

**BERJAYA ASSETS BERHAD
(COMPANY NO: 3907-W)**

29 November 2018

**UNAUDITED INTERIM FINANCIAL REPORT
FOR THE QUARTER ENDED 30 SEPTEMBER 2018**

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BERJAYA ASSETS BERHAD

(COMPANY NO : 3907-W)

**UNAUDITED INTERIM FINANCIAL REPORT
FOR THE QUARTER ENDED 30 SEPTEMBER 2018
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	<u>Group</u>	
	As at 30/09/18	As at 30/06/18
	RM'000	(Audited) RM'000
NON-CURRENT ASSETS		
Property, plant and equipment	289,571	291,776
Investment properties	2,507,264	2,501,039
Inventories - land held for development	73,619	75,479
Prepaid lease payments	4,781	4,883
Associated company	1,272	227
Joint ventures	13,882	13,716
Investments	262,177	270,453
Deferred tax assets	14,067	14,067
Intangible assets	35,708	36,024
	<u>3,202,341</u>	<u>3,207,664</u>
CURRENT ASSETS		
Inventories	196,219	196,323
Receivables	67,549	65,979
Tax recoverable	172	151
Deposits with licensed banks	70,245	66,186
Cash and bank balances	30,140	33,064
	<u>364,325</u>	<u>361,703</u>
Assets classified as held for sale	26,118	26,118
	<u>390,443</u>	<u>387,821</u>
TOTAL ASSETS	<u><u>3,592,784</u></u>	<u><u>3,595,485</u></u>
EQUITY		
Share capital	1,538,120	1,538,120
Reserves :		
Foreign currency translation reserve	8,229	6,585
Available-for-sale ("AFS") reserve	-	6,641
Fair value through other comprehensive income ("FVTOCI") reserve	(119,007)	-
Retained earnings	850,579	736,400
	<u>739,801</u>	<u>749,626</u>
Equity attributable to owners of the parent	2,277,921	2,287,746
Non-controlling interests	9,421	9,654
Total equity	<u><u>2,287,342</u></u>	<u><u>2,297,400</u></u>

BERJAYA ASSETS BERHAD

(COMPANY NO : 3907-W)

**UNAUDITED INTERIM FINANCIAL REPORT
FOR THE QUARTER ENDED 30 SEPTEMBER 2018
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONT'D)**

	Group	
	As at 30/09/18	As at 30/06/18
	RM'000	(Audited) RM'000
NON-CURRENT LIABILITIES		
Long term bank borrowings	572,435	534,210
Senior medium term notes	157,900	157,808
Hire purchase liabilities	972	1,019
Other long term liabilities	184,981	179,169
Deferred tax liabilities	116,781	117,365
	<u>1,033,069</u>	<u>989,571</u>
CURRENT LIABILITIES		
Payables	133,461	138,568
Short term bank borrowings	136,224	165,706
Hire purchase liabilities	696	638
Provisions	376	147
Tax payable	1,616	3,455
	<u>272,373</u>	<u>308,514</u>
Total liabilities	<u>1,305,442</u>	<u>1,298,085</u>
TOTAL EQUITY AND LIABILITIES	<u>3,592,784</u>	<u>3,595,485</u>
<i>Net assets per share attributable to ordinary owners of the parent (sen)</i>	91	96

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 30 June 2018.

BERJAYA ASSETS BERHAD

(COMPANY NO : 3907-W)

**UNAUDITED INTERIM FINANCIAL REPORT
FOR THE QUARTER ENDED 30 SEPTEMBER 2018
CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS**

	Note	CURRENT QUARTER ENDED	
		30/09/18 RM'000	30/09/17 RM'000
Revenue		73,855	79,933
Operating expenses		(61,233)	(62,816)
Profit from operations		<u>12,622</u>	<u>17,117</u>
Other income	A4	4,569	2,837
Other expenses	A4	(1,246)	(7,715)
Share of results from associated company		1,045	-
Share of results from joint ventures		110	57
Finance costs		<u>(16,457)</u>	<u>(16,072)</u>
Profit/(loss) before tax		643	(3,776)
Taxation	B5	<u>(1,330)</u>	<u>(1,368)</u>
Loss net of tax		<u>(687)</u>	<u>(5,144)</u>
Attributable to:			
- Owners of the Parent		(300)	(4,856)
- Non-controlling interests		<u>(387)</u>	<u>(288)</u>
		<u>(687)</u>	<u>(5,144)</u>
Loss per share (sen):			
Basic	B10	<u>(0.01)</u>	<u>(0.20)</u>
Diluted	B10	<u>-</u>	<u>-</u>

N/A denotes Not Applicable

The Condensed Consolidated Statement of Profit or Loss should be read in conjunction with the audited financial statements for the year ended 30 June 2018.

