



**CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE FOURTH QUARTER ENDED 31 MARCH 2019 (Unaudited)**

	Individual Quarter		Cumulative Quarter	
	Current quarter ended 31.03.2019 RM'000	Comparative quarter ended 31.03.2018 RM'000 (Restated)	Current year ended 31.03.2019 RM'000	Comparative year ended 31.03.2018 RM'000 (Restated)
Revenue	249,985	281,491	886,320	982,706
Cost of sales	(112,817)	(174,328)	(493,709)	(603,042)
Gross profit	137,168	107,163	392,611	379,664
Other income	7,686	18,727	47,343	76,965
Administrative expenses	(20,197)	(15,228)	(65,571)	(65,835)
Selling and marketing expenses	(1,018)	(7,954)	(7,737)	(25,897)
Other expenses	(40,078)	(23,081)	(127,618)	(103,072)
Operating profit	83,561	79,627	239,028	261,825
Finance costs	(23,713)	(18,141)	(76,793)	(69,599)
Share of results of an associate	-	(20)	-	(20)
Share of results of joint ventures	5,564	(4,558)	(337)	(3,123)
Profit before tax	65,412	56,908	161,898	189,083
Income tax expense	(25,438)	(23,019)	(85,534)	(79,261)
Profit for the year	39,974	33,889	76,364	109,822
Other comprehensive income to be reclassified to profit or loss in subsequent periods (net of tax):				
Foreign currency translation	246	(110)	(305)	(573)
Other comprehensive income/(loss) for the year	246	(110)	(305)	(573)
Total comprehensive income for the year	40,220	33,779	76,059	109,249
Profit attributable to:				
Owners of the parent	38,215	32,867	61,918	94,298
Non-controlling interests	1,759	1,022	14,446	15,524
	39,974	33,889	76,364	109,822
Total comprehensive income attributable to:				
Owners of the parent	38,461	32,757	61,613	93,725
Non-controlling interests	1,759	1,022	14,446	15,524
	40,220	33,779	76,059	109,249
Earnings per stock unit attributable to owners of the parent:				
Basic (sen)	2.84	2.53	4.70	7.21
Diluted (sen)	2.84	2.53	4.70	7.21

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 MARCH 2019 (Unaudited)**

	AS AT 31.03.2019 RM'000	AS AT 31.03.2018 RM'000 (Restated)	AS AT 01.04.2017 RM'000
ASSETS			
Non-current assets			
Property, plant and equipment	228,151	243,404	255,779
Land held for property development	1,384,248	1,400,473	1,229,360
Investment properties	487,993	491,828	528,143
Intangible assets	93	181	256
Investment in joint ventures	130,895	130,374	141,856
Other investments	3,313	3,371	2,929
Deferred tax assets	12,909	4,952	4,387
Trade and other receivables	16,995	5,762	3,610
	<u>2,264,597</u>	<u>2,280,345</u>	<u>2,166,320</u>
Current assets			
Land held for property development	57,101	-	-
Property development costs	534,183	584,296	634,561
Inventories	216,066	324,392	456,639
Trade and other receivables	258,399	164,493	136,188
Prepayments	3,755	12,707	14,682
Tax recoverable	1,098	2,649	5,470
Accrued billings in respect of property development costs	-	198,107	103,061
Other investments	-	10,000	-
Cash and bank balances	854,833	521,568	298,929
	<u>1,925,435</u>	<u>1,818,212</u>	<u>1,649,530</u>
Assets of disposal group classified as held for sale	8,000	-	81,127
	<u>1,933,435</u>	<u>1,818,212</u>	<u>1,730,657</u>
TOTAL ASSETS	<u>4,198,032</u>	<u>4,098,557</u>	<u>3,896,977</u>
EQUITY AND LIABILITIES			
Current liabilities			
Loans and borrowings	505,212	395,593	281,650
Provisions	39	39	4,303
Trade and other payables	336,004	198,084	208,739
Progress billings in respect of property development costs	309,345	-	-
Provision for retirement benefits	2	2	5
Income tax payable	33,192	30,544	5,334
	<u>1,183,794</u>	<u>624,262</u>	<u>500,031</u>
Liabilities directly associated with disposal group classified as held for sale	-	-	24,214
	<u>1,183,794</u>	<u>624,262</u>	<u>524,245</u>
Net current assets	<u>749,641</u>	<u>1,193,950</u>	<u>1,206,412</u>



