(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION As at 31 December 2018

		(Restated)
	As at	As at
	31.12.2018	31.03.2018
ASSETS	RM'000	RM'000
Non-current assets		
Property, plant and equipment	230,224	224,358
Intangible asset	565	561
Investment properties	46,934	9,920
Inventories	325,990	324,956
Investment in jointly controlled entities	159,613	148,850
Investment in associates	64,095	48,924
Deferred tax assets	750	
	828,171	757,569
Current assets		
Inventories	403,005	438,749
Property Development Costs	-	-
Trade and other receivable	119,956	61,274
Tax recoverable	7,321	12,209
Cash and Cash Equivalents	79,127	141,219
	609,409	653,451
TOTAL ASSETS	1,437,580	1,411,020
EQUITY AND LIABILITIES		
Equity attributable to owners of the Company		
Share Capital	213,541	213,541
Reserves	670,071	645,057
	883,612	858,598
Non-controlling interest	-	-
Total equity	883,612	858,598
Non-current liabilities		
Bank Borrowings	199,162	151,581
Deferred taxation	15,067	3,037
	214,229	154,618
Current liabilities		
Trade and other payables	107,996	113,995
Bank Borrowings	228,860	280,862
Taxation	2,883	2,947
	339,739	397,804
Total liabilities	553,968	552,422
TOTAL EQUITY AND LIABILITIES	1,437,580	1,411,020
Net assets per ordinary share attributable to		
owners of the Company (sen)	207.36	201.49

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Financial Report for the year ended 31st March 2018

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED INCOME STATEMENT

for the 3rd quarter ended 31 December 2018

(The figures have not been audited)

	Current quarter ended 31.12.2018	(Restated) Comparative quarter ended 31.12.2017	Current 9 months ended 31.12.2018	(Restated) Corresponding 9 months ended 31.12.2017
	RM'000	RM'000	RM'000	RM'000
Revenue	68,767	36,469	195,459	153,827
Operating expenses	(65,861)	(52,791)	(166,094)	(148,685)
Other operating income	1,684	108,320	8,025	111,004
Profit from operations	4,590	91,998	37,390	116,146
Depreciation	(1,077)	(929)	(3,237)	(2,802)
Finance costs	(4,555)	(4,576)	(13,950)	(15,730)
Share of jointly controlled entities results	6,528	(1,571)	2,351	(2,895)
Profit before taxation	5,486	84,922	22,554	94,719
Taxation	(840)	(1,814)	(7,237)	(6,455)
Profit for the period	4,646	83,108	15,317	88,264
Attributable to:				
Owners of the Company	4,646	83,108	15,317	88,264
Non-controlling interest	0	0	0	0
Profit for the period	4,646	83,108	15,317	88,264
Earning per share - basic (sen) - diluted (sen)	1.09	19.50 -	3.59	20.71

The Condensed Consolidated Income Statement should be read in conjunction with the Annual Financial Report for the year ended 31st March 2018

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

for the 3rd quarter ended 31 December 2018

(The figures have not been audited)

		(Restated)		(Restated)
	Current	Comparative	Current	Corresponding
	quarter	quarter	9 months	9 months
	ended	ended	ended	ended
	31.12.2018	31.12.2017	31.12.2018	31.12.2017
	RM'000	RM'000	RM'000	RM'000
Profit for the period	4,646	83,108	15,317	88,264
Fair value changes in available-for-sale				
financial asset	0	0	0	0
Foreign currency translation				
differences for foreign operations	19,494	(7,621)	20,350	(632)
Fair Value changes in PPE	0	0	0	0
	· · · · · · · · · · · · · · · · · · ·			
Other comprehensive income	19,494	(7,621)	20,350	(632)
Total comprehensive income	24,140	75,487	35,667	87,632
•				
Attributable to:				
Owners of the Company	24,140	87,632	35,667	87,632
Non-controlling interest	0	0	0	0
Total comprehensive income	24,140	75,487	35,667	87,632

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Report for the year ended 31st March 2018

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

for the 9 months ended 31 December 2018

(The figures have not been audited)