BERJAYA ASSETS BERHAD

(COMPANY NO: 3907-W)

**UNAUDITED INTERIM FINANCIAL REPORT
FOR THE QUARTER ENDED 30 SEPTEMBER 2018
CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS
AND OTHER COMPREHENSIVE INCOME**

	CURRENT QUARTER ENDED	
	30/09/18	30/09/17
	RM'000	RM'000
Loss net of tax	(687)	(5,144)
<u>Other comprehensive income</u>		
<u>Items that may be subsequently reclassified to profit or loss</u>		
Net changes in fair value of available-for-sale investments:		
- Changes in fair value during the quarter	-	5,964
Currency translation difference	1,798	279
<u>Item that will not be subsequently reclassified to profit or loss</u>		
Net changes in fair value of investments at fair value through other comprehensive income ("FVTOCI")	(11,169)	-
Total comprehensive income	<u>(10,058)</u>	<u>1,099</u>
Attributable to:		
- Owners of the Parent	(9,825)	1,272
- Non-controlling interests	<u>(233)</u>	<u>(173)</u>
	<u>(10,058)</u>	<u>1,099</u>

The Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 30 June 2018.

BERJAYA ASSETS BERHAD
(COMPANY NO : 3907-W)

UNAUDITED INTERIM FINANCIAL REPORT
FOR THE QUARTER ENDED 30 SEPTEMBER 2018
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

<----- Attributable to the owners of the Parent ----->

	<----- Non - distributable ----->				Distributable		Non- controlling Interests RM'000	Total Equity RM'000
	Share Capital RM'000	AFS Reserve RM'000	FVTOCI Reserve RM'000	Foreign Currency Translation Reserve RM'000	Retained Earnings RM'000	Equity Funds RM'000		
At 1 July 2018	1,538,120	6,641	-	6,585	736,400	2,287,746	9,654	2,297,400
Effects of adoption of MFRS 9	-	(6,641)	(108,816)	-	115,457	-	-	-
At 1 July 2018 (as restated)	1,538,120	-	(108,816)	6,585	851,857	2,287,746	9,654	2,297,400
Recognition of FVTOCI upon disposal	-	-	978	-	(978)	-	-	-
Total comprehensive income	-	-	(11,169)	1,644	(300)	(9,825)	(233)	(10,058)
At 30 September 2018	1,538,120	-	(119,007)	8,229	850,579	2,277,921	9,421	2,287,342
At 1 July 2017	1,447,277	15,949	-	10,068	769,361	2,242,655	8,672	2,251,327
Total comprehensive income	-	5,964	-	164	(4,856)	1,272	(173)	1,099
Transactions with owners:								
Issuance of ordinary shares pursuant to warrants exercised	844	-	-	-	-	844	-	844
Dividends paid to non-controlling interests	-	-	-	-	-	-	(1,890)	(1,890)
At 30 September 2017	1,448,121	21,913	-	10,232	764,505	2,244,771	6,609	2,251,380

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 30 June 2018.

BERJAYA ASSETS BERHAD
(COMPANY NO : 3907-W)

UNAUDITED INTERIM FINANCIAL REPORT
FOR THE QUARTER ENDED 30 SEPTEMBER 2018
CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	CURRENT QUARTER	
	ENDED	
	30/09/18	30/09/17
	RM'000	RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from operations	77,055	86,082
Payments for operating expenses	(61,010)	(65,054)
Other payments (including taxes)	(4,978)	(2,791)
Net cash generated from operating activities	<u>11,067</u>	<u>18,237</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Sales of plant and machinery	41	-
Sales of other non current assets	-	4,500
Sales of other investments	4,818	-
Acquisition of plant and machinery	(1,596)	(1,525)
Acquisition of other non current assets	(4)	(214)
Acquisition of investments	(7,710)	(32,879)
Interest received	585	492
Dividend received	-	102
Net cash used in investing activities	<u>(3,907)</u>	<u>(29,524)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Issuance of share capital	-	844
Drawdown of bank and other borrowings	4,380	30,803
Repayment of borrowings and loans	(4,908)	(8,603)
Dividend paid to non-controlling interests of a subsidiary company	-	(1,890)
Interest paid	(11,898)	(10,793)
Payment of hire purchase liabilities	(183)	(166)
Placement with banks as security pledged for borrowings	(7,549)	(8,849)
Net cash (used in)/generated from financing activities	<u>(20,158)</u>	<u>1,346</u>
NET CHANGE IN CASH AND CASH EQUIVALENTS	(12,998)	(9,941)
EFFECTS OF EXCHANGE RATE CHANGES	88	24
OPENING CASH AND CASH EQUIVALENTS	39,529	41,608
CLOSING CASH AND CASH EQUIVALENTS	<u>26,619</u>	<u>31,691</u>
 The closing cash and cash equivalents comprise the following:		
Deposits with licensed banks	70,245	62,466
Cash and bank balances	30,140	25,725
	<u>100,385</u>	<u>88,191</u>
Less:		
Bank overdrafts	(9,901)	(47)
Cash and cash equivalents restricted in usage	(63,865)	(56,453)
	<u>26,619</u>	<u>31,691</u>