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

	AS AT 31.03.2019 RM'000	AS AT 31.03.2018 RM'000 (Restated)	AS AT 01.04.2017 RM'000
EQUITY AND LIABILITIES (CONT'D)			
Non-current liabilities			
Loans and borrowings	908,161	1,254,980	1,250,699
Provisions	152	152	152
Trade and other payables	13,130	305,089	328,111
Provision for retirement benefits	282	246	395
Deferred tax liabilities	43,422	42,595	41,481
	<u>965,147</u>	<u>1,603,062</u>	<u>1,620,838</u>
TOTAL LIABILITIES	<u>2,148,941</u>	<u>2,227,324</u>	<u>2,145,083</u>
Net assets	<u>2,049,091</u>	<u>1,871,233</u>	<u>1,751,894</u>
Equity attributable to owners of the parent			
Share capital	1,521,789	1,394,163	1,274,879
Treasury stock units	(27,719)	(37,962)	(5,031)
Reserves	513,504	487,961	428,983
	<u>2,007,574</u>	<u>1,844,162</u>	<u>1,698,831</u>
Non-controlling interests	41,517	27,071	53,063
Total Equity	<u>2,049,091</u>	<u>1,871,233</u>	<u>1,751,894</u>
TOTAL EQUITY AND LIABILITIES	<u>4,198,032</u>	<u>4,098,557</u>	<u>3,896,977</u>
Net assets per stock unit attributable to owners of the parent (RM)	<u>1.40</u>	<u>1.42</u>	<u>1.35</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 YEAR ENDED 31 MARCH 2019 (Unaudited)**

	Attributable to owners of the parent							Total Equity RM'000
	<----- Non-Distributable ----->				Distributable		Non- controlling Interests RM'000	
	Share Capital RM'000	Treasury Stock Units RM'000	Foreign Currency Translation Reserve RM'000	Other Reserve RM'000	Retained Profits RM'000	Total RM'000		
Financial year ended 31 March 2019								
At 1 April 2018 (as previously stated)	1,394,163	(37,962)	(3,381)	958	493,222	1,847,000	27,107	1,874,107
Effect of adopting MFRS	-	-	-	-	(2,838)	(2,838)	(36)	(2,874)
At 1 April 2018 (restated)	1,394,163	(37,962)	(3,381)	958	490,384	1,844,162	27,071	1,871,233
Profit for the financial year	-	-	-	-	61,918	61,918	14,446	76,364
Other comprehensive loss	-	-	(305)	-	-	(305)	-	(305)
Total comprehensive income for the financial year	-	-	(305)	-	61,918	61,613	14,446	76,059
Transactions with owners								
Issue of ordinary stock units:								
- New issuance	127,626	-	-	-	-	127,626	-	127,626
Purchase of treasury stock units	-	(25,852)	-	-	-	(25,852)	-	(25,852)
Redemption of preference shares	-	-	-	68	(68)	-	-	-
Investment in subsidiary written off	-	-	25	-	-	25	-	25
Stock dividend distributed to stockholders	-	36,095	-	-	(36,095)	-	-	-
Total transactions with owners	127,626	10,243	25	68	(36,163)	101,799	-	101,799
At 31 March 2019	1,521,789	(27,719)	(3,661)	1,026	516,139	2,007,574	41,517	2,049,091

