction with the audited financial statements for the year ended 31 December 2019 and the accompanying explanatory notes attached to these interim financial statements.

**ECM LIBRA GROUP BERHAD (Company No. 200501031433) (713570-K)**  
**Condensed Interim Consolidated Financial Statements**

**Unaudited Condensed Consolidated Statements of Comprehensive Income**  
**for the fourth quarter and year-to-date ended 31 December 2020**

	Quarter Ended		Year-to-Date Ended	
	31-Dec-20 RM'000	31-Dec-19 RM'000	31-Dec-20 RM'000	31-Dec-19 RM'000
(Loss)/profit for the period/year	<b>(7,716)</b>	(2,609)	<b>(21,624)</b>	30,334
Other comprehensive income/(loss):				
<i>Items that will not be subsequently reclassified to profit or loss:</i>				
Fair value changes on financial assets	<b>(5,288)</b>	(994)	<b>(5,384)</b>	(1,381)
<i>Items that may be subsequently reclassified to profit or loss:</i>				
Exchange differences on translating investment in foreign assets	<b>1,196</b>	435	<b>2,158</b>	(563)
Other comprehensive income/(loss) for the period/year	<b>(4,092)</b>	(559)	<b>(3,226)</b>	(1,944)
Total comprehensive (loss)/income attributable to owners of the Company	<b>(11,808)</b>	<b>(3,168)</b>	<b>(24,850)</b>	28,390

The above unaudited condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2019 and the accompanying explanatory notes attached to these interim financial statements.

**ECM LIBRA GROUP BERHAD (Company No. 200501031433) (713570-K)**  
**Condensed Interim Consolidated Financial Statements**

**Unaudited Condensed Consolidated Statements of Changes in Equity for the year-to-date ended 31 December 2020**

	<-----Non-distributable----->			Distributable		
	Share capital	Foreign currency translation	Fair value changes through other comprehensive income	General reserve	Retained earnings	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
<b>At 1 January 2020</b>	107,546	(1,010)	(1,823)	-	97,812	202,525
Loss for the year	-	-	-	-	(21,624)	(21,624)
Other comprehensive income/(loss) for the year	-	2,158	(5,384)	-	-	(3,226)
Total comprehensive income/(loss) for the year	-	2,158	(5,384)	-	(21,624)	(24,850)
<b>At 31 December 2020</b>	<b>107,546</b>	<b>1,148</b>	<b>(7,207)</b>	<b>-</b>	<b>76,188</b>	<b>177,675</b>
<b>At 1 January 2019</b>	107,546	(447)	(442)	2,788	64,690	174,135
Profit for the year	-	-	-	-	30,334	30,334
Other comprehensive loss for the year	-	(563)	(1,381)	-	-	(1,944)
Total comprehensive (loss)/profit for the year	-	(563)	(1,381)	-	30,334	28,390
Transfer of reserves *	-	-	-	(2,788)	2,788	-
<b>At 31 December 2019</b>	<b>107,546</b>	<b>(1,010)</b>	<b>(1,823)</b>	<b>-</b>	<b>97,812</b>	<b>202,525</b>

\* This relates to general reserve on the Company's Employees' Share Option Scheme which has expired.

The above unaudited condensed consolidated statements of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2019 and the accompanying explanatory notes attached to these interim financial statements.

**ECM LIBRA GROUP BERHAD (Company No. 200501031433) (713570-K)**  
**Condensed Interim Consolidated Financial Statements**

