



**CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE THIRD QUARTER ENDED 31 DECEMBER 2020 (Unaudited)**

	Individual Quarter		Cumulative Quarter	
	Current quarter ended 31.12.2020 RM'000	Comparative quarter ended 31.12.2019 RM'000	Current nine months ended 31.12.2020 RM'000	Comparative nine months ended 31.12.2019 RM'000
Revenue	36,524	119,150	165,529	390,566
Cost of sales	(23,369)	(74,917)	(91,695)	(242,219)
Gross profit	13,155	44,233	73,834	148,347
Other income	20,705	14,048	32,376	31,314
Administrative expenses	(10,702)	(20,563)	(32,985)	(56,846)
Selling and marketing expenses	(798)	(2,309)	(2,502)	(4,934)
Other expenses	(5,661)	6,681	(22,788)	(29,152)
Operating profit	16,699	42,090	47,935	88,729
Finance costs	(7,929)	(15,167)	(25,354)	(47,939)
Share of results of joint ventures	654	(2,757)	(192)	(6,988)
Profit before tax	9,424	24,166	22,389	33,802
Income tax expense	(8,395)	(7,381)	(20,162)	(26,445)
Profit for the period	1,029	16,785	2,227	7,357
Other comprehensive expense to be reclassified to profit or loss in subsequent periods (net of tax):				
Foreign currency translation	(2,699)	(855)	(3,314)	(477)
Other comprehensive expense for the period	(2,699)	(855)	(3,314)	(477)
Total comprehensive (expense)/ income for the period	(1,670)	15,930	(1,087)	6,880
Profit attributable to:				
Owners of the parent	832	18,755	1,953	8,089
Non-controlling interests	197	(1,970)	274	(732)
	1,029	16,785	2,227	7,357
Total comprehensive (expense)/ income attributable to:				
Owners of the parent	(1,867)	17,900	(1,361)	7,612
Non-controlling interests	197	(1,970)	274	(732)
	(1,670)	15,930	(1,087)	6,880
Earnings per share attributable to owners of the parent:				
Basic (sen)	0.06	1.31	0.14	0.56
Diluted (sen)	0.06	1.31	0.14	0.56

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 March 2020 and the accompanying explanatory notes attached to the interim financial statements.

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2020 (Unaudited)**

	AS AT 31.12.2020 RM'000	AS AT 31.03.2020 RM'000 (Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	242,906	254,941
Right-of-use assets	35,340	39,599
Inventories	1,535,128	1,487,588
Investment properties	391,526	375,086
Intangible assets	39	18
Investment in joint ventures	130,289	143,499
Other investments	6,637	3,489
Deferred tax assets	19,929	17,736
Trade and other receivables	1,684	9,476
	<u>2,363,478</u>	<u>2,331,432</u>
Current assets		
Inventories	532,070	552,346
Trade and other receivables	134,173	115,515
Prepayments	9,018	12,886
Tax recoverable	5,051	6,951
Contract cost assets	23,426	24,946
Cash and bank balances	331,914	296,430
	<u>1,035,652</u>	<u>1,009,074</u>
Non current assets classified as held for sale	<u>25,906</u>	<u>45,468</u>
	<u>1,061,558</u>	<u>1,054,542</u>
TOTAL ASSETS	<u>3,425,036</u>	<u>3,385,974</u>
EQUITY AND LIABILITIES		
Current liabilities		
Loans and borrowings	90,921	301,684
Provisions	5,039	5,039
Trade and other payables	149,290	151,998
Lease liabilities	6,689	5,546
Contract liabilities	221,336	246,713
Provision for retirement benefits	-	32
Income tax payable	8,275	3,159
	<u>481,550</u>	<u>714,171</u>
Net current assets	<u>580,008</u>	<u>340,371</u>