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the year ended 30 June 2018.

NOTES:

A1 The interim financial report is not audited and has been prepared in compliance with Malaysian Financial Reporting Standards (MFRS) 134 - Interim Financial Reporting and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad and comply with the requirements of Companies Act 2016 ("CA 2016").

The interim financial report should be read in conjunction with the audited financial statements of the Company for the year ended 30 June 2018, which were prepared under Malaysian Financial Reporting Standards. The explanatory notes attached to the interim financial statements provide an explanation of events and transactions which are significant for understanding the changes in the financial position and performance of the Company since the year ended 30 June 2018.

The accounting policies and methods of computations used in the preparation of the financial statements are consistent with those adopted in the audited financial statements for the year ended 30 June 2018.

The Group has not early adopted new or revised standards and amendments to standards that have been issued but not yet effective for the accounting period beginning 1 July 2018.

The initial application of the MFRSs, Amendments to MFRSs and IC Interpretations, which will be applied prospectively or which requires extended disclosures, is not expected to have any significant financial impact to the financial statements of the Group upon their first adoption, other than those described below.

(a) MFRS 9: Financial Instruments

MFRS 9 introduces new requirements for classification and measurements, impairment and hedge accounting. MFRS 9 is effective for annual periods beginning on or after 1 July 2018, with early application permitted. Retrospective application is required, but comparative information is not compulsory.

NOTES (CONTINUED)A1 (a) MFRS 9: Financial Instruments (Cont'd)(i) Classification and measurement

There is no significant impact on the statements of financial position on applying the classification and measurement requirements of MFRS 9. All financial assets will continue to be held at fair value, quoted equity shares as available-for-sale ("AFS") will continue to record gains and losses in other comprehensive income ("OCI"). The equity shares in non-quoted companies are intended to be held for the foreseeable future and the Group will apply the option to present its fair value changes in OCI.

On the date of the Group's first adoption of MFRS 9 i.e. 1 July 2018, the Group had a total investment in quoted and non-quoted equity instruments at fair value of RM270,453,000 that were classified as available-for-sale investments. The total impairment losses and cumulative gains recognised through other comprehensive income (which is attributable to the owners of parent) to available-for-sale reserve that have been recognised for these investments amounted to RM115,457,000 and RM6,641,000 respectively. These amounts were transferred to fair value through other comprehensive income ("FVTOCI") reserve upon initial adoption of MFRS 9 on 1 July 2018.

Loans and receivables are held to collect contractual cash flows and are expected to give rise to cash flows representing solely payments of principal and interest. The Group analysed the contractual cash flow characteristics of those instruments and concluded that they meet the criteria for amortised cost measurement under MFRS 9. Therefore, reclassification for these instruments is not required.

There is no impact on the Group's accounting for financial liabilities, as the new requirements only affect the accounting for financial liabilities that are designated at fair value through profit or loss and the Group does not have any such liabilities.

(ii) Impairment

Under MFRS 9, the Group is required to record expected credit loss on its trade and other receivables either on a 12-month or lifetime basis. The Group will apply the simplified approach and record lifetime expected credit losses on its trade receivables.

The trade receivables mainly consist of creditworthy debtors with good payment records and debtors with no concerns on the credit worthiness. The Group minimises credit risk by dealing with high credit rating counterparties, application of credit approval limits and continuous monitoring procedures. There is no significant impact to the Group's financial statements from the impairment based on the expected credit loss model on its trade receivables.

