



**CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME  
FOR THE THIRD QUARTER ENDED 31 DECEMBER 2018 (Unaudited)**

	Individual Quarter		Cumulative Quarter	
	Current quarter ended 31.12.2018 RM'000	Comparative quarter ended 31.12.2017 RM'000	Current nine months ended 31.12.2018 RM'000	Comparative nine months ended 31.12.2017 RM'000
Revenue	256,952	331,896	636,335	701,215
Cost of sales	(126,947)	(197,767)	(386,311)	(432,689)
Gross profit	130,005	134,129	250,024	268,526
Other income	6,688	26,826	39,657	58,238
Administrative expenses	(16,479)	(19,622)	(45,374)	(50,607)
Selling and marketing expenses	(3,650)	(5,652)	(6,719)	(17,943)
Other expenses	(66,382)	(52,140)	(87,540)	(79,991)
Operating profit	50,182	83,541	150,048	178,223
Finance costs	(15,876)	(15,546)	(47,144)	(45,231)
Share of results of joint ventures	945	(656)	(5,901)	1,435
Profit before tax	35,251	67,339	97,003	134,427
Income tax expense	(34,214)	(33,707)	(60,321)	(57,014)
<b>Profit for the period</b>	<b>1,037</b>	<b>33,632</b>	<b>36,682</b>	<b>77,413</b>
<b>Other comprehensive income to be reclassified to profit or loss in subsequent periods (net of tax):</b>				
Foreign currency translation	(458)	(1,166)	(551)	(463)
<b>Other comprehensive income for the period</b>	<b>(458)</b>	<b>(1,166)</b>	<b>(551)</b>	<b>(463)</b>
<b>Total comprehensive income for the period</b>	<b>579</b>	<b>32,466</b>	<b>36,131</b>	<b>76,950</b>
<b>Profit attributable to:</b>				
Owners of the parent	(8,795)	21,977	24,151	62,892
Non-controlling interests	9,832	11,655	12,531	14,521
	1,037	33,632	36,682	77,413
<b>Total comprehensive income attributable to:</b>				
Owners of the parent	(9,253)	20,811	23,600	62,429
Non-controlling interests	9,832	11,655	12,531	14,521
	579	32,466	36,131	76,950
Earnings per stock unit attributable to owners of the parent:				
Basic (sen)	(0.67)	1.68	1.85	4.81
Diluted (sen)	(0.67)	1.68	1.85	4.81

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



**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION  
AS AT 31 DECEMBER 2018 (Unaudited)**

	<b>AS AT 31.12.2018 RM'000</b>	<b>AS AT 31.03.2018 RM'000 (Audited)</b>
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	233,314	243,404
Land held for property development	1,416,886	1,401,765
Investment properties	488,430	491,828
Intangible assets	115	181
Investment in joint ventures	124,720	130,621
Other investments	3,293	3,371
Deferred tax assets	3,938	3,861
Trade and other receivables	2,211	5,762
	<u>2,272,907</u>	<u>2,280,793</u>
<b>Current assets</b>		
Property development costs	562,248	586,697
Inventories	232,378	324,417
Trade and other receivables	240,131	164,493
Prepayments	8,673	12,707
Tax recoverable	1,952	2,649
Accrued billings in respect of property development costs	-	198,107
Other investments	-	10,000
Cash and bank balances	727,783	521,568
	<u>1,773,165</u>	<u>1,820,638</u>
<b>TOTAL ASSETS</b>	<u>4,046,072</u>	<u>4,101,431</u>
<b>EQUITY AND LIABILITIES</b>		
<b>Current liabilities</b>		
Loans and borrowings	277,809	395,593
Provisions	39	39
Trade and other payables	211,374	198,084
Progress billings in respect of property development costs	263,435	-
Provision for retirement benefits	2	2
Income tax payable	27,190	30,544
	<u>779,849</u>	<u>624,262</u>
<b>Net current assets</b>	<u>993,316</u>	<u>1,196,376</u>



**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION  
AS AT 31 DECEMBER 2018 (Unaudited)**

	<b>AS AT 31.12.2018 RM'000</b>	<b>AS AT 31.03.2018 RM'000 (Audited)</b>
<b>EQUITY AND LIABILITIES (CONT'D)</b>		
<b>Non-current liabilities</b>		
Loans and borrowings	1,180,589	1,254,980
Provisions	152	152
Trade and other payables	145,699	305,089
Provision for retirement benefits	271	246
Deferred tax liabilities	44,706	42,595
	<u>1,371,417</u>	<u>1,603,062</u>
<b>TOTAL LIABILITIES</b>	<u>2,151,266</u>	<u>2,227,324</u>
<b>Net assets</b>	<u>1,894,806</u>	<u>1,874,107</u>
<b>Equity attributable to owners of the parent</b>		
Share capital	1,394,163	1,394,163
Treasury stock units	(17,324)	(37,962)
Reserves	478,329	490,799
	<u>1,855,168</u>	<u>1,847,000</u>
<b>Non-controlling interests</b>	<u>39,638</u>	<u>27,107</u>
<b>Total Equity</b>	<u>1,894,806</u>	<u>1,874,107</u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<u>4,046,072</u>	<u>4,101,431</u>
<b>Net assets per stock unit attributable to owners of the parent (RM)</b>	<u>1.41</u>	<u>1.42</u>