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2018**

	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					
Financial year ended 31 March 2018 (Restated)										
At 1 April 2017	1,274,879	(5,031)	4,644	(2,808)	956	426,191	1,698,831	53,063	1,751,894	
Profit for the financial year	-	-	-	-	-	94,298	94,298	15,524	109,822	
Other comprehensive loss	-	-	-	(573)	-	-	(573)	-	(573)	
Total comprehensive income for the financial year	-	-	-	(573)	-	94,298	93,725	15,524	109,249	
Transactions with owners										
Issue of ordinary stock units:										
- Pursuant to LTIP vested	3,364	-	(3,364)	-	-	-	-	-	-	
- Restricted issue	115,920	-	-	-	-	-	115,920	-	115,920	
Purchase of treasury stock units	-	(32,931)	-	-	-	-	(32,931)	-	(32,931)	
Redemption of preference shares	-	-	-	-	2	(2)	-	-	-	
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 income	-	-	(1,280)	-	-	-	(1,280)	-	(1,280)	
Dividend on ordinary stock units	-	-	-	-	-	(39,619)	(39,619)	-	(39,619)	
Total transactions with owners	119,284	(32,931)	(4,644)	-	2	(30,105)	51,606	(41,516)	10,090	
At 31 March 2018	1,394,163	(37,962)	-	(3,381)	958	490,384	1,844,162	27,071	1,871,233	

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 YEAR ENDED 31 MARCH 2019 (Unaudited)**

	Year ended 31.03.2019 RM'000	Year ended 31.03.2018 RM'000 (Restated)
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	161,898	189,083
Adjustments for:-		
Net of impairment loss on financial assets:		
trade receivables	314	891
other receivables	2	3
Amortisation of intangible assets	40	91
Depreciation of property, plant and equipment	15,061	14,960
Bad debts written off	155	4
Net loss from fair value adjustment of investment properties	3,922	28,329
Unwinding of discounts - net	7,085	(747)
Net fair value loss/(gain) on other investments at fair value through profit or loss	58	(442)
Interest expense	69,528	69,236
Inventories written down	-	4,174
Property, plant and equipment written off	412	13
Net impairment loss on property, plant and equipment	6,757	20
Land held for property development written down	5,307	571
Property development costs written down	14,424	-
Reversal of impairment loss on investment in associate	-	(85)
Net loss/(gain) on disposal of:		
subsidiary	-	(24,493)
property, plant and equipment	2	(101)
Unrealised loss on foreign exchange	5,604	7,533
Investment in subsidiaries written off	77	-
Interest income	(24,695)	(18,673)
Dividend income	(11)	(11)
Share of results of an associate	-	20
Share of results of joint ventures	337	3,123
LTIP income	-	(1,371)
Provision for retirement benefits	45	331
Reversal provision for estimated repair costs	-	(162)
Operating profit before changes in working capital	266,322	272,297
Changes in working capital:-		
Land held for property development	(50,459)	(145,736)
Property development cost	36,475	36,200
Inventories	115,714	150,720
Receivables	95,139	(129,793)
Payables	141,556	(34,427)
Cash flows from operations	604,747	149,261
Interest received	25,275	20,108
Interest paid	(68,314)	(72,441)
Income taxes refunded	390	7,974
Income taxes paid	(90,613)	(55,513)
Real property gains tax paid	-	(1,675)
Retirement benefits paid	(9)	(483)
NET CASH FLOWS FROM OPERATING ACTIVITIES	471,476	47,231