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2020 (Unaudited)**

	AS AT 31.12.2020 RM'000	AS AT 31.03.2020 RM'000 (Audited)
EQUITY AND LIABILITIES (CONT'D)		
Non-current liabilities		
Loans and borrowings	1,043,741	742,577
Provisions	374	374
Trade and other payables	9,663	18,022
Lease liabilities	51,774	56,858
Provision for retirement benefits	469	403
Deferred tax liabilities	40,282	40,986
	<u>1,146,303</u>	<u>859,220</u>
TOTAL LIABILITIES	<u>1,627,853</u>	<u>1,573,391</u>
Net assets	<u>1,797,183</u>	<u>1,812,583</u>
Equity attributable to owners of the parent		
Share capital	1,521,802	1,521,802
Treasury shares	(28,160)	(28,160)
Reserves	258,146	273,820
	<u>1,751,788</u>	<u>1,767,462</u>
Non-controlling interests	45,395	45,121
Total Equity	<u>1,797,183</u>	<u>1,812,583</u>
TOTAL EQUITY AND LIABILITIES	<u>3,425,036</u>	<u>3,385,974</u>
Net assets per share attributable to owners of the parent (RM) - Based on number of shares net of treasury shares		
	<u>1.22</u>	<u>1.23</u>

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 March 2020 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 2020 (Unaudited)**

	Attributable to owners of the parent							Total Equity RM'000
	<----- Non-Distributable ----->			Distributable				
	Share Capital RM'000	Treasury Shares RM'000	Foreign Currency Translation Reserve RM'000	Other Reserve RM'000	Retained Profits RM'000	Total RM'000	Non- controlling Interests RM'000	
Financial period ended 31 December 2020								
At 1 April 2020	1,521,802	(28,160)	(4,426)	1,026	277,220	1,767,462	45,121	1,812,583
Profit for the financial period	-	-	-	-	1,953	1,953	274	2,227
Other comprehensive expense	-	-	(3,314)	-	-	(3,314)	-	(3,314)
Total comprehensive (expense)/income for the financial period	-	-	(3,314)	-	1,953	(1,361)	274	(1,087)
Transactions with owners								
Winding up of subsidiaries	-	-	-	(920)	920	-	-	-
Dividend on ordinary shares	-	-	-	-	(14,313)	(14,313)	-	(14,313)
Total transactions with owners	-	-	-	(920)	(13,393)	(14,313)	-	(14,313)
At 31 December 2020	1,521,802	(28,160)	(7,740)	106	265,780	1,751,788	45,395	1,797,183

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2019 (Unaudited)**

	Attributable to owners of the parent							Non-controlling Interests RM'000	Total Equity RM'000
	<----- Non-Distributable ----->			Distributable					
	Share Capital RM'000	Treasury Shares RM'000	Foreign Currency Translation Reserve RM'000	Other Reserve RM'000	Retained Profits RM'000	Total RM'000			
Financial period ended 31 December 2019									
At 1 April 2019	1,521,789	(27,719)	(3,661)	1,026	516,139	2,007,574	41,517	2,049,091	
Profit for the financial period	-	-	-	-	8,089	8,089	(732)	7,357	
Other comprehensive expense	-	-	(477)	-	-	(477)	-	(477)	
Total comprehensive (expense)/ income for the financial period	-	-	(477)	-	8,089	7,612	(732)	6,880	
Transactions with owners									
Issue of ordinary shares:									
- pursuant to warrants exercised	13	-	-	-	-	13	-	13	
Dividend on ordinary shares	-	-	-	-	(42,977)	(42,977)	-	(42,977)	
Total transactions with owners	13	-	-	-	(42,977)	(42,964)	-	(42,964)	
At 31 December 2019	1,521,802	(27,719)	(4,138)	1,026	481,251	1,972,222	40,785	2,013,007	

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 2020 and the accompanying explanatory notes attached to the interim financial statements.