Based on number of stock units net of treasury stock units

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

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY  
FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2018 (Unaudited)**

	Attributable to owners of the parent								
	<-----		Non-Distributable			----->		Distributable	
	Share Capital	Treasury Stock Units	LTIP Reserve	Foreign Currency Translation Reserve	Other Reserve	Retained Profits	Total	Non- controlling Interests	Total Equity
RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	
<b>Financial period ended 31 December 2018</b>									
<b>At 1 April 2018</b>	1,394,163	(37,962)	-	(3,381)	958	493,222	1,847,000	27,107	1,874,107
Profit for the financial period	-	-	-	-	-	24,151	24,151	12,531	36,682
Other comprehensive income	-	-	-	(551)	-	-	(551)	-	(551)
Total comprehensive income for the financial period	-	-	-	(551)	-	24,151	23,600	12,531	36,131
<b>Transactions with owners</b>									
Purchase of treasury stock units	-	(15,457)	-	-	-	-	(15,457)	-	(15,457)
Redemption of preference shares	-	-	-	-	44	(44)	-	-	-
Written off in investment in subsidiary	-	-	-	25	-	-	25	-	25
Stock dividend distributed to stockholders	-	36,095	-	-	-	(36,095)	-	-	-
Total transactions with owners	-	20,638	-	25	44	(36,139)	(15,432)	-	(15,432)
<b>At 31 December 2018</b>	1,394,163	(17,324)	-	(3,907)	1,002	481,234	1,855,168	39,638	1,894,806

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY  
FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2017 (Unaudited)**

	Attributable to owners of the parent								
	<-----		Non-Distributable			----->		Distributable	
	Share Capital	Treasury Stock Units	LTIP Reserve	Foreign Currency Translation Reserve	Other Reserve	Retained Profits	Total	Non- controlling Interests	Total Equity
RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	
<b>Financial period ended 31 December 2017</b>									
<b>At 1 April 2017</b>	1,274,879	(5,031)	4,644	(2,808)	956	426,191	1,698,831	53,063	1,751,894
Profit for the financial period	-	-	-	-	-	62,892	62,892	14,521	77,413
Other comprehensive income	-	-	-	(463)	-	-	(463)	-	(463)
Total comprehensive income for the financial period	-	-	-	(463)	-	62,892	62,429	14,521	76,950
<b>Transactions with owners</b>									
Issue of ordinary stock units:									
- pursuant to LTIP	3,364	-	(3,364)	-	-	-	-	-	-
- Restricted issue	115,920	-	-	-	-	-	115,920	-	115,920
Purchase of treasury stock units	-	(26,280)	-	-	-	-	(26,280)	-	(26,280)
Redemption of preference shares	-	-	-	-	1	(1)	-	-	-
Subscription of equity interest in a subsidiary by non-controlling interests	-	-	-	-	-	-	-	1,000	1,000
Acquisition of remaining equity interest in a subsidiary	-	-	-	-	-	9,516	9,516	(42,516)	(33,000)
LTIP expenses	-	-	(1,280)	-	-	-	(1,280)	-	(1,280)
Dividend on ordinary stock units	-	-	-	-	-	(39,619)	(39,619)	-	(39,619)
Total transactions with owners	119,284	(26,280)	(4,644)	-	1	(30,104)	58,257	(41,516)	16,741
<b>At 31 December 2017</b>	1,394,163	(31,311)	-	(3,271)	957	458,979	1,819,517	26,068	1,845,585

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

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS  
FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2018 (Unaudited)**