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2019 (Unaudited)**

	Year ended 31.03.2019 RM'000	Year ended 31.03.2018 RM'000 (Restated)
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(6,597)	(2,488)
Purchase of intangible assets	-	(16)
Purchase of other investments	-	(10,000)
Purchase of investment properties:		
- additions (subsequent expenditure)	(2,031)	-
Proceeds from disposal of property, plant and equipment	185	102
Net cashflows from disposal of subsidiary	-	51,742
Proceeds from disposal of other investment	10,000	-
Proceeds from subscription of equity interest in a subsidiary by non-controlling interests	-	1,000
Profit distribution from a joint ventures	-	10,053
Acquisition of remaining equity interest in a subsidiary from non-controlling interests	-	(33,000)
Profit distribution from an associate	-	65
Other dividends received	11	11
NET CASH FLOWS FROM INVESTING ACTIVITIES	1,568	17,469
CASH FLOWS FROM FINANCING ACTIVITIES		
Purchase of treasury stock units	(25,852)	(32,931)
Proceeds from issuance of stock units	127,626	115,920
Drawdown of borrowings	377,871	280,522
Repayment of borrowings	(613,055)	(192,722)
Repayment of obligations under finance lease	(512)	(471)
Dividend paid	-	(39,619)
Placement of deposits with licensed banks	(415)	(3,947)
NET CASH FLOWS (USED IN)/FROM FINANCING ACTIVITIES	(134,337)	126,752
NET INCREASE IN CASH AND CASH EQUIVALENTS	338,707	191,452
Effects of exchange rate changes	(305)	(573)
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF FINANCIAL YEAR	476,705	285,826
CASH AND CASH EQUIVALENTS AT THE END OF FINANCIAL YEAR	815,107	476,705

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

Cash and bank balances	854,833	521,568
Bank overdrafts	(21,660)	(27,212)
Less: Restricted cash and bank balances	(18,066)	(17,651)
	815,107	476,705

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 ended 31 March 2019.

In the current financial year ended 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
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



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)

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 Revised Conceptual Framework for Financial Reporting	: Uncertainty over Income Tax Treatments	1 January 2019
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

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)

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 ended 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. Comparative

In the previous financial years, under FRSs framework, borrowing costs incurred on property under development were capitalised in property development costs. In March 2019, the IFRS Interpretations Committee ("IFRIC") has issued an agenda decision concluding that receivable, contract asset and inventory (work-in-progress) for unsold units under construction are not qualifying assets in relation to the construction of a residential multi-unit real estate development (building). Accordingly, an entity does not capitalise borrowing costs on those assets in accordance to the principle and requirements of IAS 23 Borrowing Costs.

Upon adoption of MFRSs framework, the Group changed its accounting policy of not capitalising borrowing costs incurred on property under development when the properties are ready for their intended sale in their current condition. The change in accounting policy was applied retrospectively from the date of transition as permitted in MFRS 1: First-time Adoption of Malaysian Financial Reporting Standards. The Group elected to apply the optional exemption to not restate the borrowing costs that were capitalised under FRSs framework and that were included in the carrying amount of the assets at the date of transition and shall account for borrowing costs, incurred on or after that date in accordance with MFRS 123: Borrowing Costs, including those borrowing costs incurred on or after that date on qualifying assets already under construction.

The effect of the change in accounting policy has been disclosed as below:

(a) Reconciliation of statement of financial position

	< ----- As at 31 March 2018 ----- >		
	Previously stated under FRSs RM'000	Effect of transition to MFRSs RM'000	Restated under MFRSs RM'000
Assets			
Land held for property development	1,401,765	(1,292)	1,400,473
Investment in joint ventures	130,621	(247)	130,374
Deferred tax assets	3,861	1,091	4,952
Property development costs	586,697	(2,401)	584,296
Inventories	324,417	(25)	324,392
Equity			
Retained profits	493,222	(2,838)	490,384
Non-controlling interests	27,107	(36)	27,071



