



YNH PROPERTY BHD
(Incorporated in Malaysia)

(561986-V)

Interim Financial Statements
30 June 2019

YNH PROPERTY BHD
(Incorporated in Malaysia)

**Condensed Consolidated Profit or Loss and Other Comprehensive Income
For the Six Months Period Ended 30 June 2019**

	Note	3 months ended		6 months ended	
		30.06.2019 RM	30.06.2018 RM	30.06.2019 RM	30.06.2018 RM
Revenue		70,279,163	98,435,612	145,074,947	177,781,225
Cost of sales		(41,567,032)	(66,135,056)	(86,881,755)	(113,515,359)
Gross profit		28,712,131	32,300,556	58,193,192	64,265,866
Other income		8,556,865	5,995,839	19,111,187	13,089,986
Administrative expenses		(12,746,163)	(14,416,810)	(26,375,070)	(32,184,413)
Selling and marketing expenses		(2,884,639)	(1,879,610)	(3,078,039)	(3,328,502)
Other operating expenses		(5,023,775)	(7,932,856)	(12,337,718)	(12,394,161)
Profit from operations		(20,654,577)	(24,229,276)	(41,790,827)	(47,907,076)
Finance costs	17	(9,265,250)	(10,073,085)	(17,606,020)	(18,392,315)
Profit before tax		7,349,170	3,994,034	17,907,533	11,056,461
Income tax expense	18	(1,827,154)	(890,758)	(5,106,946)	(2,763,262)
Profit for the period		5,522,016	3,103,276	12,800,587	8,293,199
Other comprehensive income					
-Foreign currency translation difference		606,994	1,272,099	31,492	(166,005)
Total comprehensive income for the period		6,129,010	4,375,375	12,832,079	8,127,194
Earnings per share (sen)					
Basic	25 (a)	1.04	0.59	2.42	1.57
Diluted	25 (b)	1.04	0.59	2.42	1.57

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

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**Condensed Consolidated Statement of Financial Position
As at 30 June 2019**

	Note	As at 30.06.2019 RM	As at 31.12.2018 RM
NON-CURRENT ASSETS			
Property, plant and equipment	8	160,270,026	162,069,685
Deferred tax assets		88,566,388	88,351,319
Investment properties		301,386,181	302,468,234
Goodwill on consolidation		17,626,036	17,626,036
Inventories		359,854,739	358,328,811
Other non-current assets	9(b)	564,935,970	511,197,470
		<u>1,492,639,340</u>	<u>1,440,041,555</u>
CURRENT ASSETS			
Inventories		469,729,834	542,468,804
Trade and other receivables	9(a)	157,124,008	152,296,368
Other current assets	9(c)	16,140,837	15,176,035
Contract assets		21,289,463	47,741,945
Tax recoverable		5,393,114	4,606,440
Cash and bank balances		15,730,797	13,377,638
		<u>685,408,053</u>	<u>775,667,230</u>
TOTAL ASSETS		<u>2,178,047,393</u>	<u>2,215,708,785</u>

**Condensed Consolidated Statement of Financial Position as at 30 June 2019
(Contd.)**

	Note	As at 30.06.2019 RM	As at 31.12.2018 RM
EQUITY AND LIABILITIES			
Equity attributable to equity holders of the Company			
Share capital		528,999,579	528,999,579
Treasury shares		(970,158)	(970,157)
Other reserves		32,347,301	32,315,809
Retained earnings		362,069,768	349,269,181
Total equity		<u>922,446,490</u>	<u>909,614,412</u>
Non-Current Liabilities			
Provisions	22	-	775,126
Deferred tax liabilities		37,359,037	38,831,569
Long term liabilities	20	<u>264,740,092</u>	<u>154,673,960</u>
		<u>302,099,129</u>	<u>194,280,655</u>
CURRENT LIABILITIES			
Trade and other payables		280,312,753	283,890,239
Contract liabilities		141,195,352	192,562,469
Provisions	22	6,349,961	6,349,961
Borrowings	20	513,099,880	615,985,656
Income tax payable		12,543,828	13,025,393
		<u>953,501,774</u>	<u>1,111,813,718</u>
TOTAL LIABILITIES		<u>1,255,600,903</u>	<u>1,306,094,373</u>
TOTAL EQUITY AND LIABILITIES		<u>2,178,047,393</u>	<u>2,215,708,785</u>
NTA per share (RM)		<u>1.71</u>	<u>1.69</u>
Net asset per share (RM)		<u>1.74</u>	<u>1.72</u>