	Nine months ended 31.12.2018 RM'000	Nine months ended 31.12.2017 RM'000
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Profit before tax	97,003	134,427
Adjustments for:-		
Net of impairment loss on financial assets:		
trade receivables	185	407
other receivables	-	(186)
property, plant and equipment	(209)	(1)
Amortisation of intangible assets	18	69
Depreciation of property, plant and equipment	11,439	12,685
Bad debts written off	-	200
Inventories written down	-	99
Interest expense	45,909	44,994
Property, plant and equipment written off	231	8
Investment in subsidiaries written off	57	-
Net loss/(gain) on disposal of:		
property, plant and equipment	25	(92)
subsidiaries	-	(25,289)
Unrealised loss on foreign exchange	11,570	1,913
Net loss from fair value adjustment of investment properties	892	28,336
Unwinding of discounts - net	140	(1,016)
Net fair value loss/(gain) on other investments at fair value through profit or loss	78	(491)
Interest income	(18,326)	(11,016)
Share of results of joint ventures	5,901	(1,435)
LTIP income	-	(1,371)
Provision for retirement benefits	34	320
Operating profit before changes in working capital	154,947	182,561
Changes in working capital:-		
Land held for property development	(11,953)	(93,922)
Property development cost	36,099	32,578
Inventories	92,039	88,579
Receivables	121,405	(29,447)
Payables	102,475	(19,734)
Cash flows from operations	495,012	160,615
Interest received	19,256	10,500
Interest paid	(49,758)	(51,326)
Income taxes refunded	217	6,424
Income taxes paid	(61,993)	(22,174)
Real property gains tax paid	-	(1,675)
Retirement benefits paid	(9)	(483)
<b>NET CASH FLOWS FROM OPERATING ACTIVITIES</b>	<b>402,725</b>	<b>101,881</b>



**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS  
FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2018 (Unaudited)**

	Nine months ended 31.12.2018 RM'000	Nine months ended 31.12.2017 RM'000
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Purchase of property, plant and equipment	(922)	(1,093)
Purchase of investment properties:		
- subsequent expenditure	(1,228)	-
Proceeds from disposal of property, plant and equipment	83	100
Net cashflows from disposal of subsidiary	-	52,538
Proceeds from disposal of other investment	10,000	-
Acquisition of remaining equity interest in a subsidiary from non-controlling interests	-	(33,000)
Proceeds from subscription of equity interest in a subsidiary by non-controlling interests	-	1,000
<b>NET CASH FLOWS FROM INVESTING ACTIVITIES</b>	<u>7,933</u>	<u>19,545</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Proceeds from issuance of stock units	-	115,920
Purchase of treasury stock units	(15,457)	(26,280)
Drawdown of borrowings	305,107	213,869
Repayment of borrowings	(487,673)	(54,191)
Repayment of obligations under finance lease	(373)	(357)
Withdrawal of deposits with licensed banks	356	(537)
Dividend paid	-	(39,619)
<b>NET CASH FLOWS (USED IN)/FROM FINANCING ACTIVITIES</b>	<u>(198,040)</u>	<u>208,805</u>
Effects of exchange rate changes	(551)	(463)
<b>NET INCREASE IN CASH AND CASH EQUIVALENTS</b>	<u>212,067</u>	<u>329,768</u>
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF FINANCIAL YEAR</b>	<u>476,705</u>	<u>285,826</u>
<b>CASH AND CASH EQUIVALENTS AT THE END OF FINANCIAL PERIOD</b>	<u><u>688,772</u></u>	<u><u>615,594</u></u>

For the purpose of statement of cash flows, cash and cash equivalents comprise the following:-

Cash and bank balances	727,783	629,763
Bank overdrafts	(21,716)	(219)
Assets of disposal group classified as held for sale	-	291
Less: Restricted cash and bank balances	(17,295)	(14,241)
	<u>688,772</u>	<u>615,594</u>

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



## A. Explanatory Notes Pursuant to MFRS 134

### 1. Basis of preparation

The interim financial statements have been prepared on the historical cost convention except for investment properties and quoted shares in other investments which have been stated at fair value.

This interim financial report is unaudited and has been prepared in accordance with the requirements of Malaysian Financial Reporting Standard ("MFRS") 134: Interim Financial Reporting issued by the Malaysian Accounting Standards Board ("MASB") and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial report should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 March 2018 and the explanatory notes. These explanatory notes provide an explanation of the 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.

### 2. Changes in Accounting Policies

On 8 September 2015, the MASB announced that the effective date of MFRS 15: Revenue from Contracts with Customers will be deferred to annual periods beginning on or after 1 January 2018. As a result, the effective date for transitioning entities to apply to Malaysian Financial Reporting Standards ("MFRSs") will also be deferred to annual periods beginning on or after 1 January 2018.

The Group falls within the scope definition of transitioning entities and accordingly will be required to prepare financial statements using the MFRS Framework in its first MFRS financial statements for the year ending 31 March 2019.

In the current financial year ending 31 March 2019, the Group has adopted the MFRS Framework for the first time. In presenting its first MFRS financial statements, the Group is required to restate the comparative financial statements to amounts reflecting the application of MFRS Framework. The majority of the adjustments required on transition will be made, retrospectively, against opening retained profits.

The accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those adopted in the audited financial statements for the financial year ended 31 March 2018, except for the adoption of the following new Malaysian Financial Reporting Standards ("MFRS") and Amendments to MFRSs which are applicable for the Group's financial period beginning 1 April 2018, as disclosed below:

#### Adoption of MFRSs and Amendments to MFRSs

		Effective for annual periods beginning on or after
MFRS 2	: Classification and Measurement of Share-based Payment Transactions (Amendments to MFRS 2)	1 January 2018
MFRS 9	: Financial Instruments	1 January 2018
MFRS 15	: Revenue from Contracts with Customers	1 January 2018
MFRS 140	: Transfers of Investment Property (Amendments to MFRS 140)	1 January 2018





A. Explanatory Notes Pursuant to MFRS 134 (cont'd)

2. Changes in Accounting Policies (cont'd)

Adoption of MFRSs and Amendments to MFRSs (cont'd)

**Effective for  
annual periods  
beginning on or after**

Annual Improvements to MFRSs 2014 - 2016 Cycle	: Amendments to MFRS 1 First-time Adoption of Malaysian Financial Reporting Standards	1 January 2018
	: Amendments to MFRS 128 Investments in Associates and Joint Ventures	1 January 2018
IC Interpretation 22	: Foreign Currency Transactions and Advance Consideration	1 January 2018

Adoption of the above standard does not have any significant effect on the financial performance and position of the Group, except as discussed below:

MFRS 9 : Financial Instruments

MFRS 9 replaces the guidance in MFRS 139: Financial Instruments: Recognition and Measurement on the classification and measurement of financial assets and financial liabilities, and on hedge accounting. MFRS 9 introduces new requirements for classification and measurement, impairment and hedge accounting.

The Group has assessed the impact of the adoption of MFRS 9 and concluded that the adoption does not have any material impact on the financial performance or position of the Group.

MFRS 15 : Revenue from Contracts with Customers

MFRS 15 establishes a new five-step models that will apply to revenue arising from contracts with customers of which it will supersede current revenue recognition guidance. The core principle 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 or services when a performance obligation is satisfied.

The Group has concluded that the initial application of MFRS 15 does not have any material financial impact to the financial statements of the Group.

**Standards and interpretation issued but not yet effective**

**Effective for  
annual periods  
beginning on or after**

MFRS 9	: Prepayment Features with Negative Compensation (Amendments to MFRS 9)	1 January 2019
MFRS 16	: Leases	1 January 2019
MFRS 128	: Long-term Interest in Associates and Joint Ventures (Amendments to MFRS 128)	1 January 2019
Annual Improvements to MFRSs 2015 - 2017 Cycle	: Amendments to MFRS 3 Business Combinations	1 January 2019
	: Amendments to MFRS 11 Joint Arrangements	1 January 2019
	: Amendments to MFRS 112 Income Taxes	1 January 2019
	: Amendments to MFRS 123 Borrowing Costs	1 January 2019
MFRS 119	: Plant Amendment, Curtailment or Settlement (Amendments to MFRS 119)	1 January 2019
IC Interpretation 23	: Uncertainty over Income Tax Treatments	1 January 2019



**A. Explanatory Notes Pursuant to MFRS 134 (cont'd)**

**2. Changes in Accounting Policies (cont'd)**

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

	<b>Effective for annual periods beginning on or after</b>
Amendments to References to the Conceptual Framework in MFRS Standards	
: Amendments to MFRS 2 Share-Based Payment	1 January 2020
: Amendments to MFRS 3 Business Combinations	1 January 2020
: Amendments to MFRS 6 Exploration for and Evaluation of Mineral Resources	1 January 2020
: Amendments to MFRS 14 Regulatory Deferral Accounts	1 January 2020
: Amendments to MFRS 101 Presentation of Financial Statements	1 January 2020
: Amendments to MFRS Accounting Policies, Changes in Accounting Estimates and Errors	1 January 2020
: Amendments to MFRS 134 Interim Financial Reporting	1 January 2020
: Amendments to MFRS 137 Provisions, Contingent Liabilities and Contingent Assets	1 January 2020
: Amendments to MFRS 138 Intangible Assets	1 January 2020
: Amendments to IC Interpretation 20 Stripping Costs in Production Phase of a Surface Mine	1 January 2020
: Amendments to IC Interpretation 22 Foreign Currency Transactions and Advance Consideration	1 January 2020
: Amendments to IC Interpretation 132 Intangible Assets - Web Site Costs	1 January 2020
MFRS 3 : Definition of a Business (Amendments to MFRS 3)	1 January 2020
MFRS 101 and MFRS 108 : Definition of Material (Amendments to MFRS 101 and MFRS 108)	1 January 2020
MFRS 17 : Insurance Contracts	1 January 2021
MFRS 10 and MFRS 128 : Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred

At the date of authorisation of these interim financial reports, the above MFRSs, Amendment to MFRSs and Interpretation were issued but not yet effective and have not been applied by the Group for the financial year ending 31 March 2019. The Group expects that the adoption of the standards and interpretation above will have no material impact on the financial statements in the period of initial application, except as discussed below:

MFRS 16 : Leases

MFRS 16 sets out the principles for the recognition, measurement, presentation and disclosure of leases and requires lessees to account for all leases under a single on-balance sheet model similar to the accounting for finance leases under MFRS 117.

