

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2019**

	Unaudited As at 31 Mar 2019 RM'000	Audited As at 31 Dec 2018 RM'000
Property, plant and equipment	172,212	171,562
Investments	5,439	5,311
Investment properties	3,136	3,140
Inventories-Land held for property development	160,918	160,496
Goodwill on consolidation	27,100	27,100
Right-of-use asset	729	-
	<u>369,534</u>	<u>367,609</u>
Current assets		
Inventories-Property development costs	165	603
Inventories	77,578	77,576
Biological assets	1,458	1,365
Contract assets	18,453	25,604
Receivables	7,724	12,683
Current tax assets	229	229
Short-term investments	65,763	70,032
Deposits, cash and bank balances	36,542	23,007
	<u>207,912</u>	<u>211,099</u>
Current liabilities		
Payables	18,074	22,514
Current tax liabilities	914	1,504
Lease liability	192	-
	<u>19,180</u>	<u>24,018</u>
Net current assets	188,732	187,081
Non-current liabilities		
Deferred tax liabilities	41,639	41,571
Lease liability	541	-
	<u>42,180</u>	<u>41,571</u>
	<u>516,086</u>	<u>513,119</u>
Share capital	74,945	74,945
Reserves	441,141	438,174
Equity attributable to owners of the Company	<u>516,086</u>	<u>513,119</u>
Net Assets per share (RM)	<u>6.89</u>	<u>6.86</u>

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 December 2018 and the accompanying notes.

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD ENDED 31 MARCH 2019**

	Individual Quarter		Cumulative Quarter	
	Current Quarter Ended 31 Mar 2019 RM'000	Preceding Corresponding Quarter 31 Mar 2018 RM'000	Current Year To Date 31 Mar 2019 RM'000	Preceding Corresponding Year To Date 31 Mar 2018 RM'000
Revenue	13,175	16,158	13,175	16,158
Cost of Sales	(5,717)	(7,839)	(5,717)	(7,839)
Gross profit	7,458	8,319	7,458	8,319
Interest income	749	553	749	553
Other income	843	607	843	607
Depreciation and amortisation	(844)	(754)	(844)	(754)
Administration and other expenses	(4,165)	(5,428)	(4,165)	(5,428)
Finance costs	(9)	-	(9)	-
Profit before taxation	4,032	3,297	4,032	3,297
Income tax expense	(1,193)	(1,109)	(1,193)	(1,109)
Profit net of tax	2,839	2,188	2,839	2,188
Other comprehensive income:				
Changes in fair value of investments	128	(207)	128	(207)
Total comprehensive income	2,967	1,981	2,967	1,981
Profit attributable to owners of the parent	2,839	2,188	2,839	2,188
Total comprehensive income attributable to owners of the parent	2,967	1,981	2,967	1,981
Earnings per share attributable to owners of the Company	sen	sen	sen	sen
Basic / Diluted	3.79	2.92	3.79	2.92

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2018 and the accompanying notes.

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 31 MARCH 2019**

	Attributable to owners of the parent					Total RM'000
	Share capital	Non-distributable		Distributable		
		Fair value reserve	Revaluation reserve	General reserve	Retained profits	
	RM'000	RM'000	RM'000	RM'000	RM'000	
<u>3 months period ended 31 March 2019</u>						
Balance as at 1 January 2019	74,945	5,017	25,824	250	407,083	513,119
Profit for the period	-	-	-	-	2,839	2,839
Other comprehensive income for the period	-	128	-	-	-	128
Total comprehensive income for the period	-	128	-	-	2,839	2,967
Balance as at 31 March 2019	<u>74,945</u>	<u>5,145</u>	<u>25,824</u>	<u>250</u>	<u>409,922</u>	<u>516,086</u>

	Attributable to owners of the parent						Total RM'000
	Share capital	Non-distributable			Distributable		
		Share premium	Fair value reserve	Revaluation reserve	General reserve	Retained profits	
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	
<u>3 months period ended 31 March 2018</u>							
Balance as at 1 January 2018	74,853	92	6,037	25,922	250	388,528	495,682
Effect on adoption of MFRS	-	-	-	-	-	2,458	2,458
Profit for the period	-	-	-	-	-	2,188	2,188
Other comprehensive loss for the period	-	-	(207)	-	-	-	(207)
Total comprehensive income for the period	-	-	(207)	-	-	2,188	1,981
Balance as at 31 March 2018	<u>74,853</u>	<u>92</u>	<u>5,830</u>	<u>25,922</u>	<u>250</u>	<u>393,174</u>	<u>500,121</u>

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the financial year ended 31 December 2018 and the accompanying notes.