	Share capital RM'000	Share premium RM'000	Revaluation reserve RM'000	Capital reserve RM'000	Fair value reserve RM'000	Exchange Fluctuation RM'000	Retained profits RM'000	Total RM'000
Current 9 months ended 31 December 2018								
As at 1 April 2018 Effects of adopting MFRS 9 Effects of adopting MFRS 15	213,541	- - -	87,597 - - 87,597	7,861 - - - 7,861	- - -	21,431	557,254 (4,849) (24,237)	887,684 (4,849) (24,237)
Movement during the period: - Total comprehensive income	213,341	-	87,397	7,801	-	21,431	528,168	858,598
for the the period - Dividend paid	- -	- -	-	-	- -	20,350	15,317 (10,653)	35,667 (10,653)
As at 31 December 2018 =	213,541	-	87,597	7,861	-	41,781	532,832	883,612
Preceeding 9 months ended 31 December 2017								
As at 1 April 2017 Effects of adopting MFRS 9 Effects of adopting MFRS 15 Restated	213,541	- - - -	50,433	7,861 - - - 7,861	- - - -	39,223 - - 39,223	565,189 (5,068) (7,830) 552,291	876,247 (5,068) (7,830) 863,349
Movement during the period: - Total comprehensive income for the the period - Dividend paid	- -	- -	- -	-	- -	(632) -	88,264 (10,653)	87,632 (10,653)
As at 31 December 2017	213,541	-	50,433	7,861	-	38,591	629,902	940,328

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

for the 9 months ended 31 December 2018

(The figures have not been audited)	Current 9 months	(Restated) Corresponding 9 months
	ended 31.12.2018 RM'000	ended 31.12.2017 RM'000
CASHFLOW FROM OPERATING ACTIVITIES Profit before taxation	22,554	94,719
Adjustment for : Non-cash items	14,994	5,697
Non-operating items (which are investing / financing)	12,828	(91,627)
Operating profit before working capital changes	50,376	8,789
Changes in working capital		
Receipts from customer	(15,842)	(225,117)
Payments to supplier, contractors and employee	(3,684)	(10,097)
Interest paid Tax paid	(13,854) (8,287)	(15,629) (22,720)
Net cashflows from operating activities	8,709	(264,774)
CASHFLOW FROM INVESTING ACTIVITIES Equity investments	(11.010)	(20.250)
Other investments	(11,019) (42,263)	(39,250) 467,041
Investment in jointly controlled entities	(42,203)	-
Purchase/Disposal of property, plant and equipment	(8,474)	(809)
Proceeds from disposal of property, plant and equipment	-	-
Net cashflows from investing activities	(61,756)	426,982
CASHFLOW FROM FINANCING ACTIVITIES		
Dividend paid to MI Shareholders of subsidiary companies	-	-
Dividend paid to Shareholder of Company	(10,653)	(10,653)
Withdrawal of fixed deposit pledged	-	-
Drawdown of bank borrowings	- (4.400)	54,483
Repayment of bank borrowings	(4,422)	(244,221)
Repayment of JV company Advances to associates	<u>-</u>	(5,375) (16,196)
Net cashflows from financing activities	(15,075)	(221,962)
Net cashiows from financing activities	(13,073)	(221,902)
NET CHANGE IN CASH & CASH EQUIVALENTS	(68,122)	(59,754)
CASH & CASH EQUIVALENTS AT BEGINNING OF THE PERIOD	138,874	156,010
EFFECT OF EXCHANGE RATE CHANGES	6,068	(3,070)
CASH & CASH EQUIVALENTS AT END OF THE PERIOD	76,820	93,186
Represented by:		
Cash and Cash Equivalents less:	79,127	95,493
Amount pledged as security for bank facilities	(195)	(195)
Deposit with licenced banks with maturity more than 3 months	(2,112)	(2,112)
	76,820	93,186

The Condensed Consolidated Statemement of Cash Flows should be read in conjunction with the Annual Financial Report for the year ended 31st March 2018

QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE 3RD FINANCIAL QUARTER ENDED 31 DECEMBER 2018

Part A - Selected Explanatory Notes pursuant to Malaysia Financial Reporting Standard 134 ("MFRS 134")

A1. Basis of preparation

The interim financial report has been prepared in accordance with MFRS 134 - Interim Financial Reporting and Chapter 9 Part K of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements of the Group for the financial period ended 31 March 2018 are the first set of financial statements prepared in accordance with the Malaysia Financial Reporting Standards ("MFRS") Framework. The MFRS Framework is effective for the Group from 1 April 2018 and the date of transition to the MFRS Framework for the purposes of preparation on the MFRS compliant financial statements is 1 January 2017.