At the commencement date of a lease, a lessee will recognise a liability to make lease payments and an asset representing the right to use the underlying asset during the lease term. Lessees will be required to recognise interest expense on the lease liability and depreciation expense on the right-of-use asset.

Lessor accounting is substantially the same as the accounting under MFRS 117. Lessors will continue to classify all leases using the same classification principle as in MFRS 117 and distinguish between two types of leases: operating and finance leases. The Group plans to adopt the new standard on the required effective date.

**3. Auditors' report on preceding audited financial statements**

The auditors' report for the annual financial statements of the Group for the financial year ended 31 March 2018 was not subject to any qualification.



**A. Explanatory Notes Pursuant to MFRS 134 (cont'd)**

**4. Seasonality or cyclical nature of operations**

The business of the Group is not affected in any material way by seasonal or cyclical factors or influence, apart from the general economic conditions in which it operates.

**5. Exceptional or unusual items**

The share of joint venture's capital commitment in relation to the acquisition of land as disclosed in Note A14 has lapsed on 11 January 2019. The capital commitment is void since the lease option to acquire the land has lapsed. In conjunction with this, an estimated holding costs payable of RM44.550 million has been accrued in the statement of comprehensive income in the financial period ended 31 December 2018.

**6. Changes in estimates**

There were no material changes in estimates that have had a material effect in the financial period ended 31 December 2018.

**7. Debt and equity securities**

Save for the following, there were no issuance, cancellation, repurchases, resale and repayments of debt and equity securities in the Company during the financial period ended 31 December 2018.

**Treasury Stock Units**

On 28 September 2018, the Company distributed a total of 25,937,951 treasury shares, being payment of the first and final dividend for the financial year ended 31 March 2018.

During the financial period ended 31 December 2018, the Company bought back 13,002,200 of its issued ordinary stock units in the open market for a consideration of RM15,457,249. As at 31 December 2018, the total stock units repurchased and held as treasury stock units amount to 14,402,996 ordinary stock units at a total cost of RM17,324,115.

**8. Dividends paid**

On 21 August 2018, the stockholders have approved a first and final dividend of one (1) treasury stock unit for every fifty (50) existing ordinary stock units held in the Company in respect of the financial year ended 31 March 2018, which was credited on 28 September 2018 into the depositors' securities accounts of stockholders whose names appear in the Record of Depositors of the Company at the entitlement date on 12 September 2018 as disclosed in Note A7.

**9. Segmental information by business segment**

<u>Period ended</u> <u>31 December 2018</u> RM'000	Property	Hospitality	Investments and others	Elimination	Total
<b>REVENUE</b>					
External sales	569,480	64,882	1,973	-	636,335
Inter-segment sales	346	-	3,532	(3,878)	-
Total revenue	<u>569,826</u>	<u>64,882</u>	<u>5,505</u>		<u>636,335</u>
<b>RESULTS</b>					
Segment results	218,439	5,747	129,348	(203,486)	150,048
Share of results of joint ventures	(5,901)	-	-	-	(5,901)
Finance cost					<u>(47,144)</u>
Profit before tax					<u>97,003</u>



A. Explanatory Notes Pursuant to MFRS 134 (cont'd)

9. Segmental information by business segment (cont'd)

<u>Period ended</u> <b>31 December 2017</b>	<b>Property</b>	<b>Hospitality</b>	<b>Investments and others</b>	<b>Elimination</b>	<b>Total</b>
<b>RM'000</b>					
<b>REVENUE</b>					
External sales	623,454	75,444	2,317	-	701,215
Inter-segment sales	399	-	53,358	(53,757)	-
Total revenue	<u>623,853</u>	<u>75,444</u>	<u>55,675</u>		<u>701,215</u>
<b>RESULTS</b>					
Segment results	189,237	26,390	15,548	(52,952)	178,223
Share of results of joint ventures	1,435	-	-	-	1,435
Finance cost					(45,231)
Profit before tax					<u>134,427</u>

For management purposes, the Group is organised into business units based on their products and services, and has three reportable operating segments as follows:

- (i) Property - development and investment in residential and commercial properties
- (ii) Hospitality - management and operation of hotels and restaurants
- (iii) Investments and others

**Segment performance for the current financial period as compared to the previous period's corresponding financial period**

(i) **Property**

During the financial period ended 31 December 2018, the property segment recorded a revenue of RM569.480 million as compared to RM623.454 million in the financial period ended 31 December 2017, a decrease of RM53.974 million or 8.66%. The decrease in revenue are mainly due to lower revenue recognition on ongoing projects that are nearing completion and lower sales of completed properties in STP.