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

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**Condensed Consolidated Statement of Changes in Equity
For the Six Months Period Ended 30 June 2019**

	Attributable to Equity Holders of the Company							Total RM
	Share capital RM	Non-distributable			Distributable			
		Share Option Reserve RM	Share Premium RM	Translation Reserve RM	Capital Reserve RM	Treasury Shares RM	Retained profits RM	
Opening balance at 1 January 2018	528,999,579	-	-	4,999,272	26,578,054	(6,931,199)	383,069,886	936,715,592
<u>Comprehensive income</u>								
Profit for the year	-	-	-	-	-	-	8,293,199	8,293,199
<u>Other comprehensive income</u>								
-Foreign currency translation difference	-	-	-	(166,005)	-	-	-	(166,005)
Closing balance at 30 June 2018	528,999,579	-	-	4,833,267	26,578,054	(6,931,199)	391,363,085	944,842,786
Opening balance at 1 January 2019	528,999,579	-	-	5,737,755	26,578,054	(970,157)	349,269,181	909,614,412
<u>Comprehensive income</u>								
Profit for the year	-	-	-	-	-	-	12,800,587	12,800,587
<u>Other comprehensive income</u>								
Foreign currency translation difference	-	-	-	31,492	-	-	-	31,492
Closing balance at 30 June 2019	528,999,579	-	-	5,769,247	26,578,054	(970,157)	362,069,768	922,446,491

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

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Condensed Consolidated Statement of Cash Flow
For the Six Months Period Ended 30 June 2019

	6 months ended 30.06.2019 RM	12 months ended 31.12.2018 RM
Profit before taxation	<u>17,907,533</u>	<u>26,361,353</u>
Net cash (used in)/from operating activities	(5,045,930)	19,879,849
Net cash from investing activities	218,732	24,650,517
Net cash used in financing activities	<u>(9,674,733)</u>	<u>(71,592,215)</u>
Net decrease in cash and cash equivalents	(14,501,931)	(27,061,849)
Cash and cash equivalents at beginning of financial period	(93,527,599)	(66,465,750)
Cash and cash equivalents at end of financial period	<u>(108,029,530)</u>	<u>(93,527,599)</u>

Cash and cash equivalents at end of financial period comprise the following:

Fixed deposits	695,506	695,506
Less: pledged fixed deposits	(695,506)	(695,506)
	-	-
* Cash and bank balances	15,035,291	12,682,132
Bank overdraft (included within borrowings in Note 20)	(123,064,820)	(106,209,731)
	<u>(108,029,529)</u>	<u>(93,527,599)</u>

- * Included in cash at banks of the Group are amounts of RM 3,660,852 held pursuant to Section 7A of the Housing Development (Control and Licensing) Act 1966 and therefore restricted from use in other operations.

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

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NOTES TO THE INTERIM FINANCIAL STATEMENTS - 30 JUNE 2019

1. BASIS OF PREPARATION

The quarterly condensed financial report has been prepared in accordance with:

- (i) The requirement of the Malaysian Financial Reporting Standards ("MFRS") Standard 134: Interim Financial Reporting; and
- (ii) Paragraph 9.22 of the Listing Requirements of the Bursa Malaysia Securities Berhad and should be read in conjunction with the audited annual financial statements for the year ended 31 December 2018 and the accompanying explanatory notes attached to the quarterly condensed financial report. These explanatory notes attached to the quarterly condensed financial report provide an explanation of events and transactions that are significant to the understanding of the changes in the financial position and performance of the Group since the year ended 31 December 2018. The significant accounting policies adopted for the quarterly condensed financial report are consistent with those of the audited financial statements for the financial year ended 31 December 2018.