The interim financial statements should be read in conjunction with the Group's audited consolidated financial statements for the financial year ended 31 March 2018. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 31 March 2018.

A2. Changes in accounting policies

The same accounting policies and method of computation are followed in the interim financial statements as compared with the most recent annual financial statements for the year ended 31 March 2018 except for the adoption of the following amendments to MFRSs:

MFRS 15
Amendments to MFRS 15
MFRS 9
Amendments to MFRS 1
Amendments to MFRS 1
Amendments to MFRS 1
Amendments to MFRS 1
Transfers of Investment Property

Revenue from Contracts with Customers
Clarifications to MFRS 15
Financial Instruments
First time Adoption of MFRS 1 (Annual Improvements to MFRSs 2014-2016 Cycle)
Transfers of Investment Property

Amendments to MFRS 2 Classification and Measurement of Share-based

Payment Transactions

Amendments to MFRS 4 Applying MFRS 9 – Financial Instruments with MFRS

4 – Insurance Contracts

Amendments to MFRS 128 Investments in Associates and Joint Ventures (Annual

Improvements to MFRSs 2014-2016 Cycle)

The Group have not applied the following standards, amendments and interpretations that have been issued by the MASB but are not yet effective:

		Effective for annual periods beginning on or after
MFRS 16	: Leases	1 January 2019
IC Interpretation 23	: Uncertainty Over Income Tax Treatments	1 January 2019
Amendments to:		
MFRS 9	: Prepayment Features with Negative	1.1. 2010
MFRS 128	Compensation : Long-term Interest in Joint Ventures and	1 January 2019
MFRS 3 & MFRS 11	Associates : Previously Held Interest in a Joint Operation (Annual Improvements to MFRSs 2015 – 2017)	1 January 2019
MFRS 112	Cycle) : Income Taxes Consequences of Payments on	1 January 2019
MFRS 123	Financial Instruments Classified as Equity (Annual Improvements to MFRSs 2015 – 201 Cycle)	7 1 January 2019
MFRS 123	: Borrowing Cost Eligible for Capitalisation (Annual Improvements to MFRSs 2015 – 2017 Cycle)	
MFRS 10 & MFRS 128	: Sales or Contribution of Assets between an investor and its Associate or Joint Venture	Deferred
MFRS 2	:Share-Based Payment	1 January 2020
MFRS 3	:Business Combinations	1 January 2020
MFRS 6	:Exploration for and Evaluation of Mineral Resources	1 January 2020
MFRS 14	:Regulatory Deferral Accounts	1 January 2020
MFRS 101	:Presentation of Financial Statements	1 January 2020
MFRS 108	:Accounting Policies, Changes in Accounting Estimates and Errors MFRS 134 Interim Financial Reporting	g 1 January 2020
MFRS 137	:Provisions, Contingent Liabilities and Contingent Assets	1 January 2020
MFRS 138	:Intangible Assets	1 January 2020
IC Interpretation 12	:Service Concession Arrangements	1 January 2020
IC Interpretation 19	:Extinguishing Financial Liabilities with Equity Instruments	1 January 2020

IC Interpretation 20 :Stripping Costs in the Production

Phase of a Surface Mine 1 January 2020

IC Interpretation 22 :Foreign Currency Transactions and

Advance Consideration 1 January 2020

IC Interpretation

132 :Intangible Assets-Web Site Costs 1 January 2020

Malaysian Financial Reporting Standards ("MFRS")

On 19 November 2011, the Malaysian Accounting Standards Board ("MASB") issued a new MASB approved accounting framework, the MFRS. The MFRS is to be applied by all Entities Other Than Private Entities for annual periods beginning on or after 1 January 2012, with the exception of entities subject to the application of MFRS 141 Agriculture ("MFRS 141") and IC Interpretation 15 Instruments Agreements for Construction of Real Estate ("IC 15"), including its parent, significant investor and venture (here in referred to as "Transitioning Entities"). Transitioning Entities will be allowed to defer adoption of the new MFRS for an additional one year.

On 8 September 2015, MASB further announced that the Transitioning Entities are allowed to extend their deferment on the adoption of MFRS Framework for another year. As such, the MFRS Framework will be mandatory for all companies for annual period beginning on or after 1 January 2018.