The joint venture ("JV") projects, The Mews and Avira Garden Terraces, contributed a total revenue of RM67.648 million in the financial period ended 31 December 2018 as compared to total revenue of RM74.781 million in the financial period ended 31 December 2017, a decrease of RM7.133 million or 9.54%.

After incorporating revenue recognised for the JV, the Group's property segment recorded an adjusted revenue of RM637.128 million in the financial period ended 31 December 2018 as compared to an adjusted revenue of RM698.235 million in the financial period ended 31 December 2017.

Despite a lower revenue being recognised, the property segment recorded an increase in operating profit of RM29.202 million or 15.43% from RM189.237 million in the financial period ended 31 December 2017 to RM218.439 million in the financial period ended 31 December 2018. The increase is mainly due to better costs management in the reclamation works for STP 2A.

The JV suffered a loss of RM5.901 million for the financial period ended 31 December 2018 as compared to a profit of RM1.435 million for the financial period ended 31 December 2017, a decrease of RM7.336 million.



**A. Explanatory Notes Pursuant to MFRS 134 (cont'd)**

**9. Segmental information by business segment (cont'd)**

**Segment performance for the current financial period as compared to the previous period's corresponding financial period (cont'd)**

**(ii) Hospitality**

The hospitality segment recorded a revenue of RM64.882 million for the financial period ended 31 December 2018 as compared to RM75.444 million in the financial period ended 31 December 2017, a decrease of RM10.562 million or 14%. The decrease is mainly due to the disposal of E&O Express Sdn Bhd ("EOE") which owned the Lone Pine Hotel in the previous financial year.

The segment recorded a decrease of RM20.643 million in operating profit, from RM26.390 million for the financial period ended 31 December 2017 to RM5.747 million for the financial period ended 31 December 2018. The higher operating profit for the financial period 31 December 2017 was mainly due to the gain on disposal of EOE of RM25.289 million. However in the absence of this one-off gain on disposal, the financial period ended 31 December 2018 reflected a healthier operating profit with an increase of RM4.646 million from RM1.101 million.

**(iii) Investments and others**

The investments and others segment recorded an operating profit of RM129.348 million for the financial period ended 31 December 2018 as compared to RM15.548 million in the financial period ended 31 December 2017. The increase in the operating profit was mainly due to higher dividend income received from subsidiaries which amounted to approximately RM200 million as compared to RM50 million in the previous corresponding financial period. However, the increase was dampened by the holding costs of RM44.550 million as explained in Note A5.

**10. Valuation of investment properties**

The Group adopts the fair value model for its investment properties. Investment properties under construction are classified as investment properties and are measured at cost until either the fair value becomes reliably determinable or construction is completed.

During the current financial period, there was a fair value loss in the investment properties of RM892,000 which was recognised in the statement of comprehensive income.

**11. Material subsequent events**

As at 15 February 2019 (the latest practicable date which is not earlier than 7 days from the issue of this quarterly report), there were no material subsequent events at the end of the financial period ended 31 December 2018.

**12. Changes in composition of the Group**

On 12 July 2018, Kamunting Management (HK) Limited, an indirect wholly-owned subsidiary of E&O, was dissolved by way of Members' Voluntarily Liquidation.

On 22 September 2018, E&O Restaurants Sdn Bhd, an indirect wholly-owned subsidiary of E&O, was dissolved by way of Members' Voluntary Winding Up.

On 9 January 2019, Pelicrest Sdn Bhd, an indirect wholly-owned subsidiary of E&O, was dissolved by way of Members' Voluntary Winding Up.



**A. Explanatory Notes Pursuant to MFRS 134 (cont'd)**

**13. Contingent Liabilities**

There were no contingent liabilities as at 15 February 2019 (the latest practicable date which is not earlier than 7 days from the issue of this quarterly report), except for the Company which has issued corporate guarantees to banks and financial institutions for banking facilities granted to certain subsidiaries as follows:

	<b>RM'000</b>
Corporate guarantees issued by the Company for banking facilities granted to subsidiaries:	
- Secured	<u>957,180</u>

**14. Capital Commitments**

Capital commitments of the Group in respect of capital expenditure are as follows:

	<b>As at 31.12.2018 RM'000</b>	<b>As at 31.03.2018 RM'000</b>
<b>Capital expenditure</b>		
Approved and contracted for		
Land reclamation	553,841	619,638
Property, plant and equipment	18,263	1,705
Acquisition of freehold land	-	7,057
	<u>2,257</u>	<u>3,086</u>
Approved but not contracted for		
Property, plant and equipment	2,257	3,086
	<u>2,257</u>	<u>3,086</u>
Share of joint venture's capital commitments in relation to:		
- Acquisition of land	-	125,321
	<u>-</u>	<u>125,321</u>

The share of joint venture's capital commitment in respect of the acquisition of land has lapsed as referred to in Note A5.