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

3. Comparative (cont'd)

(b) Reconciliation of Statement of comprehensive income

	<- Quarter ended 31 March 2018 ->			<----- Year ended 31 March 2018 ----->		
	Previously stated under FRSs RM'000	Effect of transition to MFRSs RM'000	Restated under MFRSs RM'000	Previously stated under FRSs RM'000	Effect of transition to MFRSs RM'000	Restated under MFRSs RM'000
Cost of sales	175,189	(861)	174,328	607,878	(4,836)	603,042
Finance costs	15,814	2,327	18,141	61,045	8,554	69,599
Share of results of joint ventures	4,311	247	4,558	2,876	247	3,123
Income tax expense	23,338	(319)	23,019	80,352	(1,091)	79,261
Profit for the year, net of tax	35,283	(1,394)	33,889	112,696	(2,874)	109,822
Attributable to:						
Owners of the parent	34,244	(1,377)	32,867	97,136	(2,838)	94,298
Non-controlling interests	1,039	(17)	1,022	15,560	(36)	15,524
	35,283	(1,394)	33,889	112,696	(2,874)	109,822
Earnings per stock unit attributable to owners of the parent (sen):						
Basic	2.63	(0.10)	2.53	7.43	(0.22)	7.21
Diluted	2.63	(0.10)	2.53	7.43	(0.22)	7.21

4. 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.

5. Seasonality or cyclicity 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.

6. Exceptional or unusual items

The share of joint venture's capital commitment in relation to the acquisition of land as disclosed in Note A15 had lapsed on 11 January 2019. The capital commitment is void since the lease option to acquire the land had lapsed. In conjunction with this, a holding costs payable of RM44.573 million has been accrued in the statement of comprehensive income in the financial year ended 31 March 2019.



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

7. Changes in estimates

There were no material changes in estimates that have had a material effect in the financial year ended 31 March 2019.

8. 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 year ended 31 March 2019.

a) Ordinary stock units

On 18 March 2019, the Company issued 130,230,000 ordinary stock units of RM0.98 each pursuant to the private placement exercise.

b) Treasury Stock Units

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

During the financial year ended 31 March 2019, the Company bought back 22,991,100 of its issued ordinary stock units in the open market for a considerations of RM25,852,077. As at 31 March 2019, the total stock units repurchased and held as treasury stock units amount to 24,391,896 ordinary stock units at a total costs of RM27,718,943.

9. 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 A8(b).

10. Segmental information by business segment

<u>Year ended</u> 31 March 2019	Property	Hospitality	Investments and others	Elimination	Total
RM'000					
REVENUE					
External sales	798,927	84,348	3,045	-	886,320
Inter-segment sales	461	-	341,924	(342,385)	-
Total revenue	<u>799,388</u>	<u>84,348</u>	<u>344,969</u>		<u>886,320</u>
RESULTS					
Segment results	315,518	(910)	248,491	(324,071)	239,028
Share of results of an associate	-	-	-	-	-
Share of results of joint ventures	(337)	-	-	-	(337)
Finance cost					<u>(76,793)</u>
Profit before tax					<u>161,898</u>



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

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

<u>Year ended</u> <u>31 March 2018 (Restated)</u>	Property	Hospitality	Investments and others	Elimination	Total
RM'000					
REVENUE					
External sales	880,008	98,872	3,826	-	982,706
Inter-segment sales	505	-	212,046	(212,551)	-
Total revenue	<u>880,513</u>	<u>98,872</u>	<u>215,872</u>		<u>982,706</u>
RESULTS					
Segment results	273,950	30,369	170,091	(212,585)	261,825
Share of results of an associate	-	-	(20)	-	(20)
Share of results of joint ventures	(3,123)	-	-	-	(3,123)
Finance cost					<u>(69,599)</u>
Profit before tax					<u>189,083</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 year as compared to the previous period's corresponding financial year

(i) **Property**

During the financial year ended 31 March 2019, the property segment recorded a revenue of RM798.927 million as compared to RM880.008 million in the financial year ended 31 March 2018, a decrease of RM81.081 million or 9.21%. The decrease in revenue was mainly due to lower revenue recognition for reclaimed land in Seri Tanjung Pinang ("STP") 2A and lower sales of completed properties in STP 1 and in Princes House, London.

The joint venture ("JV") projects, The Mews and Avira Garden Terraces, contributed a total revenue of RM86.514 million in the financial year ended 31 March 2019 as compared to total revenue of RM101.046 million in the financial year ended 31 March 2018, a decrease of RM14.532 million or 14.38%.