NOTES (CONTINUED)A1 (a) MFRS 9: Financial Instruments (Cont'd)(ii) Impairment (Cont'd)

For other non-trade receivables, there is no significant impact to the Group's financial statements.

(iii) Hedge accounting

There is no impact on the Group's accounting for hedge accounting as the Group does not have any hedges.

(b) MFRS 15: Revenue from Contracts with Customers

MFRS 15 establishes a new five-step model that will apply to revenue arising from contracts with customers. MFRS 15 will supercede the current revenue recognition guidance including MFRS 118: Revenue, MFRS 111: Construction Contracts and the related interpretations when it becomes effective. Either a full retrospective application or a modified retrospective application is required for annual periods beginning on or after 1 January 2018.

The core principle of MFRS 15 is that an entity should recognise revenue which depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods and services.

Under MFRS 15, an entity recognises revenue when (or as) a performance obligation is satisfied, i.e when "control" of the goods or services underlying the particular performance obligation is transferred to the customer.

There is no significant impact to the Group's financial statements from the adoption of MFRS 15.

The Group evaluated and concluded that there is no element of financing present as the Group's sale of goods and services are either on cash terms or on credit terms of up to 30 days.

NOTES (CONTINUED)A1 (c) Financial Impact

The financial impact from the initial adoption of MFRS 9 and MFRS 15 as at 1 July 2018 are as follows:

	As previously reported RM'000	Effects of adoption MFRS 9 RM'000	Effects of adoption MFRS 15 RM'000	As restated RM'000
<u>Increase/(decrease):</u>				
Available-for-sale reserve	6,641	(6,641)	-	-
Retained earnings	736,400	115,457	-	851,857
Fair value through other comprehensive income reserve	-	(108,816)	-	(108,816)

A2 The audit report of the Company's most recent annual audited financial statements did not contain any qualification.

A3 Our principal business operations are not significantly affected by any seasonal or cyclical factors except for the gaming and recreation businesses that may be favourably impacted by the festive and school holiday seasons respectively.

A4 (a) There were no other unusual items as a result of their nature, size or incidence that had affected the financial statements for the financial quarter ended 30 September 2018 except for the following:

(i) Included under other expenses in the consolidated statement of profit or loss is:

	Current Quarter ended 30/09/18 RM'000
Amortisation of intangible assets	<u><u>(275)</u></u>

(b) There were no material changes in estimates of amounts reported in the current financial period ended 30 September 2018.

NOTES (CONTINUED)

A5 There were no issuance and repayment of debts and equity securities, share buy-back, share cancellation, shares held as treasury shares and resale of treasury shares for the financial quarter ended 30 September 2018.

In addition, none of the outstanding Warrants 2018/2023 were exercised in the period ended 30 September 2018.

A6 The Company did not pay any dividend in the financial quarter ended 30 September 2018.

NOTES (CONTINUED)

A7 Segmental information for the financial quarter ended 30 September 2018:

	External	Inter - segment	Total
<u>REVENUE</u>	RM '000	RM '000	RM '000
Property development and investment	37,926	-	37,926
Gaming and related activities	25,362	485	25,847
Hotel, recreation and others	10,567	-	10,567
Elimination : Intersegment revenue	-	(485)	(485)
Total revenue	<u>73,855</u>	<u>-</u>	<u>73,855</u>
<u>RESULTS</u>			RM '000
Property development and investment			18,759
Gaming and related activities			1,207
Hotel, recreation and others			<u>(4,785)</u>
			15,181
Unallocated corporate expenses			<u>(2,559)</u>
Profit from operations			12,622
Other income			
- property development and investment			2,067
- gaming and related activities			633
- hotel and recreation			95
- unallocated			1,774
			<u>4,569</u>
			17,191
Other expenses			
- gaming and related activities			(275)
- unallocated			(971)
			<u>(1,246)</u>
			15,945
Share of results after tax from associated companies			1,045
Share of results after tax from joint ventures			110
Finance costs			<u>(16,457)</u>
Profit before tax			643
Taxation			(1,330)
Loss for the quarter			<u>(687)</u>

NOTES (CONTINUED)

- A8 The valuation of land and buildings have been brought forward without amendment from the previous annual report.
- A9 There were no material events subsequent to the end of this current quarter that have not been reflected in the financial statements for this current financial quarter.
- A10 There were no material changes in the composition of the Group for the financial quarter ended 30 September 2018 including business combination, acquisition or disposal of subsidiaries and long term investments, restructuring and discontinuing operations.
- A11 There were no material changes in contingent liabilities or contingent assets since the last audited statement of financial position as at 30 June 2018.
- A12 There are no changes in capital commitments since the last audited statement of financial position as at 30 June 2018 as follows:

	At 30/09/18 RM'000	At 30/06/18 RM'000
Capital expenditure approved and contracted for	40,931	40,931
Proposed acquisition of remaining 50% equity interest in Megaquest Sdn Bhd	97,600	97,600
	<u>138,531</u>	<u>138,531</u>

**ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF
BURSA MALAYSIA SECURITIES BERHAD****B1 Review of group performance**

The main operating businesses of the Group are number forecast operation ("NFO") in Sarawak, property development and Investment, the operations of a hotel and recreation business including the operations of Greyhound Café's restaurants. The key factors (other than general economic conditions) affecting the performance of the main operating businesses in the Group are as follows:

NFO in Sarawak

- disposable income of the general public, luck factor, illegal gaming and the number of draws in the financial period.

Property development and investment

- demographic of population, location of the properties, costs of building materials and related services, lending guidelines and interests rates of the financial institutions, rental rates, age and condition of investment properties and the quality of property management.

Hotel and recreation

- room rates, seasonal festive periods and school holidays, locations of the hotel and restaurants, tourism/currency exchange/dining out trends, energy/raw material/other supplies costs, quality of rooms/amenities/service and customer perception.

The summary results of the Group are as follows:

	3-Month Ended		
	30/09/18	30/09/17	+ / (-)
	RM'000	RM'000	%
Revenue	73,855	79,933	(8)
Profit from operations	12,622	17,117	(26)
Profit/(Loss) before tax	643	(3,776)	(117)

**ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF
BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)**
B1 Review of group performance (Contd)
For the Quarter

The Group registered revenue of RM73.9 million and pre-tax profit of RM0.6 million in the current quarter ended 30 September 2018 as compared to revenue of RM79.9 million and pre-tax loss of RM3.8 million reported in the previous year corresponding quarter. The lower Group revenue was mainly due to the gaming business segment operated by Natural Avenue Sdn Bhd ("NASB") which continued to be impacted by rampant illegal gaming activities that resulted in 15% drop in its revenue. The property development and property investment business segment reported revenue that is comparable to that reported in the previous year corresponding quarter whilst the hotel and recreation business segment reported lower revenue due to lower occupancy rate achieved.

The Group reported a marginal pre-tax profit in the current quarter under review mainly due to:

- (i) different accounting treatment of impairment loss of other investments following the adoption of MFRS 9 whereby the impairment loss of quoted shares are now accounted for in other comprehensive income; and
- (ii) higher share of results from joint ventures and associated company.

These have mitigated the correspondingly lower profit contribution from the gaming and hotel and recreation business segments arising from lower revenue.

B2 First Quarter vs Preceding Year's Fourth Quarter

	3-Month Ended		
	30/09/18	30/06/18	+/(-)
	RM'000	RM'000	%
Revenue	73,855	48,489	52
Profit from operations	12,622	7,689	64
Profit/(Loss) before tax	643	(15,658)	(104)

For the current quarter under review, the Group registered a revenue of RM73.9 million which was higher compared to the revenue of RM48.5 million in the preceding quarter ended 30 June 2018. The current quarter's pre-tax profit of RM0.6 million was a turnaround from pre-tax loss of RM15.7 million reported for the preceding quarter.

**ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF
BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)****B2 First Quarter vs Preceding Year's Fourth Quarter (Contd)**

The Group revenue in the preceding quarter was lower mainly due to the one-off reversal of the sales of several parcels of land amounting to RM26.1 million due to the non-fulfilment of certain condition precedent in the sales and purchase agreement. The Group would have reported a revenue of RM74.6 million in the preceding quarter, had the sales of land were not reversed.

For the current quarter, the gaming business and the hotel and recreation business segments have reported higher revenue mainly due to higher number of draws and higher theme park ticket sales respectively. These have partly mitigated the lower revenue of the property development and investment business segment from lower rental income.

The Group reported a turnaround to profit before tax in the current quarter under review was mainly due to higher profit contribution from:

- (i) the property development and property investment business segment arising from lower operating expenditure (despite its lower revenue);
- (ii) the hotel and recreation business segment mainly due to lower maintenance cost;
- (iii) higher share of results from an associated company; and
- (iv) different accounting treatment of impairment loss of other investments following the adoption of MFRS 9 whereby the impairment loss of quoted shares are now accounted for in other comprehensive income.