**15. Significant Related Party Transactions**

Recurrent related party transactions conducted during the current financial period ended 31 December 2018 are in accordance with the stockholders' mandate obtained at the last Annual General Meeting of the Company.

**B. Explanatory Notes required by the Bursa Malaysia's Listing Requirements**

**1. Review of performance**

The Group achieved a revenue of RM636.335 million for the financial period ended 31 December 2018 as compared to RM701.215 million recorded in the financial period ended 31 December 2017. This represented a decrease of RM64.880 million or 9.25%. The decrease in revenue is mainly attributable to the property segment which registered a decrease of RM53.974 million and the hospitality segment which registered a decrease of RM10.562 million.

The Group posted profit before tax of RM97.003 million for the financial period ended 31 December 2018 as compared to profit before tax of RM134.427 million in the financial period ended 31 December 2017. This represented a decrease in profit before tax of RM37.424 million or 27.84%.

Despite lower revenue recorded from property and hospitality segments, both these segments had achieved better operating profit which was attributed largely to better costs management. However, the operating profit in the current financial period was dampened by the holding costs in respect of the acquisition of the land as disclosed in Note A5 of RM44.550 million, unrealised foreign exchange losses of RM11.570 million and losses from joint ventures amounting to RM5.901 million.

Further explanatory comments on the performance of each of the Group's business segments are provided in Note A9.



**B. Explanatory Notes required by the Bursa Malaysia's Listing Requirements (cont'd)**

**2. Variation of results against preceding quarter**

	<b>Current quarter ended 31.12.2018 RM'000</b>	<b>Immediate preceding quarter ended 30.09.2018 RM'000</b>	<b>Variance RM'000</b>
Revenue	256,952	179,388	77,564
Gross profit	130,005	53,465	76,540
Operating profit	50,182	49,686	496
Profit before tax	35,251	32,207	3,044

The Group recorded a revenue of RM256.952 million and profit before tax of RM35.251 million for the current financial quarter ended 31 December 2018 as compared to a revenue of RM179.388 million and profit before tax of RM32.207 million in the preceding financial quarter ended 30 September 2018. Higher revenue in the current quarter is due to higher sales of the completed properties and higher percentage of work progress on the reclamation of land. In the current quarter, the operating profit was dampened by the unrealised foreign exchange loss of RM11.744 million and the holding costs in respect of the land acquisition as disclosed in Note A5 of RM44.550 million.

**3. Group's prospects**

Notwithstanding the uncertainties and continued weakness in the property market, the Group was able to sustain new sales which has brought down our level of inventory. Our coordinated sales campaign "E&O Luxury Living", to reduce inventory has been encouraging as we achieved cumulative sales of approximately RM251 million for 9 months compared to RM236 million in the same period last year. While property market conditions continue to be challenging for the remaining fourth quarter, we will continue to focus on the reduction of our inventory by offering attractive packages to buyers.

**4. Variance in profit forecast/profit guarantee**

The Group did not issue any profit forecast/profit guarantee for the current financial period ended 31 December 2018.

**5. Taxation**

	<b>Individual Quarter</b>		<b>Cumulative Quarter</b>	
	<b>Current quarter ended 31.12.2018 RM'000</b>	<b>Comparative quarter ended 31.12.2017 RM'000</b>	<b>Current nine months ended 31.12.2018 RM'000</b>	<b>Comparative nine months ended 31.12.2017 RM'000</b>
Malaysian income tax				
- current	26,921	29,168	53,114	52,905
- in respect of prior years	5,162	3,351	5,174	3,351
Deferred tax	2,131	(487)	2,033	(917)
Real property gains tax	-	1,675	-	1,675
	34,214	33,707	60,321	57,014

The effective tax rate of the Group for the current financial period ended 31 December 2018 under review is higher than the statutory rate of 24% mainly due to certain expenses of the Group are not deductible.