The Group falls within the definition of Transitioning Entities and has opted to defer adoption of the new MFRS. Accordingly, the Group will be required to prepare its first MFRS financial statements for the year ending 31 March 2019. In presenting its first MFRS financial statements, the Group will quantify the financial effects of the differences between the current FRS and MFRS. The majority of the adjustments required on transition will be made, retrospectively, against opening retained earnings.

A3. Audit Report of Preceding Annual Financial Statements

The Group's preceding annual financial statements were reported without any qualification.

A4. Seasonality or Cyclicality of Operations

The business operations of the Group are generally not affected by seasonal or cyclical factors except for the hotel operations which are generally affected by major festive seasons.

A5. Unusual items affecting Assets, Liabilities, Equity, Net Income or Cashflows

There are no unusual items affecting assets, liabilities, equity, net income or cashflows during the financial year under review.

A6. Change in Estimate

There were no material changes in estimates reported in prior interim periods of the current financial year or in prior financial years which have a material effect in the current interim period.

A7. Debt and Equity Securities

There were no issuance and repayment of debt and equity securities, share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares during the current financial quarter and year-to-date ended 31 December 2018.

A8. Dividend Paid

A dividend of RM10,653,190.44 for the year ended 31 March 2018 was paid during the last quarter.

A9. Segment Revenue and Segment Result By Business Segments

Primary reporting format – business segment

All the operations of the Group are organised in Malaysia into six main business segments:

(i) Property investments

- letting of commercial properties

(ii) Property development

- property development

(iii) Hotel operations

- operation of hotel and related services

(iv) Investment holding

- holding of shares in quoted and non-quoted

(v) Property Support Service - providing support service to purchasers of properties developed by the SDB Group

(vi) Others

- provision of management services.

Transactions between segments were entered into in the normal course of business and were established on terms and conditions that are not materially different from that obtainable in transactions with unrelated parties. The effects of such intersegmental transactions are eliminated on consolidation.

				Property			
	Property	Hotel	Property	Support	Investment	Others/	
	Investment	Operations	Development	Services	Holding	Elimination	Consolidated
RM'000		_	_		_		
REVENUE							
External Sales	73	10,407	195,854	103	0	474	206,911
Inter-segment Sales	153	0	0	(1)	0	(107)	45
Total revenue	226	10,407	195,854	102	0	367	206,956
RESULTS							
Segment results	222	(4,690)	66,329	(669)	17,021	(31,868)	46,345
Unallocated corporate							
(expenses)/income							(1,830)
Operating profit							44,515
Finance cost, net							(13,950)
Share of net profit/(loss)							
of associated companies							(3,767)
Income taxes							(9,723)
Profit for the period							17,075

(b) Secondary reporting format – geographical segment The operations of the Group are substantially carried out in Malaysia except for SDB Asia Pte Ltd and SDB Green Energy Pte Ltd which is incorporated in Singapore.

A10. Valuation of property, plant and equipment

The valuations of property, plant and equipment have been brought forward without amendments from the most recent annual financial statements for the year ended 31 March 2018.

A11. Material Events Subsequent to the End of the Period

There are no material events subsequent to 31 December 2018 up to the date of this announcement that has not been reflected in the financial statements as at 31 December 2018.

A12. Effects of Changes in the Composition of the Group

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

A13. Changes in Contingent Liabilities and Contingent Assets

The Group does not have any contingent liabilities and contingent assets as at the last annual balance sheet date up to the current financial year to-date.

Part B - Selected Explanatory Notes pursuant to Appendix 9B of the Bursa Malaysia Securities Berhad Listing Requirements

B1. Review of Performance of the Company and its Principal Subsidiaries

For the 9 months ended 31 December 2018, the Group recorded an increase in turnover amounting to RM195.46 million compared to the corresponding last financial year. The increase was mainly due to marketing strategy implemented by the group to convert the stock into sales. The decrease in net profit was mainly due to the completion of disposal of Wisma Selangor Dredging on 5th December 2017 during corresponding financial year.

Fortress Mining Sdn Bhd, a 37% associate company, which engage in iron ore mining has contributed RM5.17 million of net profit to the Group during the financial year

B2. Material Changes in Profit Before Tax of the Current Quarter compared to the Immediate Preceding Quarter

For the quarter ended 31 December 2018, the Group registered a lower profit before tax of RM5.49 million compared to RM13.55 million recorded in the preceding quarter ended 30 September 2018. This was mainly due to cost savings of the final claim for completed projects and recognizing contribution from UNA during the last quarter.