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 31 MARCH 2019**

	3 Months Ended	
	Unaudited Current Year to date 31 Mar 2019 RM'000	Preceding Year to date 31 Mar 2018 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation	4,032	3,297
Adjustments for :		
Depreciation and amortisation	844	754
Gain on disposal of property, plant and equipment	-	(26)
Interest expense	9	-
Fair Value gain on biological assets	(93)	-
Dividend Income	(78)	(110)
Interest Income	(749)	(553)
Operating profit before working capital changes	<u>3,965</u>	<u>3,362</u>
Decrease in inventories and inventories-property development costs	436	3,920
Decrease/(Increase) in receivables	12,194	(2,312)
(Decrease)/Increase in payables	(4,442)	129
Cash generated from operations	<u>12,153</u>	<u>5,099</u>
Interest received	665	456
Tax paid	(1,715)	(1,338)
Net cash from operating activities	<u>11,103</u>	<u>4,217</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(1,437)	(973)
Proceeds from disposal of property, plant and equipment	-	26
Payment for inventories-land held for property development	(422)	(535)
Dividend received from quoted equity securities in Malaysia	78	110
Net cash used in investing activities	<u>(1,781)</u>	<u>(1,372)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Repayment of lease liability	(56)	-
Net cash used in financing activities	<u>(56)</u>	<u>-</u>
Net increase in cash and cash equivalents	9,266	2,845
Cash and cash equivalents at 1 January	<u>92,909</u>	<u>93,684</u>
Cash and cash equivalents at 31 March	<u>102,175</u>	<u>96,529</u>
Cash and cash equivalents comprise :		
Short term investments - money market fund	65,763	77,976
Short term deposits	1,324	1,283
Cash and bank balances	<u>35,218</u>	<u>17,432</u>
	102,305	96,691
Pledged short-term deposits	(130)	(162)
Cash and cash equivalents	<u>102,175</u>	<u>96,529</u>

The condensed consolidated statement of cash flow should be read in conjunction with the audited financial statements for the financial year ended 31 December 2018 and the accompanying notes.

Part A – Explanatory Notes Pursuant to MFRS134

1 Basis of preparation and Accounting Policies

The interim financial statements are unaudited and have been prepared in accordance with the requirements of MFRS 134 Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad, and should be read in conjunction with the audited financial statements for the year ended 31 December 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 December 2018.

The accounting policies and presentation adopted by the Group for the quarterly financial statements are consistent with those adopted in the Group’s consolidated audited financial statements for the financial year ended 31 December 2018, except for the adoption of the followings new MFRS, Amendments to MFRSs, Improvements to MFRS and IC Interpretation (“Standards”) which is effective for financial period beginning on or after 1 January 2019:

Effective for financial periods beginning on or after 1 January 2019

- MFRS 16 Leases
- Amendments to MFRS 9 Financial Instruments
- Amendments to MFRS 119 Employee Benefits
- Annual Improvements to MFRS Standards 2015 – 2017 Cycle
- IC Interpretation 23 Uncertainty over Income Tax Treatments

The initial application of these Standards does not have a material impact on the Group’s financial statements except for the following:

MFRS 16 Leases

MFRS 16 requires a lessee to recognise a “right-of-use” of the underlying asset and a lease liability reflecting future lease payments for most leases. The right-of-use asset is depreciated in accordance with the principle in MFRS 116 and the lease liability is accreted over time with interest expense recognised in profit or loss. The effect arising from the adoption of MFRS 16 is disclosed as below:

	As previously reported 31 December 2018 RM'000	Adjustments RM'000	As reported under MFRS 16 Leases 1 January 2019 RM'000
Non-current assets			
Right-of-use asset	-	779	779
Current liabilities			
Lease liability	-	189	189
Non-current liabilities			
Lease liability	-	590	590

The Group has adopted MFRS 16 Leases on 1 January 2019 in accordance with the transition requirements under the Appendix C, paragraph 5(b) of MFRS 16 and therefore, comparatives are not restated. The initial application of MFRS 16 has no impact on the financial results for the current period and did not result in any adjustment to the opening retained profits as at the date of initial application.

Part A – Explanatory Notes Pursuant to MFRS134 (Con't)

2 Seasonal or cyclical factors

The Group's results for the quarter under review were not materially impacted by any seasonal or cyclical factors apart from the plantation segment which is influenced by seasonal climatic conditions.