**B. Explanatory Notes required by the Bursa Malaysia's Listing Requirements (cont'd)**

**6. Additional disclosures**

Included in the condensed consolidated statements of comprehensive income for the period are the followings:

	Individual Quarter		Cumulative Quarter	
	Current quarter ended 31.12.2018	Comparative quarter ended 31.12.2017	Current nine months ended 31.12.2018	Comparative nine months ended 31.12.2017
	RM'000	RM'000	RM'000	RM'000
Interest income	6,052	4,649	18,326	11,016
Net of impairment loss on receivables	(12)	(119)	(185)	(221)
Inventories written down	-	-	-	(99)
Interest expense	(15,535)	(15,447)	(45,909)	(44,994)
Depreciation and amortisation	(3,836)	(3,891)	(11,457)	(12,754)
Bad debts written off	-	(14)	-	(200)
Property, plant and equipment written off	(5)	(1)	(231)	(8)
Reversal of impairment loss on property, plant and equipment	2	-	209	1
Unrealised loss on foreign exchange	(11,744)	(10,895)	(11,570)	(1,913)
Net (loss)/gain on disposal of property, plant and equipment	(2)	(9)	(25)	92
Loss from fair value movement of investment properties	(507)	(30,000)	(892)	(28,336)
Gain from disposal of subsidiaries	-	25,289	-	25,289
Unwinding of discounts - net	(315)	(535)	(140)	1,016
Fair value (loss)/gain on other investments	(690)	(871)	(78)	491

**7. Status of Corporate Proposals**

This was the corporate proposal announced but not completed as at 15 February 2019.

On 11 February 2019, the Company announced the proposal for fund raising that comprised of :

- a) a private placement of new ordinary stocks in the Company ("E&O Stocks") of up to 10% of the Company's existing issued share capital at an issue price to be determined later ("Proposed Private Placement"); and
- b) a renounceable rights issue of new E&O Stocks to the entitled stockholders of E&O together with free detachable warrants at an issue price and basis to be determined and announced later ("Proposed Rights Issue with Warrants")

which in aggregate will aim to raise minimum gross proceeds of RM250 million for the Company ("Minimum Aggregate Proceeds").





**B. Explanatory Notes required by the Bursa Malaysia's Listing Requirements (cont'd)**

**8. Group Borrowings**

a) The Group borrowings were as follows:-

	<b>As at 31.12.2018 RM'000</b>	<b>As at 31.12.2017 RM'000</b>
Short Term - Secured		
- Bank overdraft	21,716	219
- Revolving credit	40,000	60,000
- Term loan	215,535	300,601
- Obligations under finance leases	558	444
	<u>277,809</u>	<u>361,264</u>
Long Term - Secured		
- Revolving credit	312,024	274,872
- Term loan	533,321	731,505
- Obligations under finance leases	968	995
	<u>846,313</u>	<u>1,007,372</u>
Long Term - Unsecured - RCMTNs	<u>334,276</u>	<u>320,611</u>
	<u>1,180,589</u>	<u>1,327,983</u>

b) All the borrowings above were denominated in Ringgit Malaysia, except for the following:-

Short Term Term Loan - Secured Denominated in Pound Sterling (£'000)	19,929
Long Term Term Loan - Secured Denominated in Pound Sterling (£'000)	24,843

**9. Material Litigation**

There were no material litigation which affect the financial position or business of the Group as at 15 February 2019.

**10. Dividend**

The Board of Directors does not recommend any interim dividend for the 9-month financial period ended 31 December 2018.

**11. Earnings Per Stock Unit**

	<b>Individual Quarter</b>		<b>Cumulative Quarter</b>	
	<b>Current quarter ended 31.12.2018</b>	<b>Comparative quarter ended 31.12.2017</b>	<b>Current nine months ended 31.12.2018</b>	<b>Comparative nine months ended 31.12.2017</b>
a) <b>Basic earnings per stock unit</b>				
Profit attributable to owners of the parent (RM'000)	(8,795)	21,977	24,151	62,892
Weighted average number of ordinary stock units in issue (unit '000)	1,316,318	1,309,346	1,306,568	1,308,279
Adjusted weighted average number of ordinary stock units (unit '000)	1,316,318	1,309,346	1,306,568	1,308,279
Basic earnings per stock unit for the period (sen)	(0.67)	1.68	1.85	4.81



B. Explanatory Notes required by the Bursa Malaysia's Listing Requirements (cont'd)

11. Earnings Per Stock Unit (cont'd)

	Individual Quarter		Cumulative Quarter	
	Current quarter ended 31.12.2018	Comparative quarter ended 31.12.2017	Current nine months ended 31.12.2018	Comparative nine months ended 31.12.2017
<b>b) Diluted earnings per stock unit</b>				
Profit attributable to owners of the parent (RM'000)	(8,795)	21,977	24,151	62,892
Weighted average number of ordinary stock units in issue (unit '000)	1,316,318	1,309,346	1,306,568	1,308,279
Diluted earnings per stock unit for the period (sen)	(0.67)	1.68	1.85	4.81

The outstanding warrants and Redeemable Convertible Medium Term Notes ("RCMTNs") have been excluded from the computation of fully diluted earnings per stock unit as the exercise of warrants and RCMTNs to ordinary stock units would be anti-dilutive.

BY ORDER OF THE BOARD

Wong Yah Yee  
Company Secretary

Kuala Lumpur  
22 February 2019