**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2020 (Unaudited)**

	Period ended 31.12.2020 RM'000	Period ended 31.12.2019 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	22,389	33,802
Adjustments for:-		
Allowances for expected credit losses on:		
- trade receivables	412	521
Amortisation of intangible assets	13	65
Depreciation of right-of-use assets	4,259	6,998
Depreciation of property, plant and equipment	12,561	9,887
Bad debts written off	-	38
Inventories written off	156	-
Waiver of debts	-	1,631
Interest expense	24,379	47,631
Property, plant and equipment written off	166	219
Net (gain)/loss on disposal of property, plant and equipment	(16)	16
Unrealised gain on foreign exchange	(18,280)	(6,790)
Unwinding of discounts - net	222	(662)
Net fair value gain on other investments at fair value through profit or loss	(3,148)	(375)
Interest income	(5,529)	(20,008)
Dividend income	-	(11)
Share of results of joint ventures	192	6,988
Provision for retirement benefits	51	42
Operating profit before changes in working capital	<u>37,827</u>	<u>79,992</u>
Changes in working capital:-		
Inventories	5,010	19,868
Receivables	13,199	79,649
Payables	(45,154)	(166,377)
Contract cost assets	<u>1,520</u>	<u>7,095</u>
Cash flows from operations	12,402	20,227
Interest received	3,774	18,271
Interest paid	(35,271)	(41,466)
Income taxes paid	(16,128)	(64,613)
Retirement benefits paid	(17)	(8)
NET CASH FLOWS USED IN OPERATING ACTIVITIES	<u>(35,240)</u>	<u>(67,589)</u>

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2020 (Unaudited)**

	Period ended 31.12.2020 RM'000	Period ended 31.12.2019 RM'000
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(680)	(37,946)
Purchase of intangible assets	(34)	-
Purchase of investment properties:		
- additions	(21)	-
- subsequent expenditure	(12,493)	(1,250)
Proceeds from disposal of property, plant and equipment	17	88
Dividends from joint ventures	12,750	4,634
Other dividends received	-	11
NET CASH FLOWS USED IN INVESTING ACTIVITIES	(461)	(34,463)
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from issuance of ordinary shares	-	13
Drawdown of borrowings	265,832	169,190
Repayment of borrowings	(153,725)	(309,454)
Repayment of obligations under finance lease	(391)	(448)
Repayment of lease liabilities	(764)	(8,029)
Withdrawal of deposits with licensed banks	6,665	3,164
Dividend paid	(14,313)	(42,977)
NET CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES	103,304	(188,541)
Effects of exchange rate changes	(3,314)	(477)
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	64,289	(291,070)
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF FINANCIAL YEAR	236,687	815,073
CASH AND CASH EQUIVALENTS AT THE END OF FINANCIAL PERIOD	300,976	524,003

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

Cash and bank balances	331,914	566,365
Bank overdrafts	(17,995)	(27,426)
Less: Restricted cash and bank balances	(12,943)	(14,936)
	300,976	524,003

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the financial year ended 31 March 2020 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 Standards ("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 2020 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 2020.

2. Changes in Accounting Policies

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 2020, except for the adoption of the following new MFRSs and Amendments to MFRSs which are applicable for the Group's financial period beginning 1 April 2020, as disclosed below:

Adoption of MFRSs and Amendments to MFRSs	Effective for annual periods beginning on or after
Revised Conceptual Framework for Financial Reporting	1 January 2020
MFRS 3 : Definition of a Business (Amendments to MFRS 3)	1 January 2020
MFRS 101 : Definition of Material (Amendments to MFRS 101)	1 January 2020
MFRS 108 : Definition of Material (Amendments to MFRS 108)	1 January 2020
MFRS 7, MFRS 9 and MFRS 139 : Interest Rate Benchmark Reform (Amendments to MFRS 7, MFRS 9 and MFRS 139)	1 January 2020

Adoption of the above standards do not have any significant effect on the financial performance and position of the Group.

Standards issued but not yet effective	Effective for annual periods beginning on or after
MFRS 16 : Covid-19 - Related Rent Concessions (Amendments to MFRS 16)	1 June 2020
MFRS 4, MFRS 7, MFRS 9, MFRS 16 and MFRS 139 : Interest Rate Benchmark Reform - Phase 2 (Amendments to MFRS 4, MFRS 7, MFRS 9, MFRS 16 and MFRS 139)	1 January 2021
Annual Improvements to MFRSs 2018- 2020	1 January 2022
MFRS 3 : Reference to the Conceptual Framework (Amendments to MFRS 3)	1 January 2022
MFRS 116 : Proceeds before Intended Use (Amendments to MFRS 116)	1 January 2022
MFRS 137 : Cost of Fulfilling a Contract (Amendments to MFRS 137)	1 January 2022
MFRS 17 : Insurance Contracts	1 January 2023
MFRS 101 : Classification of Liabilities as Current or Non-current (Amendments to MFRS 101)	1 January 2023
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)

At the date of authorisation of these interim financial reports, the above MFRSs and Amendment to MFRSs were issued but not yet effective and have not been applied by the Group for the financial year ending 31 March 2021. The Group expects that the adoption of the standards above will have no material impact on the financial statements in the period of initial application.