After incorporating revenue recognised for the JV, the Group's property segment recorded an adjusted revenue of RM885.441 million in the financial year ended 31 March 2019 as compared to an adjusted revenue of RM981.054 million in the financial year ended 31 March 2018.

Despite a lower revenue being recognised, the property segment recorded an increase in operating profit of RM41.568 million or 15.17% from RM273.950 million in the financial year ended 31 March 2018 to RM315.518 million in the financial year ended 31 March 2019. The increase was mainly due to better cost management in the reclamation works for STP 2A and in the development projects in STP 1 which were recently completed.

The JV recorded a loss of RM0.337 million for the financial year ended 31 March 2019 as compared to RM3.123 million for the financial year ended 31 March 2018, an improvement of RM2.786 million.



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

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

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

(ii) Hospitality

The hospitality segment recorded a revenue of RM84.348 million for the financial year ended 31 March 2019 as compared to RM98.872 million in the financial year ended 31 March 2018, a decrease of RM14.524 million or 14.69%. The decrease was mainly due to lower occupancy rate as well as lower revenue recognised following the disposal of E&O Express Sdn Bhd ("EOE") which owned the Lone Pine Hotel. The disposal was completed in the previous financial year.

The segment recorded a decrease of RM31.279 million in operating profit, from an operating profit of RM30.369 million for the financial year ended 31 March 2018 to an operating loss of RM0.910 million for the financial year ended 31 March 2019. The decrease was mainly due to an impairment loss on property, plant and equipment of RM6.929 million in the current year and the one-off gain on disposal of EOE of RM25.289 million in the previous financial year.

(iii) Investments and others

The investments and others segment recorded an operating profit of RM248.491 million for the financial year ended 31 March 2019 as compared to RM170.091 million in the financial year ended 31 March 2018. The increase in the operating profit was mainly due to higher dividend income received from subsidiaries which amounted to approximately RM330 million as compared to RM207 million in the previous corresponding financial year. However, the increase in operating profit was dampened by the holding costs of RM44.573 million as explained in Note A6.

11. 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 year, there was a net fair value loss in the investment properties of RM3.922 million (as compared to a net fair value loss of RM28.329 million in the previous financial year) which was recognised in the statement of comprehensive income.

12. Material subsequent events

As at 17 May 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 year ended 31 March 2019.

13. 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.

On 29 March 2019, E&O Management Services Sdn Bhd, an indirect wholly-owned subsidiary of E&O held an Extraordinary General Meeting to voluntarily wind-up the company.



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

14. Contingent Liabilities

There were no contingent liabilities as at 17 May 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:

	RM'000
Corporate guarantees issued by the Company for banking facilities granted to subsidiaries:	
- Secured	<u>930,485</u>

15. Capital Commitments

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

	As at 31.03.2019 RM'000	As at 31.03.2018 RM'000
Capital expenditure		
Approved and contracted for		
Land reclamation	495,331	619,638
Property, plant and equipment	31,514	1,705
Acquisition of freehold land	-	7,057
	<u>526,845</u>	<u>628,399</u>
Approved but not contracted for		
Property, plant and equipment	<u>6,206</u>	<u>3,086</u>
Share of joint venture's capital commitments in relation to:		
- Acquisition of land	-	<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 A6.

16. Significant Related Party Transactions

Recurrent related party transactions conducted during the current financial year ended 31 March 2019 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 RM886.320 million for the financial year ended 31 March 2019 as compared to RM982.706 million recorded in the financial year ended 31 March 2018. This represented a decrease of RM96.386 million or 9.81%. The decrease in revenue was mainly attributed to the property segment which registered a decrease of RM81.081 million and the hospitality segment which registered a decrease of RM14.524 million.