**Unaudited Condensed Consolidated Statements of Cash Flows**  
**for the year-to-date ended 31 December 2020**

	<b>Year-To-Date Ended</b>	
	<b>31-Dec-20</b>	<b>31-Dec-19</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>Cash flows from operating activities</b>		
(Loss)/profit before tax:		
- from continuing operations	(22,611)	(5,020)
- from discontinued operation	-	35,647
	<u>(22,611)</u>	<u>30,627</u>
Adjustments for:		
Amortisation of intangible assets	33	-
Depreciation of property, plant and equipment	1,445	650
Depreciation of right-of-use assets	1,010	185
Net gain on financial assets at fair value through profit or loss	(128)	(1,158)
Gain on bargain purchase	(1,265)	(808)
Gain on disposal of a subsidiary	-	(35,000)
Impairment loss on property, plant and equipment	3,380	-
Impairment loss on right-of-use assets	1,644	-
Impairment loss on intangible assets	2,599	-
Allowances for expected credit losses on trade and other receivables	92	-
Intangible assets written-off	41	-
Interest expense	1,713	1,017
Interest income	(1,164)	(2,523)
Loss on disposal of property, plant and equipment	4	-
Loss on foreign exchange translation	3	5
Share of results of joint ventures	3,265	1,212
Operating loss before changes in working capital	<u>(9,939)</u>	<u>(5,793)</u>
(Increase)/decrease in operating assets:		
- Contract assets	(61)	-
- Inventories	(187)	61
- Loans, advances and financing	-	50,917
- Trade and other receivables	68	(24,073)
(Decrease)/increase in operating liabilities:		
- Contract liabilities	50	-
- Trade and other payables	(1,352)	13,543
	<u>(11,421)</u>	<u>34,655</u>
Interest received	1,242	3,694
Interest paid	(1,443)	(901)
Tax refunded	-	449
Tax paid	(116)	(472)
Net cash generated from operating activities	<u>(11,738)</u>	<u>37,425</u>

**ECM LIBRA GROUP BERHAD (Company No. 200501031433) (713570-K)**  
**Condensed Interim Consolidated Financial Statements**

**Unaudited Condensed Consolidated Statements of Cash Flows**  
**for the year-to-date ended 31 December 2020 (cont'd.)**

	<b>Year-To-Date Ended</b>	
	<b>31-Dec-20</b>	<b>31-Dec-19</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>Cash flows from investing activities</b>		
Net disposal/(investment) of financial assets	20,637	(20,251)
Acquisition of property, plant and equipment	(51,255)	(9,306)
Acquisition of right-of-use assets	(13,252)	-
Acquisition of intangible assets	(2,810)	-
Investment in joint ventures	(247)	-
Proceeds from disposal of a subsidiary	-	25,548
Net cash used in investing activities	<u>(46,927)</u>	<u>(4,009)</u>
<b>Cash flows from financing activities</b>		
Drawdown of loans and borrowings	20,208	9,000
Payment of lease liabilities	(939)	(204)
Net cash generated from financing activities	<u>19,269</u>	<u>8,796</u>
<b>Net (decrease)/increase in cash and cash equivalents</b>	<b>(39,396)</b>	<b>42,212</b>
<b>Effects of foreign exchange rate changes</b>	<b>(3)</b>	<b>(5)</b>
<b>Cash and cash equivalents at the beginning of the financial year</b>	<b>55,988</b>	<b>13,781</b>
<b>Cash and cash equivalents at the end of the financial year</b>	<b><u>16,589</u></b>	<b><u>55,988</u></b>
Cash and cash equivalents comprise:		
Cash and bank balances	2,115	1,874
Fixed deposit with licensed bank	14,474	54,114
	<u>16,589</u>	<u>55,988</u>

The above unaudited condensed consolidated statements of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2019 and the accompanying explanatory notes attached to these interim financial statements.

**Part A: Explanatory notes pursuant to Malaysian Financial Reporting Standard ("MFRS") 134**

**1 Basis of preparation**

These unaudited condensed consolidated interim financial statements ("Condensed Report") have been prepared in accordance with the Malaysian Financial Reporting Standard ("MFRS") 134 *Interim Financial Reporting* issued by the Malaysian Accounting Standards Board ("MASB"), Chapter 9, Part K of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad and the requirements of the Companies Act, 2016 in Malaysia, where applicable. This Condensed Report, other than for financial assets, has been prepared under the historical cost convention. Financial assets are carried at fair value in accordance to MFRS 9 *Financial Instruments*.

The Condensed Report should be read in conjunction with the audited financial statements for the financial year ended 31 December 2019. The explanatory notes attached to the Condensed Report provide an explanation of events and transactions that are significant for an understanding of the changes in the financial position and performance of the Group since the year ended 31 December 2019.

The accounting policies adopted in the preparation of the Condensed Report are consistent with those adopted in the preparation of the Group's audited financial statements for the year ended 31 December 2019, except for the adoption of the following accounting standards:

Effective for financial periods commencing on or after 1 January 2020

Amendments to MFRS 3 *Business Combinations - Definition of a Business*

Amendments to MFRS 4 *Insurance Contracts - Extension of the Temporary Exemption from Applying MFRS 9 Financial Instruments*

Amendment to MFRS 9 *Financial Instruments*, MFRS 139 *Financial Instruments: Recognition and Measurement* and MFRS 7 *Financial Instruments: Disclosures - Interest Rate Benchmark Reform*

Amendments to MFRS 101 *Presentation of Financial Statements - Definition of Material*

Amendments to MFRS 101 *Presentation of Financial Statements - Classification of Liabilities as Current or Non-current - Deferral of Effective Date*

Amendments to MFRS 108 *Accounting Policies, Changes in Accounting Estimates and Errors - Definition of Material*

The adoption of the above new standards, amendments to published standards and interpretation, where relevant, did not have any significant impact on the financial results of the Group.