In addition, the Group accounted for a non-cash impairment of goodwill amounting to RM20.5 million in the preceding quarter.

B3 Future Prospects

Given the prevailing economic conditions and financial outlook, the Directors expect the property investment and hotel and related businesses operated by BTSSB Group to maintain their occupancy rates and market share respectively going forward. The Directors envisage that the operating performance of the Group for the remaining quarters in the financial year ending 30 June 2019 will be challenging.

B4 There is no profit forecast or profit guarantee for the financial quarter and period ended 30 September 2018.

**ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF
BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)**

B5 The income tax expenses for the financial quarter ended 30 September 2018 are detailed as follows:

	Current Quarter ended 30/09/18 RM'000
Malaysian taxation:	
Current period provision	1,254
Deferred tax	(42)
Withholding tax	118
	<u>1,330</u>

The disproportionate tax charge of the Group for the financial quarter ended 30 September 2018 was mainly due to certain expenses being disallowed for tax purposes, as well as non-availability of the Group tax relief in respect of losses incurred by certain subsidiary companies.

B6 The corporate exercise announced by the Group but not completed as at the date of this announcement are listed below:

a) As disclosed in Note 44 in the Company's audited financial statements for the financial year ended 30 June 2013, BWSB had entered into a conditional sale and purchase agreement for the proposed acquisition by BWSB from Kelana Megah Sdn Bhd ("KMSB") of its intended lease interest in a parcel of vacant land measuring about 4.285 acres held under Lot No. PTB 20379, Bandar Johor Bahru, Daerah Johor Bahru, Negeri Johor for a cash consideration of RM27.99 million ("KMSB SPA").

On 8 May 2018, BWSB has entered into a supplemental agreement with KMSB for the inclusion of the payment of the development returns of RM13.5 million as well as to extend the completion date of the KMSB SPA to 9 April 2019. Upon completion of the KMSB SPA, BWSB will hold a 99-year leasehold land instead of lease interest over the land.

(b) On 12 July 2016, Tropicfair Sdn Bhd, a wholly-owned subsidiary company of the Company had entered into a Share Sale Agreement with Violet Circle Sdn Bhd to acquire the remaining 50% equity interest in Megaquest Sdn Bhd for a total cash consideration of RM108.0 million. The said acquisition is still pending.

**ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF
BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)**

B7 The Group borrowings as at 30 September 2018 are as follows:

Secured:	RM'000
Short term bank borrowings	
- Denominated in Ringgit Malaysia	136,224
Long term bank borrowings	
- Denominated in Ringgit Malaysia	413,218
- Denominated in GBP (£29,402) *	159,217
	572,435
Senior medium term notes	157,900
Total borrowings	<u>866,559</u>

* *Converted at the exchange rate prevailing as at 30 September 2018.*

B8 There is no pending material litigation since the date of the last audited statement of financial position to the date of this announcement, other than as disclosed below.

Reference is made to Note 40 of the audited financial statements of the Group for the year ended 30 June 2018.

The next mention date of the tax appeal case before the SCIT has been fixed on 14 December 2018.

The next High Court hearing has been fixed on 14 December 2018 for a mention to update the High Court on any new developments to the tax appeal case.

The above litigations are still on-going.

**ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF
BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)**

B9 The Board does not recommend any dividend in the current quarter (previous year's quarter ended 30 September 2017 : Nil).

B10 The loss per share is calculated by dividing loss attributable to owners of the Parent by the weighted average number of ordinary shares in issue:

	<u>Current Quarter Ended</u>			
	30/09/18 RM'000	30/09/17 RM'000	30/09/18 Sen	30/09/17 Sen
Loss for the quarter	<u>(300)</u>	<u>(4,856)</u>		
Weighted average number of ordinary shares ('000)	<u>2,502,656</u>	<u>2,377,776</u> *		
Basic loss per share			<u>(0.01) #</u>	<u>(0.20)</u>

* Adjusted for Sub-division of Shares

No diluted loss per share is presented for the financial quarter ended 30 September 2018 as the computation based on the outstanding warrants would have an anti-dilutive effect.

B11 Profit/(loss) before tax is stated after charging/(crediting):

	Current Quarter ended 30/09/18 RM'000
Interest income	(617)
Dividend income	(492)
Other income excluding dividend and interest income	(2,661)
Depreciation of property, plant and equipment	3,898
Amortisation of intangible assets	<u>275</u>