2. AUDITORS' REPORT ON PRECEDING ANNUAL FINANCIAL STATEMENTS

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

3. COMMENTS ABOUT SEASONAL OR CYCLICAL FACTORS

The Group's performance is not materially affected by seasonal or cyclical factors.

4. UNUSUAL ITEMS DUE TO THEIR NATURE, SIZE OR INCIDENCE

There were no unusual items due to their nature, size or incidence affecting assets, liabilities, equity, net income or cash flows during the financial period ended 30 June 2019.

5. CHANGES IN ESTIMATES

The Group has not submitted any financial forecast or projections to any authority during the current quarter and prior financial year ended 31 December 2018. There were no changes in estimates that have had a material effect in the current quarter results.

6. CAPITAL MANAGEMENT, DEBT AND EQUITY SECURITIES

There were no issuance, cancellation, repurchase, resale and repayment of debt and equity securities during the financial period ended 30 June 2019 and the date of this interim report except the following:

(a) Treasury Shares

There is no purchase of treasury shares during the current quarter of the financial period ended 31 June 2019. Total treasury shares repurchased cumulatively as at 30 June 2019 is 512,512 ordinary shares, representing a cumulative 0.10% of the total paid up share capital of the company as at 30 June 2019. The shares repurchased are being held as treasury shares in accordance with Section 127 of the Companies Act 2016. There is no repurchase of treasury share subsequent to the interim financial period ended 30 June 2019.

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NOTES TO THE INTERIM FINANCIAL STATEMENTS - 30 JUNE 2019

6. CAPITAL MANAGEMENT, DEBT AND EQUITY SECURITIES (Contd.)

(b) Issuance of Perpetual Securities

The Company had on 7 August 2019 issued RM263.0 million in nominal value of senior ranking unrated perpetual securities ("Perpetual Securities") pursuant to the Perpetual Securities Programme.

The Perpetual Securities are secured over a parcel of land in Kuala Lumpur and an escrow account. The Perpetual Securities have a coupon rate of 6.85% per annum for the first 5 years, payable on a semi-annual basis. The Company has the option to redeem the Perpetual Securities at the end of the 5th anniversary after the issue date, and on each subsequent coupon payment date.

The net proceeds raised from the Perpetual Securities are intended to be utilised by YNH and/or its subsidiaries, associated companies and/or jointly controlled entities ("YNH Group") for, amongst others, the following:

- i) YNH Group's investments (including amongst others, purchase of lands, buildings, property and/or shares; and/or payment into joint ventures); and/or
- ii) the YNH Group's capital expenditure and working capital; and/or
- iii) repayment of borrowings, financing facilities and/or banking facilities of the Company and/or any members of the YNH Group.

CIMB Investment Bank Berhad is the sole principle adviser, sole lead arranger and sole lead manager for the Perpetual Securities Programme and Perpetual Securities issuance.

(c) Capital Management

The Group's objectives of managing capital are to safeguard the group's ability to continue in operation as a going concern in order to provide fair returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

For capital management purposes, the Group consider shareholders' equity to be the key component in the Group's capital structure. The Group monitors capital based on gearing ratio. The ratio is calculated on total debts divided by total equity. The Group's strategy is to maintain a gearing ratio below 100%. The gearing ratio as at 30 June 2019, are as follows:

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NOTES TO THE INTERIM FINANCIAL STATEMENTS - 30 JUNE 2019

6. CAPITAL MANAGEMENT, DEBT AND EQUITY SECURITIES (Contd.)

	30.06.2019	31.12.2018
	RM	RM
Total borrowing	777,839,972	770,659,616
Trade and other payables	280,312,753	283,890,239
Net debts	<u>1,058,152,725</u>	<u>1,054,549,855</u>
Equity attributable to the owners of parents	<u>922,446,490</u>	<u>909,614,412</u>
Gearing ratio	<u>115%</u>	<u>116%</u>

The details of the issuance and repayment of debts and equity instrument in the current quarter ended 30 June 2019 are as follows:

	30.06.2019
	RM
Repayment of revolving credit (net of repayment)	4,073,936
Repayment of term loan	(13,748,670)

7. DIVIDEND PAID

No dividend was paid for the financial period ended 30 June 2019.