**Standards issued but not yet effective**

The following standards and amendments to standards have been issued by the MASB but are not yet effective.

Effective for financial periods commencing on or after 1 June 2020

Amendment to MFRS 16 *Leases - Covid-19-Related Rent Concessions*

Effective for financial periods commencing on or after 1 January 2021

Amendment to MFRS 9 *Financial Instruments*, MFRS 139 *Financial Instruments: Recognition and Measurement*, MFRS 7 *Financial Instruments: Disclosures*, MFRS 4 *Insurance Contracts* and MFRS 16 *Leases - Interest Rate Benchmark Reform - Phase 2*

Effective for financial periods commencing on or after 1 January 2022

Amendments to MFRS 3 *Business Combinations - Reference to the Conceptual Framework*



**ECM LIBRA GROUP BERHAD (Company No. 200501031433) (713570-K)**  
**Condensed Interim Consolidated Financial Statements**

**1 Basis of preparation (cont'd.)**

**Standards issued but not yet effective (cont'd.)**

Effective for financial periods commencing on or after 1 January 2022 (cont'd.)

Amendments to MFRS 116 *Property, Plant and Equipment - Proceeds before Intended Use*

Amendments to MFRS 137 *Provisions, Contingent Liabilities and Contingent Assets - Onerous Contracts - Cost of Fulfilling a Contract*

Amendments to MFRSs contained in the document entitled "*Annual Improvements to MFRS Standards 2018 - 2020*"

Effective for financial periods commencing on or after 1 January 2023

MFRS 17 *Insurance Contracts*

Amendments to MFRS 17 *Insurance Contracts*

Amendments to MFRS 101 *Presentation of Financial Statements - Classification of Liabilities as Current or Non-current*

Deferred to a date to be announced by MASB

Amendments to MFRS 10 *Consolidated Financial Statements* and MFRS 128 *Investment in Associates and Joint Ventures - Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*

The above pronouncements are either not relevant or do not have any material impact on the financial statements of the Group.

**2 Auditors' report on preceding annual financial statements**

The auditors' report on the audited annual financial statements for the year ended 31 December 2019 was not qualified.

**3 Seasonality or cyclicity of operations**

The business operations of the Group are not materially affected by any seasonal or cyclical factors.

**4 Disaggregation of revenue**

	Quarter Ended		Year-to-Date Ended	
	31-Dec-20 RM'000	31-Dec-19 RM'000	31-Dec-20 RM'000	31-Dec-19 RM'000
<b>Hotel operations</b>				
Rental of hotel rooms	1,576	2,254	7,197	7,441
Food and beverages	1,083	176	3,145	545
Management services fees	335	-	559	-
Others	14	6	35	20
<b>Other sources</b>				
Interest income	206	432	1,164	2,370
Investment income	-	382	128	1,158
Fee income	25	(7)	58	209
<b>Total revenue</b>	<b>3,239</b>	<b>3,243</b>	<b>12,286</b>	<b>11,743</b>

## **5 Exceptional or unusual items**

The unusual items included in the interim financial report for the current financial year ended 31 December 2020 related to the impairment losses on the Group's investments in hospitality assets. The Group has carried out impairment review on the non-financial assets which have indication of impairment in view of the impact of the Coronavirus Disease 2019 ("Covid-19") on the business activities, in accordance with MFRS 136 *Impairment of Assets*. Impairment loss is recognised when the carrying amount of the asset, at the point of review, exceeds its recoverable amount. An impairment loss can be reversed, to the extent of the previously recognised impairment losses for the same asset, if the recoverable amount determined at the subsequent review exceeds the carrying amount.

Consequently, the Group recorded total impairment losses of RM7.62 million during the current financial year ended 31 December 2020 relating to the assets of ECML Hotels Sdn Bhd, a wholly-owned subsidiary of the Group, as a result of the business slowdown following the unprecedented phenomenon of Covid-19 pandemic.