3 Unusual items due to their nature, size or incidence

None.

4 Changes in estimates

Not applicable.

5 Debt and equity securities

There were no issue, repurchase and repayment of debt and equity securities during the financial period.

6 Dividends paid

The was no dividend paid in the current quarter ended 31 March 2019.

7 Carrying amount of revalued assets

The valuations of property, plant and equipment and investment properties have been brought forward without amendment from the financial report for the year ended 31 December 2018.

8 Events after the interim period

There was no significant event after the end of the quarter under review.

9 Changes in composition of the Group

There was no change in the composition of the Group during the period under review.

10 Changes in contingent liabilities and contingent assets

There was no change in contingent liability or contingent asset since the end of the last financial year.

11 Capital commitments

Amounts contracted but not provided for capital expenditure as at 31 March 2019 amounted to RM2.1 million.

12 Significant Related Party Transactions

None.

Part A – Explanatory Notes Pursuant to MFRS134 (Con't)

13 Segmental information

Segmental information for the financial period ended 31 March 2019 is as follows:

	Property development RM'000	Plantation RM'000	Others RM'000	Consolidated RM'000
31 March 2019				
Revenue				
External customers	10,889	2,208	-	13,097
Dividend income	-	-	78	78
Total Revenue	<u>10,889</u>	<u>2,208</u>	<u>78</u>	<u>13,175</u>
Results				
Segment results	<u>4,640</u>	<u>16</u>	<u>(624)</u>	<u>4,032</u>
Income tax expense				<u>(1,193)</u>
Profit net of tax for the period				<u>2,839</u>
Assets				
Segment assets	<u>354,750</u>	<u>97,645</u>	<u>125,051</u>	<u>577,446</u>
Liabilities				
Segment liabilities	<u>14,219</u>	<u>1,540</u>	<u>45,601</u>	<u>61,360</u>
31 March 2018				
Revenue				
External customers	13,203	2,845	-	16,048
Dividend income	-	-	110	110
Total Revenue	<u>13,203</u>	<u>2,845</u>	<u>110</u>	<u>16,158</u>
Results				
Segment results	<u>3,343</u>	<u>988</u>	<u>(1,034)</u>	<u>3,297</u>
Income tax expense				<u>(1,109)</u>
Profit net of tax for the period				<u>2,188</u>
Assets				
Segment assets	<u>326,833</u>	<u>95,720</u>	<u>143,031</u>	<u>565,584</u>
Liabilities				
Segment liabilities	<u>18,827</u>	<u>1,457</u>	<u>45,179</u>	<u>65,463</u>

Part B – Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia

14 Auditors' Report on preceding Annual Financial Statements

The auditors' report on the financial statements for the financial year ended 31 December 2018 was not qualified.

15 Review of performance

For the current quarter/year under review, the Group recorded revenue of RM13.2 million and profit before tax of RM4.0 million respectively. These represent a decrease of 18.5% in revenue and an increase of 22.3% in profit before tax as compared to the previous corresponding quarter/year.

	Current Quarter Ended 31 Mar 2019 RM'000	Corresponding Quarter Ended 31 Mar 2018 RM'000	Changes + / (-) %	Current Year to date Ended 31 Mar 2019 RM'000	Corresponding Year to date Ended 31 Mar 2018 RM'000	Changes + / (-) %
<u>Revenue</u>						
Property	10,889	13,203	-17.5%	10,889	13,203	-17.5%
Plantation	2,208	2,845	-22.4%	2,208	2,845	-22.4%
Others	78	110	-29.1%	78	110	-29.1%
	<u>13,175</u>	<u>16,158</u>	<u>-18.5%</u>	<u>13,175</u>	<u>16,158</u>	<u>-18.5%</u>
<u>Profit Before Tax</u>						
Property	4,640	3,343	38.8%	4,640	3,343	38.8%
Plantation	16	988	-98.4%	16	988	-98.4%
Others	(624)	(1,034)	39.7%	(624)	(1,034)	39.7%
	<u>4,032</u>	<u>3,297</u>	<u>22.3%</u>	<u>4,032</u>	<u>3,297</u>	<u>22.3%</u>

(a) Property

Revenue for the current quarter/year decreased by 17.5% to RM10.9 million while profit before tax increased by 38.8% to RM4.6 million as compared to the previous corresponding quarter/year.