8. CARRYING AMOUNT OF REVALUED ASSETS

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

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NOTES TO THE INTERIM FINANCIAL STATEMENTS - 30 JUNE 2019

9(a). TRADE AND OTHER RECEIVABLES

	As at 30.06.2019 RM	As at 31.12.2018 RM
Trade receivables	142,533,022	135,516,266
Less: Provision for impairment	(4,159,414)	(4,159,414)
	<hr/> 138,373,608	<hr/> 131,356,852
Other receivables	18,750,400	20,939,516
	<hr/> 157,124,008	<hr/> 152,296,368

Trade receivables are generally on credit terms ranging from 14 days to 180 days. Credit terms for the sales of commercial properties range from 14 days to 270 days.

Included in trade receivables are:

- (i) an amount of RM6,400,000 owing by certain directors of the Company
- (ii) an amount of RM Nil owing by persons related to directors

The amounts owing by directors and persons related to directors are in respect of purchase of properties from the Group and is under normal credit terms granted to customers.

9(b) Other non current assets represent security deposits for various joint venture projects.

10. SUBSEQUENT EVENTS

Subsequent to the financial period ended 30 June 2019, Company has lodged the Perpetual Securities Programme with the Securities Commission Malaysia ("SC") pursuant to the SC's Guidelines on Unlisted Capital Market Products under the Lodge and Launch Framework (issued by the SC on 9 March 2015 and revised on 11 October 2018, as amended from time to time).

Further information on the Perpetual Securities can be obtained at Note 6(b) of this interim report.

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NOTES TO THE INTERIM FINANCIAL STATEMENTS - 30 JUNE 2019

11. CHANGES IN COMPOSITION OF THE GROUP

There is no change in the composition of the Group since the last financial year until the date of this interim report.

12. CHANGES IN CONTINGENT LIABILITIES AND CONTINGENT ASSETS

There is no contingent liabilities and contingent assets for the period ended 30 June 2019 and the date of this interim financial report.

13. CAPITAL COMMITMENTS

There is not capital commitment as at 30 June 2019.

14. PERFORMANCE REVIEW

	3 months ended		changes		6 months ended		changes	
	30.06.2019	30.06.2018			30.06.2019	30.06.2018		
	RM	RM	RM	%	RM	RM	RM	%
Revenue	70,279,163	98,435,612	(28,156,449)	-29%	145,074,947	177,781,225	(32,706,278)	-18%
Profit from operations	16,614,420	14,067,119	2,547,301	18%	35,513,553	29,448,776	6,064,777	21%
Profit before tax	7,349,170	3,994,034	3,355,136	84%	17,907,533	11,056,461	6,851,072	62%
Profit for the period	5,522,016	3,103,276	2,418,740	78%	12,800,587	8,293,199	4,507,388	54%

The Group's cumulative turnover for the current financial period ended 30 June 2019 is RM 145,074,947 (year 2018-RM177,781,225) and profit before taxation is reported at RM 17,907,533 (year 2018-RM11,056,461). Profit before taxation for the current quarter is higher compared to previous year's corresponding quarter due to the completion of Sfera Residensi in the second quarter of the financial year. The Group's performance for this year is mainly derived from profit recognition from sales of inventories in Pangsapuri Samudera , progressive profit recognition of Kiara 163 , and Sfera Residensi.

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NOTES TO THE INTERIM FINANCIAL STATEMENTS - 30 JUNE 2019

14. PERFORMANCE REVIEW (Contd.)

	Current Quarter RM	Immediate Preceding Quarter RM	Changes	
			RM	%
Revenue	70,279,163	74,795,784	(4,516,621)	-6%
Profit from operations	16,614,420	18,899,133	(2,284,713)	-12%
Profit before tax	7,349,170	10,558,363	(3,209,193)	-30%
Profit for the period	5,522,016	7,278,571	(1,756,555)	-24%

On a quarter to quarter basis, the current quarter profit before taxation of RM 7,349,170 is lower than previous quarter of RM10,558,363. This is due to completion of Kiara 163 SOVO in the first quarter of the financial year together with the advanced stage of profit recognition for Sfera Residensi in the first quarter, resulting a higher profit for the first quarter of the financial year.