Other than the above, there were no other significant unusual items affecting the assets, liabilities, equity, net income or cash flows of the Group for the current financial year ended 31 December 2020.

## **6 Changes in estimates of amounts reported**

There was no significant change in estimates of amounts reported in prior interim periods or prior financial years.

## **7 Debt and equity securities**

There were no issuance, cancellation, share buy-back, resale and repayments of debt securities or equity securities for the current financial year ended 31 December 2020.

## **8 Dividend paid**

There were no dividend paid during the current financial year ended 31 December 2020.

## **9 Segmental reporting**

The Group's reportable operating segments are identified based on business units which are engaged in providing different services and products, as follows:

- (a) Investment Holding - general investments and corporate related activities
- (b) Structured Financing - structured lending and financial services related activities
- (c) Hospitality - management and operations of hotels and restaurant and investment in hospitality related business through joint ventures
- (d) Fund Management - discontinued operation since previous financial year ended 31 December 2019

**ECM LIBRA GROUP BERHAD (Company No. 200501031433) (713570-K)**  
**Condensed Interim Consolidated Financial Statements**

**9 Segmental reporting (cont'd.)**

	< ---- Continuing operations ---->				Discontinued	Group total
	Investment Holding	Structured Financing	Hospitality	Sub-total	operation-Fund Management	
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
<b>Three months' results ended 31 December 2020</b>						
Revenue	66	157	3,016	3,239	-	3,239
Cost of sales	-	-	(724)	(724)	-	(724)
Gross profit	66	157	2,292	2,515	-	2,515
Other income	23	5	1,325	1,353	-	1,353
Impairment losses	-	-	(7,623)	(7,623)	-	(7,623)
Other expenses	(250)	(54)	(4,240)	(4,544)	-	(4,544)
Operating (loss)/profit	(161)	108	(8,246)	(8,299)	-	(8,299)
Finance costs	(5)	-	(664)	(669)	-	(669)
Share of results of joint ventures	-	-	187	187	-	187
(Loss)/profit before tax	(166)	108	(8,723)	(8,781)	-	(8,781)
Income tax expense	12	(17)	1,070	1,065	-	1,065
(Loss)/profit after tax	(154)	91	(7,653)	(7,716)	-	(7,716)
Included in the (loss)/profit after tax are:						
- Interest income	65	132	9	206	-	206
- Gain on bargain purchase	-	-	1,265	1,265	-	1,265
- Depreciation and amortisation	(99)	-	(1,180)	(1,279)	-	(1,279)
<b>Three months' results ended 31 December 2019</b>						
Revenue of which:	648	159	2,436	3,243	-	3,243
Cost of sales	-	-	(792)	(792)	-	(792)
Gross profit	648	159	1,644	2,451	-	2,451
Other income	(1)	5	809	813	-	813
Other expenses of which:	(1,856)	(25)	(1,908)	(3,789)	-	(3,789)
Operating (loss)/profit	(1,209)	139	545	(525)	-	(525)
Interest expense	(32)	-	(296)	(328)	-	(328)
Share of results of joint ventures	-	-	(1,708)	(1,708)	-	(1,708)
(Loss)/profit before tax	(1,241)	139	(1,459)	(2,561)	-	(2,561)
Income tax expense	(18)	(30)	-	(48)	-	(48)
(Loss)/profit after tax	(1,259)	109	(1,459)	(2,609)	-	(2,609)
Included in the (loss)/profit after tax are:						
- Interest income	284	148	-	432	-	432
- Gain on bargain purchase	-	-	808	808	-	808
- Depreciation and amortisation	(240)	-	(192)	(432)	-	(432)

**ECM LIBRA GROUP BERHAD (Company No. 200501031433) (713570-K)**  
**Condensed Interim Consolidated Financial Statements**