B3. Prospects for the Current Financial Year

The outlook for remaining financial year is expected to remain challenging as the demand in property market remain soft as banks are still stringent on the end financing application. The Group will remain cautious for the rest of the year.

In a review of above mentioned factors, the Group will continue to strategize its marketing activities in order to convert its inventories into sales and adopt cautious approach in launching any new projects. Currently the Group has approximately RM205 million of unbilled sales in hand which is derived from mainly ongoing projects.

B4. Variance of Actual Profit from Forecast Profit and Shortfall in Profit Guarantee Not Applicable.

B5. Taxation

Tax charge comprises the following:-

		Current	Financial
		quarter	year
		31-12-18	31-12-18
		RM'000	RM'000
-	current taxation	2,323	10,697
-	associated companies	0	0
-	deferred taxation	(132)	(2,109)
-	under/(over) provision in prior years		
	- Current	(1,352)	(1,352)
	- Deferred	0	0
		839	7,236

For the current quarter, the Group's taxation is higher compared to the statutory rate mainly due to the offset effect amongst subsidiaries which has more losses before taxation.

B6. Status of Corporate Proposal

- (a) Since the last balance sheet date, there were no corporate proposals announced.
- (b) Status of utilization of proceeds raised from any corporate proposal Not Applicable.

B7. Group Borrowings and Debts Securities

Total Group borrowings as at 31 December 2018 are as follows:-

Secured: Revolving Credit 70,000 Term Loan 168,022 Repayments due within the next 12 months (38,860) Sub-Total 199,162 Unsecured: 0 Revolving Credit 0 Term Loan 0
Term Loan 168,022 Repayments due within the next 12 months (38,860) Sub-Total 199,162 Unsecured: Revolving Credit 0
Repayments due within the next 12 months Sub-Total 199,162 Unsecured: Revolving Credit 0
Unsecured: Revolving Credit Sub-Total 199,162 0
Unsecured: Revolving Credit 0
Revolving Credit 0
-
Term Loan
Term Loan
Repayments due within the next 12 months0
Sub-Total0
Short Term Bank Borrowing
Secured:
Revolving Credit 125,000
Term Loan 0
Current portion of long term borrowing 38,860
Sub-Total163,860
Unsecured:
Revolving Credit 65,000
Term Loan 0
Current portion of long term borrowing0
Sub-Total65,000
Total 428,022

There were no borrowings or debt securities denominated in foreign currencies except for the followings:

	SGD'000	equivalent RM'000
Borrowings denominated in foreign currency	7,000	21,248

B8. Material Litigation

There were no significant changes in material litigation since the last annual balance sheet date.

B9. Dividend

No dividend has been recommended in respect of the current financial period.

B10. Earnings Per Share

Basic earnings per share is calculated by dividing the Group's net profit for the period by the weighted average number of ordinary shares in issue during the period, disclosed as follows:-

		Current quarter ended 31/12/2018	Comparative quarter ended 31/12/2017	Current 9 months ended 31/12/2018	Corresponding 9 months ended 31/12/2017
(i)	Net profit for the period (RM'000)	4,646	83,108	15,317	88,264
(ii)	Weighted average number of ordinary shares in issue ('000)	426,127	426,127	426,127	426,127
	Basic earnings per share (sen)	e 1.09	19.50	3.59	20.71

The company does not have any dilutive potential ordinary shares outstanding as at 31 December 2018. Accordingly, no diluted earnings per share is presented.

B11. Profit for the Year

	Individu	al Quarter	Cumula	tive Quarter
	Current	Comparative	Current	Corresponding
	quarter	quarter	9 months	9 months
	ended	ended	ended	ended
	30.09.2018	30.09.2017	30.09.2018	30.09.2017
	RM'000	RM'000	RM'000	RM'000
Profit for the period is arrived at after				
crediting:				
Interest Income	98	0	1,122	373
Other Income	1,589	0	6,903	2,040
Foreign Exchange Gain	0	0	0	271
Gain on disposal of quoted investment	0	0	0	0
and after charging:				
Interest expense	4,555	4,576	13,950	15,730
Depreciation	1,077	929	3,237	2,802
Provision for/write off of receivables	0	0	0	0
Provision for/write off of inventories	0	0	0	0
Foreign Exchange Loss	248	0	455	0
_				