An analysis of other operating income for the current financial period are as follows:

	30.06.2019	30.06.2018
Other operating income	RM	RM
Gain on disposal of property, plant and equipment	1,854,750	-
Rental income from properties and machineries	15,728,960	11,686,988
Sales of building material & others	275,211	729,228
Provision for impairment written back	-	673,770
Others	1,252,266	-
	19,111,187	13,089,986

15. OFF BALANCE SHEET FINANCIAL INSTRUMENTS

There was no off balance sheet financial instruments as at the date of this report.

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NOTES TO THE INTERIM FINANCIAL STATEMENTS - 30 JUNE 2019

16. COMMENTARY ON PROSPECTS

The local and global economic climate remains challenging. Taking into consideration of the overall reduced contributions from existing projects, the Board look forward for an improvement in the current economic climate and a relaxation in the banking guideline over the subsequent quarters for a reversal of its performance.

The Board is cautiously optimistic of our Kiara 163 mixed development project held under D'Kiara Place Sdn Bhd ("DKP"), a wholly owned subsidiary company of YNH Property Bhd. DKP is the registered and beneficial owner of the 6 acres freehold development property located in Mont' Kiara, Kuala Lumpur, besides McDonald outlet at Plaza Mont' Kiara and opposite One Mont' Kiara. The proposed commercial development comprises:

- i) 1 block of 46 storey of service apartment and 1 block of hotel suites of 44 storey (718 units) with facilities and multi-storey car park,
- ii) 1 Small Office Versatile Office ("SOVO") Tower,
- iii) 1 shopping mall and basement car park.

The Kiara 163 project has a total GDV of approximately RM1.0 billion with 60% of the GDV comprising of service apartments which are planned to be sold fully furnished and also managed by a reputable manager, with a similar concept like Fraser Place KL. The retail shopping mall will also be one of the main attraction of the development where residents/ tenants have seamless life, work and play lifestyle. Main building for retail mall and SOVO for Kiara 163 has already been completed and handed over while the balance two blocks are expected to contribute to the Group for the next two financial year.

Another prestigious project planned for the future by YNH group is the Menara YNH development, located on one of the most exclusive addresses in Kuala Lumpur city centre, in the Golden Triangle area where most prestigious 5 star hotels and upmarket office spaces are found. The commercial development sits on a 130,826 sq ft (approximately 3 acres) of land with a wide frontage of 320 feet along Jalan Sultan Ismail. The location of Menara YNH also offers easy accessibility and close proximity to efficient public transport facilities such as the Putra Light Rail Transport and the K.L Monorail station. It is also located within walking distance to all major hotels and shopping centres. This Menara YNH has a GDV of approximately RM2.1 billion. Approved development order had already been obtained for this development, comprising office tower and shopping mall.

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16. COMMENTARY ON PROSPECTS

The Group has intention to keep 50% of the Menara YNH referred above as investment property and it will be used as the Group's future corporate headquarter.

The Group has also entered into a series of joint venture projects for the development of a few pieces of land strategically located near Mont' Kiara, Hartamas, Kuala Lumpur city centre, Ipoh city and Seri Manjung town. These developments are at planning stage and have an estimated gross development value of RM1.8 billion and are expected to contribute to the Group's earnings for the next 15 to 20 years.

The Group had successfully completed the construction of AEON Mall Seri Manjung in year 2012 and Pantai Specialist Centre at Seri Manjung in November 2013. The presence of AEON Mall Seri Manjung Shopping Centre and Pantai Specialist Centre will further enhance the value of the balance 700 acres of undeveloped landbanks in the Manjung Point Township.

The Company had also in the 4th quarter of 2008 acquired 95 acres of strategic development land bank in Genting Highlands. The Genting land bank is located strategically next to the Genting Highland Resort and was acquired for RM16.05 million. The advantage of this land bank is that the purchase consideration is very low and it comes with infrastructure. The land has already been converted to building title. The proximity to the existing Genting Highland Resort is an advantage as the proposed development will complement the existing infrastructure. Other plus point for this development is that it is located in a cool environment and yet is 45 minutes from the KL city centre as the existing highway is already completed from the KL city centre to the existing resort.