**9 Segmental reporting (cont'd.)**

	< ---- Continuing operations ---->				Discontinued	Group total RM'000
	Investment Holding RM'000	Structured Financing RM'000	Hospitality RM'000	Sub-total RM'000	Fund Management RM'000	
<b>Twelve months' results ended 31 December 2020</b>						
Revenue	756	586	10,944	12,286	-	12,286
Cost of sales	-	-	(3,418)	(3,418)	-	(3,418)
Gross profit	756	586	7,526	8,868	-	8,868
Other income	19	5	1,808	1,832	-	1,832
Impairment losses	-	-	(7,623)	(7,623)	-	(7,623)
Other expenses	(2,013)	(130)	(18,567)	(20,710)	-	(20,710)
Operating (loss)/profit	(1,238)	461	(16,856)	(17,633)	-	(17,633)
Finance costs	(22)	-	(1,691)	(1,713)	-	(1,713)
Share of results of joint ventures	-	-	(3,265)	(3,265)	-	(3,265)
(Loss)/profit before tax	(1,260)	461	(21,812)	(22,611)	-	(22,611)
Income tax expense	12	(95)	1,070	987	-	987
(Loss)/profit after tax	(1,248)	366	(20,742)	(21,624)	-	(21,624)
Included in the (loss)/profit after tax are:						
- Interest income	627	528	9	1,164	-	1,164
- Gain on bargain purchase	-	-	1,265	1,265	-	1,265
- Depreciation and amortisation	(394)	-	(2,094)	(2,488)	-	(2,488)

**Twelve months' results ended 31 December 2019**

Revenue	1,606	2,131	8,006	11,743	6,251	17,994
Cost of sales	-	-	(2,513)	(2,513)	-	(2,513)
Gross profit	1,606	2,131	5,493	9,230	6,251	15,481
Other income	68	11	948	1,027	35,049	36,076
Other expenses	(7,920)	(87)	(5,041)	(13,048)	(5,653)	(18,701)
Operating (loss)/profit	(6,246)	2,055	1,400	(2,791)	35,647	32,856
Interest expense	(32)	-	(985)	(1,017)	-	(1,017)
Share of results of joint ventures	-	-	(1,212)	(1,212)	-	(1,212)
(Loss)/profit before tax	(6,278)	2,055	(797)	(5,020)	35,647	30,627
Income tax expense	(18)	(177)	-	(195)	(98)	(293)
(Loss)/profit after tax	(6,296)	1,878	(797)	(5,215)	35,549	30,334
Included in the (loss)/profit after tax are:						
- Interest income	466	1,904	-	2,370	153	2,523
- Gain on bargain purchase	-	-	808	808	-	808
- Depreciation and amortisation	(389)	-	(270)	(659)	(176)	(835)

**9 Segmental reporting (cont'd.)**

	<b>Investment Holding RM'000</b>	<b>Structured Financing RM'000</b>	<b>Hospitality RM'000</b>	<b>Group total RM'000</b>
<b>Assets and liabilities as at 31 December 2020</b>				
Segment assets	<b>29,748</b>	<b>7,762</b>	<b>27,179</b>	<b>64,689</b>
Investment in joint ventures	-	-	<b>64,902</b>	<b>64,902</b>
Acquisition of property, plant and equipment	<b>1</b>	-	<b>75,627</b>	<b>75,628</b>
Acquisition of right-of-use assets	-	-	<b>17,596</b>	<b>17,596</b>
Acquisition of intangible assets	-	-	<b>2,810</b>	<b>2,810</b>
Total assets	<b>29,749</b>	<b>7,762</b>	<b>188,114</b>	<b>225,625</b>
Total liabilities	<b>599</b>	<b>8</b>	<b>47,343</b>	<b>47,950</b>
<b>Assets and liabilities as at 31 December 2019</b>				
Segment assets	96,936	7,464	47,679	152,079
Investment in joint ventures	-	-	65,762	65,762
Additions to property, plant and equipment	85	-	10,029	10,114
Total assets	97,021	7,464	123,470	227,955
Total liabilities	1,006	17	24,407	25,430

**10 Changes in the composition of the Group**

There were no material changes in the composition of the Group for the current financial year ended 31 December 2020.

**11 Changes in contingent liabilities or contingent assets**

As at 31 December 2020, the Group does not have any contingent assets and liabilities.

**12 Property, plant and equipment**

During the current financial year ended 31 December 2020, the Group acquired properties known as Tune Hotel KLIA Aeropolis, Tune Hotel Danga Bay, the Chow Kit, an Ormond Hotel and Momo's Kuala Lumpur as disclosed in Note 16.

### 13 Subsequent events

There were no items, transactions or events of material or unusual in nature during the period from the end of the quarter under review to the date of this report.

### 14 Related party disclosures

All related party transactions and balances within the Group had been entered into in the normal course of business and were carried out on normal commercial terms.

### 15 Financial instruments

#### (a) Categories of financial instruments

The table below provides an analysis of financial instruments categorised as follows:

- (i) Financial assets measured at amortised cost ("FA");
- (ii) Financial assets at fair value through other comprehensive income ("FVOCI"); and
- (iii) Financial liabilities measured at amortised cost ("FL").