The Group posted profit before tax of RM161.898 million for the financial year ended 31 March 2019 as compared to profit before tax of RM189.083 million in the financial year ended 31 March 2018. This represented a decrease in profit before tax of RM27.185 million or 14.38%.

Despite lower revenue recorded, the property segment had achieved better operating profit which was attributed largely to better cost management. However, the operating profit in the current financial year was dampened by the holding costs in respect of the acquisition of the land as disclosed in Note A6 of RM44.573 million.

Further explanatory comments on the performance of each of the Group's business segments are provided in Note A10.



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

2. Variation of results against preceding quarter

	Current quarter ended 31.03.2019 RM'000	Immediate preceding quarter ended 31.12.2018 RM'000	Variance RM'000
Revenue	249,985	256,952	(6,967)
Gross profit	137,168	130,005	7,163
Operating profit	83,561	50,182	33,379
Profit before tax	65,412	35,251	30,161

The Group recorded a revenue of RM249.985 million and profit before tax of RM65.412 million for the current financial quarter ended 31 March 2019 as compared to a revenue of RM256.952 million and profit before tax of RM35.251 million in the preceding financial quarter ended 31 December 2018. Despite lower revenue recognised in the current quarter, profit before tax is higher as compared to the previous quarter. This was mainly due to the fact that profit before tax of the previous quarter was dampened by the holding costs in respect of the land acquisition as disclosed in Note A6 of RM44.573 million.

3. Group's prospects

Against the backdrop of the property market conditions, the performance was satisfactory supported by continued strong sale of inventory and recognition of progressive billings on handover of Tamarind and Ariza Seafront Terrace in 4QFY19. Looking ahead, apart from continuing to sell our remaining inventory, the upcoming launches namely Conlay (GDV: RM900 million) and The Peak (GDV: RM320 million) will reinforce E&O's brand and positioning of premier lifestyle developer in strategic locations.

We are encouraged about the imminent completion of reclamation of STP 2A in Penang in third quarter of 2019. Finalisation of projects for maiden launch in second half of 2020 is underway. We expect STP 2A with a GDV of RM17 billion to be the major revenue driver.

4. Variance in profit forecast/profit guarantee

The Group did not issue any profit forecast/profit guarantee for the current financial year ended 31 March 2019.

5. Taxation

	Individual Quarter		Cumulative Quarter	
	Current quarter ended 31.03.2019 RM'000	Comparative quarter ended 31.03.2018 RM'000 Restated	Current year ended 31.03.2019 RM'000	Comparative year ended 31.03.2018 RM'000 Restated
Income tax				
- current	35,705	19,300	88,819	72,205
- in respect of prior years	(1,330)	1,480	3,844	4,831
Deferred tax	(8,937)	2,239	(7,129)	550
Real property gains tax	-	-	-	1,675
	25,438	23,019	85,534	79,261

The effective tax rate of the Group for the current financial year ended 31 March 2019 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 year are the followings:

	Individual Quarter		Cumulative Quarter	
	Current quarter ended 31.03.2019 RM'000	Comparative quarter ended 31.03.2018 RM'000 Restated	Current year ended 31.03.2019 RM'000	Comparative year ended 31.03.2018 RM'000 Restated
Interest income	6,369	7,657	24,695	18,673
Net of impairment loss on receivables	(131)	(673)	(316)	(894)
Inventories written down	-	(4,075)	-	(4,174)
Interest expense	(17,683)	(18,015)	(69,528)	(69,236)
Depreciation and amortisation	(3,644)	(2,297)	(15,101)	(15,051)
Bad debts written off	(155)	196	(155)	(4)
Property, plant and equipment written off	(181)	(5)	(412)	(13)
Net of impairment loss on property, plant and equipment	(6,966)	(21)	(6,757)	(20)
Property development costs written down	(14,424)	-	(14,424)	-
Land held for property development written down	(4,831)	(571)	(5,307)	(571)
Unrealised gain/(loss) on foreign exchange	5,966	(5,620)	(5,604)	(7,533)
Net gain/(loss) on disposal of property, plant and equipment	23	9	(2)	101
(Loss)/gain from fair value movement of investment properties	(3,030)	7	(3,922)	(28,329)
(Loss)/gain from disposal of subsidiaries	-	(796)	-	24,493
Unwinding of discounts - net	(6,945)	(269)	(7,085)	747
Fair value gain/(loss) on other investments	20	(49)	(58)	442

7. Status of Corporate Proposals

a) This was the corporate proposal announced but not completed as at 17 May 2019.