The proposed development for this 95 acres land bank comprises commercial, bungalows, condominium, retail and etc. for both local and foreign investors. The estimated gross development value for this future development is RM1.96 billion and expected to contribute to the Group's earnings in the next 20 years.

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17. FINANCE COSTS

This is arrived at after charging:	6 months ended 30.06.2019 RM
Short term revolving interest	9,604,019
Term loan interest	4,853,726
Overdraft interest	<u>3,148,275</u>

18. INCOME TAX EXPENSE

	3 months ended 30.06.2019 RM	3 months ended 30.06.2018 RM	6 months ended 30.06.2019 RM	6 months ended 30.06.2018 RM
Tax expense for the period:				
Malaysian income tax	(3,402,718)	310,000	(4,522,718)	(3,555,000)
Deferred tax	1,575,564	(1,200,758)	(584,228)	791,738
	<u>(1,827,154)</u>	<u>(890,758)</u>	<u>(5,106,946)</u>	<u>(2,763,262)</u>

A reconciliation of income tax expense applicable to profit before taxation at the statutory income tax rate to income tax expense at the effective income tax rate of the Group is as follow:

	6 months ended 30.06.2019 RM
Profit before tax	<u>17,907,533</u>
Taxation at applicable statutory tax rate	(4,297,808)
Expenses not deductible for tax purposes	(1,534,700)
Income not taxable	543,510
Others timing differences	<u>182,052</u>
Tax expense for the quarter/year	<u>(5,106,946)</u>

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19. SALES OF UNQUOTED INVESTMENTS AND PROPERTIES

There were no sales of unquoted investments and no other sales of properties for the financial year ended 30 June 2019 except for the sales of development properties in the ordinary course of business.

20. LOAN AND BORROWINGS

	As at 2nd quarter ended 30.06.2019					
	Long term		Short term		Total borrowings	
	USD denomination	RM denomination	USD denomination	RM denomination	USD denomination	RM denomination
Secured						
Secured-Finance lease liabilities	-	-	-	-	-	-
Secured-Term loan		264,740,092	-	22,753,900	-	287,493,992
Secured-Bank overdraft and revolving credit	-	-	-	490,345,980	-	490,345,980

	As at 2nd quarter ended 30.06.2018					
	Long term		Short term		Total borrowings	
	USD denomination	RM denomination	USD denomination	RM denomination	USD denomination	RM denomination
Secured						
Secured-Finance lease liabilities	-	-	-	-	-	-
Secured-Term loan	-	251,285,349	-	24,535,423	-	275,820,772
Secured-Bank overdraft and revolving credit	-	-	-	537,552,299	-	537,552,299

The weighted average interest of borrowings is 5.95 % and RM 5,535,221 of loan and borrowings in the current year are based on fixed interest rate and RM 772,304,751 of loan and borrowings are based on floating interest rate.

21. PROFIT FORECAST

The disclosure requirements for explanatory notes for the variance of actual profit after tax and minority interest and forecast profit after tax and minority interest and for the shortfall in profit guarantee are not applicable.

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22. PROVISIONS

	As at 30.06.2019 RM	As at 31.12.2018 RM
Opening	7,125,087	15,566,620
Provision during the period/year	-	584,186
Utilisation/ written back during the period/year	(775,126)	(9,025,719)
Closing	<u>6,349,961</u>	<u>7,125,087</u>

23. CHANGES IN MATERIAL LITIGATION

As at the date of this report, the Group is not engaged whether as plaintiff or defendant in any legal action, proceeding, arbitration or prosecution for any criminal offence, which has a material effect on the financial position of the Group and the Directors do not know of any proceedings pending or threatened or of any fact likely to give rise to any proceedings which might materially and adversely affect the position or business of YNH Property Bhd and its subsidiaries.

24. DIVIDEND PAYABLE

No dividend is payable during the current financial periods ended 30 June 2019.

The Company has a dividend policy of at least 30% of profit after taxation be fixed for future declaration of dividend.

25. EARNING PER SHARE

(a) **Basic**

Basic earning per share is calculated by dividing the net profit for the period by the weighted average number of ordinary shares in issue during the period.