<b>31 December 2020</b>	<b>Carrying amount RM'000</b>	<b>FA RM'000</b>	<b>FVOCI RM'000</b>	<b>FL RM'000</b>
<b>Financial assets</b>				
Other investments	15,488	-	15,488	-
Trade and other receivables	1,809	1,809	-	-
Loans, advances and financing	5,738	5,738	-	-
Cash and cash equivalents	16,589	16,589	-	-
	<b>39,624</b>	<b>24,136</b>	<b>15,488</b>	<b>-</b>
<b>Financial liabilities</b>				
Loans and borrowings	(39,165)	-	-	(39,165)
Lease liabilities	(4,202)	-	-	(4,202)
Trade and other payables	(4,442)	-	-	(4,442)
	<b>(47,809)</b>	<b>-</b>	<b>-</b>	<b>(47,809)</b>

**15 Financial instruments (cont'd.)**

**(b) Financial assets that are carried at fair value**

The Group classifies financial assets which are measured at fair value according to the following hierarchy, reflecting the significance of inputs used in making the fair value measurements:

Level 1: Quoted prices (unadjusted) in active markets for identical assets.

Level 2: Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable.

Level 3: Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

As at 31 December 2020, the Group's financial instruments which are measured at fair value analysed by the various levels within the fair value hierarchy are as follows:

<b>31 December 2020</b>	<b>Level 1 RM'000</b>	<b>Level 2 RM'000</b>	<b>Level 3 RM'000</b>	<b>Total RM'000</b>
<b>Financial assets</b>				
Financial assets at fair value through other comprehensive income				
- Quoted shares	203	-	-	203
- Unquoted investments	-	-	15,285	15,285
	<b>203</b>	<b>-</b>	<b>15,285</b>	<b>15,488</b>

The methods and valuation techniques used for the purpose of measuring fair value are unchanged compared with the last financial year ended 31 December 2019.

There have been no transfers between the levels of the fair value hierarchy during the current financial year ended 31 December 2020.

**(c) Financial assets that are not carried at fair value**

The carrying amount of financial assets and financial liabilities at amortised cost are reasonable approximation of their fair values.

**Part B – Additional information required by the listing requirements of Bursa Malaysia Securities Berhad**

**16 Status of corporate proposals announced**

**Proposed Acquisition of Hospitality Assets**

On 8 August 2019, the Company announced that ECML Hotels Sdn Bhd, a wholly-owned subsidiary of the Company, had on even date entered into a conditional sale and purchase agreement (“SPA”) with OMT Hotels Sdn Bhd (formerly known as Tune Hotels Sdn Bhd) for the proposed acquisition of:

- (a) a piece of land together with a 7-storey limited-service hotel known as "Tune Hotel @ Danga Bay" comprising 218 hotel rooms;
- (b) two pieces of land in Bandar Kuala Lumpur together with an existing structure which is being re-developed into two hotels to be known as “The Chow Kit, an Ormond hotel” comprising 113 hotel rooms and “MoMo’s Kuala Lumpur” comprising 99 hotel rooms and one piece of vacant land; and
- (c) hospitality businesses (as defined therein)

for a total cash consideration of RM62.04 million upon the terms and conditions as set out in the SPA (collectively referred to as "Proposed Acquisition of Hospitality Assets").

The Proposed Acquisition of Hospitality Assets was completed on 2 September 2020.

Other than the above, there are no corporate proposals announced but not completed as at 26 February 2021.



## **17 Review of performance of continuing operations**

### **(a) Financial year ended 31 December 2020 compared with the previous financial year ended 31 December 2019**

For the current financial year ended 31 December 2020 ("12M FY2020"), the Group recorded a total revenue of RM12.29 million, an increase of 5% compared with RM11.74 million recorded in the previous financial year ended 31 December 2019 ("12M FY2019"). The higher revenue was mainly attributable to the Acquisition of Hospitality Assets as disclosed in Note 16 completed in 12M FY2020.

The loss in 12M FY2020 was RM21.62 million compared with RM5.22 million in 12M FY2019, an increase of 315% was attributed largely to losses in Hospitality segment which was impacted by the Covid-19 pandemic.