The decrease in revenue was mainly due to the absence of sales of completed units but was partially compensated by higher percentage of work completed for the current development.

Profit before tax increased despite lower revenue achieved due to reversal of development costs over-provided in prior year.

(b) Plantation

Revenue decreased by 22.4% to RM2.2 million while profit before tax decreased by 98.4% to RM16,000 as compared to previous corresponding quarter/year.

The lower revenue and profit before tax achieved were mainly due to lower market price of crude palm oil resulted in lower selling prices of fresh fruit bunches.

Part B – Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia (Con't)

16 Material changes in profit before taxation vs preceding quarter

	Current Quarter Ended 31 Mar 2019 RM'000	Preceding Quarter Ended 31 Dec 2018 RM'000	Changes + / (-) %
Revenue	13,175	23,861	-44.8%
Profit Before Taxation	4,032	11,174	-63.9%

The Group recorded a decrease in revenue by 44.8% to RM13.2 million and a decrease in profit before taxation by 64.0% to RM4.0 million as compared to the preceding quarter. The decrease was mainly contributed by lower percentage of work completed for on-going development project for the current quarter as compared to preceding quarter.

17 Commentary on prospects

For the remaining period to the end of the financial year ending 31 December 2019, the Group anticipates that the fundamental conditions of the property sector will remain similar to 2018. The general outlook is that the soft market will continue through the year. During this challenging period, the Group will focus on innovative marketing campaigns and offerings to drive the sale of inventories for its property products. Product development for new types of products will attract demand as there is urbanization and population growth in the country. Additionally, strengthening the Group's branding through traditional and digital marketing initiatives will help to enhance its visibility in the marketplace.

The plantation sector is expected to remain challenging. The Group will continue with its efforts to improve its yield as part of its effort in response to this.

18 Statement of board of directors' opinion as to whether the revenue or profit estimate, forecast, projection or internal targets are likely to be achieved

Not applicable. The Company has not announced or disclosed any estimates, forecasts, projections or internal targets.

19 Variance of actual profit from forecast profit or profit guarantee

Not applicable.

Part B – Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia (Con't)

20 Taxation

	Current Quarter Ended 31 Mar 2019 RM'000	Current Year to date Ended 31 Mar 2019 RM'000
Malaysian income tax:		
Current tax	1,125	1,125
Underprovision of tax in prior year	-	-
Deferred tax	68	68
	<u>1,193</u>	<u>1,193</u>

The effective tax rate for the current quarter/year was higher than the statutory tax rate due to deferred tax assets arising from deductible temporary differences not recognised in the Statement of Comprehensive Income.

21 Corporate proposals

- (a) Status of corporate proposals
Not applicable.
- (b) Status of utilisation of proceeds
Not applicable.

22 Group borrowings and debt security

There were no borrowings and debt security as at 31 March 2019. The lease liability is a liability recognised arising from the adoption of MFRS 16 Leases which is effective from 1 January 2019.

23 Changes in material litigation

There was no material litigation since the date of the last financial position as at 31 December 2018.

24 Dividends

No interim ordinary dividend has been declared for the current quarter ended 31 March 2019.

Part B – Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia (Con't)

25 Earnings per share

(a) Basic earnings per share

Basic earnings per share is calculated by dividing the profit net of tax for the year by the weighted average number of shares in issue during the year.

	Current Quarter Ended 31 Mar 2019	Current Year To Date Ended 31 Mar 2019
Profit net of tax (RM'000)	2,839	2,839
Weighted average number of ordinary shares in issue ('000)	74,853	74,853
Basic earnings per share (sen)	3.79	3.79

(b) Diluted earnings per share

Not applicable.

26 Disclosure requirements to the Statement of Comprehensive Income

	Current Quarter Ended 31 Mar 2019 RM'000	Current Year To Date Ended 31 Mar 2019 RM'000
(a) Dividend income	78	78
(b) Interest expense	9	9
(c) Provision for and write off of receivables	}	}
(d) Provision for and write off of inventories		
(e) Gain or loss on disposal of quoted or unquoted investments or properties		
(f) Impairment of assets		
(g) Foreign exchange gain or loss		
(h) Gain or loss on derivatives	Nil	Nil
(i) Exceptional items		

27 Authorisation for issue

The interim financial statements were authorised for issue by the Board of Directors.

By Order of the Board

Teo Mee Hui (MAICSA 7050642)
Secretary

Kuala Lumpur
Date: 13 May 2019