	3 months ended 30.06.2019 RM	3 months ended 30.06.2018 RM	6 months ended 30.06.2019 RM	6 months ended 30.06.2018 RM
Net profit for the period	5,522,016	3,103,276	12,800,587	8,293,199
Weighted average number of ordinary shares in issue	528,999,579	528,999,579	528,999,579	528,999,579
Basic earnings per share (sen)	<u>1.04</u>	<u>0.59</u>	<u>2.42</u>	<u>1.57</u>

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NOTES TO THE INTERIM FINANCIAL STATEMENTS - 30 JUNE 2019

25. EARNING PER SHARE (Contd.)

(b) **Diluted**

There is no dilution effect in calculating earning per shares because there is no Employee Share Scheme in effect during the current financial year. As such, the diluted earning per share is similar with basic earning per shares.

	3 months ended 30.06.2019 RM	3 months ended 30.06.2018 RM	6 months ended 30.06.2019 RM	6 months ended 30.06.2018 RM
Net profit for the period	5,522,016	3,103,276	12,800,587	8,293,199
Weighted average number of ordinary shares in issue	528,999,579	528,999,579	528,999,579	528,999,579
Adjusted weighted number of ordinary shares in issue	528,999,579	528,999,579	528,999,579	528,999,579
Diluted earnings per share (sen)	1.04	0.59	2.42	1.57

26. RELATED PARTY TRANSACTION

The Group's related party transactions cumulative period-to-date ended 30 June 2019 are as follows:

Party	Transaction	30.06.2019 RM
Transaction with non-group members	Rental of equipment and transportation payable, purchase of construction material, rental of land and properties and entitlement payable	2,243,793
	Rental of properties and equipment received	(1,355,754)
	Sales of properties	-
	Sales of building material	-
	Transaction with person connected with Directors	Legal services and disbursement paid (including stamp duty etc.)
Transaction with Directors	Sales of properties	-
	Guarantee return paid for service apartment and office	4,640,088
	Rental of properties received	(18,000)

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26. RELATED PARTY TRANSACTION (Contd.)

The Group's Directors personal compensation for the period under review are as follows:

	30.06.2019
	RM
Type of compensation	
Salaries and allowances (including employer EPF portion)(Executive directors)	4,808,185
Directors fee & allowances (Independent & non executive directors)	228,027
	<u>5,036,212</u>

27. UPDATE OF MEMORANDUM OF UNDERSTANDING

The Group has on 4 February 2015 entered into a Memorandum of Understanding ("MOU") in relation to a proposed hotel to be branded as " Hilton Kuala Lumpur City Centre & Residences", to be managed by Hilton Worldwide Manage Limited, for its Menara YNH Development in Kuala Lumpur City Centre. No further changes arise from the date of the MOU to the date of this interim report.

28. AUTHORISATION FOR ISSUE

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the Directors on 30 August 2019.

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29. SEGMENTAL REPORTING

	Property Development & Construction		Hotel & Hospitality		Adjustment & Elimination		Consolidated	
	30.06.2019 RM	30.06.2018 RM	31.03.2019 RM	30.06.2018 RM	30.06.2019 RM	30.06.2018 RM	30.06.2019 RM	30.06.2018 RM
Revenue								
External customers	119,588,959	148,954,796	25,485,988	28,826,429	-	-	145,074,947	177,781,225
Inter-segment	-		150,700	115,320	(150,700)	(115,320)	-	-
Results								
Interest income	1,209,277	79,500	-	-	-	-	1,209,277	79,500
Dividend income	-	-	-	-	-	-	-	-
Depreciation	6,543,521	6,832,113	1,938,410	2,081,410	-	-	8,481,931	8,913,523
Finance cost	17,109,859	17,858,022	496,161	534,293	-	-	17,606,020	18,392,315
Profit/(loss) before taxation	17,816,103	13,580,996	91,430	(2,524,535)	-	-	17,907,533	11,056,461
Segment assets	1,863,873,328	1,755,402,091	250,616,257	277,438,400	-	-	2,114,489,585	2,032,840,491
Segment liabilities	950,479,896	830,241,160	244,440,319	257,756,544	-	-	1,194,920,215	1,087,997,704