### **(b) Quarter ended 31 December 2020 compared with quarter ended 31 December 2019**

For the current financial quarter ended 31 December 2020 ("Q4 FY2020"), the Group recorded a total revenue of RM3.24 million, in consistent with the preceding year corresponding quarter ended 31 December 2019 ("Q4 FY2019"). The loss in Q4 FY2020 was RM7.72 million, a increase of 196% compared with RM2.61 million loss recorded in Q4 FY2019.

The performance of the respective operating business segments for the financial quarter/year ended 31 December 2020 as compared to the preceding year corresponding quarter/year analysed as follows:

#### **(i) Investment Holding**

For the current financial quarter/year under review, decrease in income was mainly due to lower distribution income from investments and the drop in interest income following the drop in interest rates by the licensed banks. Despite the lower income, loss after tax was lower attributed to on-going cost containment measures.

#### **(ii) Structured Financing**

For the current quarter/year under review, the lower income was principally due to repayment of RM40.00 million by borrower in May 2019. This has resulted in drop of gross loans, advances and financing portfolio to RM5.74 million since quarter ended 30 June 2019.

#### **(iii) Hospitality**

For the current financial quarter/year under review, the increase in losses by Hospitality segment reflects the difficult operating conditions in light of the Covid-19 pandemic. The Covid-19 pandemic led to the implementation of the Movement Control Order since 18 March 2020 by the Malaysian government. This resulted in lower operating income and impairment losses of RM7.62 million of the assets. The segment had also incurred stamping and acquisition transaction fees of RM2.48 million and pre-operating expenses of RM1.94 million for Proposed Acquisition of Hospitality Assets as disclosed in Note 16.

**18 Review of performance of current financial quarter against immediate preceding financial quarter**

	<b>Current quarter</b>	Immediate
	<b>31-Dec-20</b>	preceding quarter
	<b>RM'000</b>	30-Sep-20
		RM'000
Revenue	<b>3,239</b>	2,595
Cost of sales	<b>(724)</b>	(889)
<b>Gross profit</b>	<b>2,515</b>	1,706
Other income	<b>1,353</b>	390
Impairment losses	<b>(7,623)</b>	-
Other expenses	<b>(4,544)</b>	(8,455)
<b>Operating loss</b>	<b>(8,299)</b>	(6,359)
Finance costs	<b>(669)</b>	(500)
Share of results of joint ventures	<b>187</b>	(695)
<b>Loss before tax</b>	<b>(8,781)</b>	(7,554)
Income tax expense	<b>1,065</b>	(25)
<b>Loss for the period attributable to owners of the Company</b>	<b>(7,716)</b>	(7,579)

The Group's loss for the current quarter of RM7.72 million, mainly comprised of impairment loss of assets of RM7.62m, increase of 2% as compared with RM7.58 million in the immediate preceding quarter. In the immediate preceding quarter, the Group incurred stamping and acquisition transaction fees of RM2.48 million and pre-operating expenses of RM1.94 million for Proposed Acquisition of Hospitality Assets as disclosed in Note 16.

The losses recorded was attributed largely to the continued losses in the Hospitality segment which was impacted by the effect of the Covid-19 pandemic. The demand for hotel stays by both leisure and business segments were severely impacted in view of the suspension of air services and the closure of national borders regionally and the Government of Malaysia's mandated restriction of movement.

**19 Group's prospects**

The Covid-19 pandemic continues to impact the Group's hospitality portfolio. Malaysia's continued closure of borders and repeated movement control orders have prevented a sustained recovery in hotel occupancies. Whilst the Group continues to focus on realising cost and operational efficiencies, most of these have been realised over the course of the past year and the near to medium-term outlook remains challenging.

**20 Profit forecast**

The Group did not issue any profit forecast or profit guarantee for the current financial quarter.

**ECM LIBRA GROUP BERHAD (Company No. 200501031433) (713570-K)**  
**Condensed Interim Consolidated Financial Statements**