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

- i) 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 ("Private Placement"); and
- ii) 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").

The Private Placement which raised a proceeds of RM127.626 million was completed on 18 March 2019.



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

7. Status of Corporate Proposals (cont'd)

b) Utilisation of proceeds from Proposed Private Placement as at 17 May 2019.

On 18 March 2019, the private placement of 130,230,000 E&O stock units ("Private Placement") at the issue price of RM0.98 per stock unit amount to RM127.626 million was subscribed by Sweetwater SPV Sdn Bhd.

The cash proceeds from the Private Placement was partially utilised as follows:

	Proposed utilisation RM'000	Utilised to date RM'000	Balance to utilised RM'000	Estimated Timeframe for utilisation
Loan repayment	100,000	74,667	25,333	Within 12 months
General working capital	26,626	11,666	14,960	Within 24 months
Estimated expenses for the proposals	1,000	257	743	Within 6 months
	<u>127,626</u>	<u>86,590</u>	<u>41,036</u>	

8. Group Borrowings

a) The Group borrowings were as follows:-

	As at 31.03.2019 RM'000	As at 31.03.2018 RM'000
Short Term - Secured		
- Bank overdraft	21,660	27,212
- Revolving credit	114,474	40,000
- Term loan	176,115	327,940
- Obligations under finance leases	542	441
	<u>312,791</u>	<u>395,593</u>
Short Term - Unsecured - RCMTNs	<u>192,421</u>	-
	<u>505,212</u>	<u>395,593</u>
Long Term - Secured		
- Revolving credit	261,173	293,146
- Term loan	502,455	638,720
- Obligations under finance leases	845	884
	<u>764,473</u>	<u>932,750</u>
Long Term - Unsecured - RCMTNs	<u>143,688</u>	<u>322,230</u>
	<u>908,161</u>	<u>1,254,980</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)	19,916
Long Term Term Loan - Secured Denominated in Pound Sterling (£'000)	19,885



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

9. Material Litigation

There were no material litigation which affect the financial position or business of the Group as at 17 May 2019.

10. Dividend

The Board of Directors has recommended for stockholder's approval at the forthcoming Annual General Meeting a first and final dividend of 3 sen per stock unit held in the Company for the financial year ended 31 March 2019. The details of the entitlement date and payment date will be announced later.

11. Earnings Per Stock Unit

	Individual Quarter		Cumulative Quarter	
	Current quarter ended 31.03.2019	Comparative quarter ended 31.03.2018 Restated	Current year ended 31.03.2019	Comparative year ended 31.03.2018 Restated
a) Basic earnings per stock unit				
Profit attributable to owners of the parent (RM'000)	38,215	32,867	61,918	94,298
Weighted average number of ordinary stock units in issue (unit '000)	1,347,195	1,300,983	1,316,724	1,307,535
Adjusted weighted average number of ordinary stock units (unit '000)	1,347,195	1,300,983	1,316,724	1,307,535
Basic earnings per stock unit for the period (sen)	2.84	2.53	4.70	7.21
b) Diluted earnings per stock unit				
Profit attributable to owners of the parent (RM'000)	38,215	32,867	61,918	94,298
Weighted average number of ordinary stock units in issue (unit '000)	1,347,195	1,300,983	1,316,724	1,307,535
Diluted earnings per stock unit for the period (sen)	2.84	2.53	4.70	7.21

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
24 May 2019