**21 Loss before tax**

	Quarter Ended		Year-to-Date Ended	
	31-Dec-20 RM'000	31-Dec-19 RM'000	31-Dec-20 RM'000	31-Dec-19 RM'000
<b>Loss before tax for the period is stated after charging/(crediting):</b>				
Auditors' remuneration:				
- statutory audit	94	22	171	106
- regulatory-related services	5	5	5	5
Allowance for expected credit losses of:				
- trade receivables	69	-	69	-
- other receivables	23	43	23	43
Amortisation of intangible assets	33	-	33	-
Depreciation of property, plant and equipment	529	247	1,445	474
Depreciation of right-of-use assets	717	185	1,010	185
(Gain)/loss on foreign exchange translation	(7)	3	3	5
Impairment loss on property, plant and equipment	3,380	-	3,380	-
Impairment loss on right-of-use assets	1,644	-	1,644	-
Impairment loss on intangible assets	2,599	-	2,599	-
Intangible assets written-off	41	-	41	-
Interest expense	494	286	1,453	970
Interest expense on lease liabilities	175	42	260	47
Loss on disposal of property, plant and equipment	-	-	4	-
Personnel expenses	2,190	1,865	7,590	7,384
Proposed Acquisition of Hospitality Assets:				
- pre-operating expenses	-	-	1,939	-
- stamping and acquisition transaction fees	-	-	2,484	-
Rental income of premises	(82)	(35)	(259)	(145)
Net gain on financial assets at fair value through profit or loss	-	(382)	(128)	(1,158)
Gain on bargain purchase	(1,265)	(808)	(1,265)	(808)
Interest income	(206)	(432)	(1,164)	(2,370)

Other than the above items, there were no other investment income, write off of receivables, gain or loss on disposal of properties, impairment of assets and exceptional items for the current financial quarter and financial year to date.

**ECM LIBRA GROUP BERHAD (Company No. 200501031433) (713570-K)**  
**Condensed Interim Consolidated Financial Statements**

**22 Income tax expense**

	<b>Quarter Ended</b>		<b>Year-to-Date Ended</b>	
	<b>31-Dec-20</b>	31-Dec-19	<b>31-Dec-20</b>	31-Dec-19
	<b>RM'000</b>	RM'000	<b>RM'000</b>	RM'000
<b>In respect of current period/year</b>				
- Income tax	<b>17</b>	30	<b>95</b>	247
- Deferred tax	<b>(1,082)</b>	18	<b>(1,082)</b>	46
- Income tax expense of discontinued operation	-	-	-	(98)
Total income tax expense	<b>(1,065)</b>	48	<b>(987)</b>	195

The effective tax rates of the Group for the current and previous corresponding periods were higher than the statutory tax rate of 24% principally due to certain expenses being not deductible for tax purposes.

**23 Group Borrowings**

The Group's borrowings as at 31 December 2020 are as follows:

	<b>Secured</b>
	<b>RM'000</b>
<b>Current</b>	
Term loans	542
Revolving credits	<u>20,212</u>
	<b>20,754</b>
<b>Non-current</b>	
Term loans	<u>18,411</u>
<b>Total borrowings</b>	<b><u>39,165</u></b>

The Group entered into an agreement for revolving credit facility of up to RM40,000,000. RM20,207,710 was drawn down during the current year-to-date ended 31 December 2020 to finance the Proposed Acquisition of Hospitality Assets as disclosed in Note 16.

The Company has provided corporate guarantee for the Group Borrowings disclosed above.

**24 Dividend**

No dividend has been proposed for the current quarter and year-to-date ended 31 December 2020.

**25 Material litigations**

The Group does not have any material litigation which would materially and adversely affect the financial position of the Group.

**26 Earnings/(loss) per ordinary share**

**(a) Basic earnings/(loss) per ordinary share**

The basic earnings/(loss) per ordinary share is calculated by dividing the net profit/(loss) for the reporting period/year by the weighted average number of ordinary shares in issue during the reporting

	<b>Quarter Ended</b>		<b>Year-to-Date Ended</b>	
	<b>31-Dec-20</b>	31-Dec-19	<b>31-Dec-20</b>	31-Dec-19
(Loss)/profit for the period attributable to owners of the Company (RM'000):				
- from continuing operations	<b>(7,716)</b>	(2,609)	<b>(21,624)</b>	(5,215)
- from discontinued operation	-	-	-	35,549
	<b>479,926</b>	479,926	<b>479,926</b>	479,926
Weighted average number of ordinary shares in issue ('000)				
Basic earnings/(loss) per ordinary share (sen):				
- from continuing operations	<b>(1.61)</b>	(0.54)	<b>(4.51)</b>	(1.09)
- from discontinued operation	-	-	-	7.41
	<b>(1.61)</b>	(0.54)	<b>(4.51)</b>	6.32

**(b) Diluted earnings/(loss) per ordinary share**

The diluted earnings/(loss) per ordinary share for the current quarter and year-to-date ended 31 December 2020 was not presented as there is no potential dilutive ordinary share.

**Date: 26 February 2021**