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 2020 was not subject to any qualification.

4. 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.

5. Exceptional or unusual items

There were no unusual items during the financial period ended 31 December 2020.

6. Changes in estimates

There were no material changes in estimates that have had a material effect in the financial period ended 31 December 2020.

7. Debt and equity securities

There were no issuance, cancellation, repurchases, resale and repayments of debt and equity securities in the Company during the financial period ended 31 December 2020.

8. Dividends paid

On 29 June 2020, the Board of Directors had approved a first and final single-tier dividend of 1.0 sen per share in respect of the financial year ended 31 March 2020 to shareholders whose names appeared in the record of the depositors at book closure date on 8 September 2020. Total dividend amounting to RM14,313,489 was paid on 28 September 2020.

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

9. Segmental information by business segment

<u>Period ended</u> <u>31 December 2020</u> RM'000	Properties	Hospitality	Investments and others	Elimination	Total
REVENUE					
External sales	150,797	13,198	1,534	-	165,529
Inter-segment sales	521	-	28,022	(28,543)	-
Total revenue	<u>151,318</u>	<u>13,198</u>	<u>29,556</u>		<u>165,529</u>
RESULTS					
Segment results	68,134	(27,383)	33,644	(26,460)	47,935
Share of results of joint ventures	(192)	-	-	-	(192)
Finance cost					<u>(25,354)</u>
Profit before tax					<u>22,389</u>

<u>Period ended</u> <u>31 December 2019</u> RM'000	Properties	Hospitality	Investments and others	Elimination	Total
REVENUE					
External sales	339,396	47,289	3,881	-	390,566
Inter-segment sales	579	-	214,305	(214,884)	-
Total revenue	<u>339,975</u>	<u>47,289</u>	<u>218,186</u>		<u>390,566</u>
RESULTS					
Segment results	106,864	(6,358)	198,323	(210,100)	88,729
Share of results of joint ventures	(6,988)	-	-	-	(6,988)
Finance cost					<u>(47,939)</u>
Profit before tax					<u>33,802</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) Properties - development and investment in residential and commercial properties
- (ii) Hospitality - management and operation of hotel and serviced apartments
- (iii) Investments and others

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

(i) **Properties**

The properties segment recorded revenue of RM150.8 million in the financial period ended 31 December 2020 as compared to RM339.4 million in the previous financial period ended 31 December 2019, representing a decrease of RM188.6 million or 55.6%. The decreased revenue was mainly due to lower revenue recognition from the STP2A land reclamation and lower sales of completed properties in STP1.

Joint venture ("JV") projects namely The Mews, Conlay and Avira Garden Terraces contributed a total revenue of RM39.3 million in the financial period ended 31 December 2020 as compared to revenue of RM67.5 million achieved in the previous financial period ended 31 December 2019, representing a reduction of RM28.2 million or 41.8%.



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)

(i) Properties (cont'd)

After incorporating revenue recognised from JV projects, the Group's properties segment recorded an adjusted revenue of RM190.1 million in the financial period ended 31 December 2020 as compared to an adjusted revenue of RM406.9 million in the financial period ended 31 December 2019.

The properties segment recorded operating profit of RM68.1 million for the current financial period as compared to RM106.8 million in the financial period ended 31 December 2019. This represented a decrease of RM38.7 million or 36.2%.

The nationwide Covid-19 Movement Control Order ("MCO") imposed from 18 March 2020 and the subsequent Conditional Movement Control Orders ("CMCO") have adversely affected the progress of works at STP2A and take-up rate of property sales in the current financial period.

(ii) Hospitality

The hospitality segment recorded revenue of RM13.2 million for the financial period ended 31 December 2020 as compared to RM47.3 million in the financial period ended 31 December 2019. This marked a decrease of RM34.1 million or 72.1% mainly due to the Covid-19 pandemic that severely impacted the tourism, travel and hospitality industries. Highly restricted travel and quarantine conditions imposed upon entry for international tourists, coupled with limitations of adhering to physical distancing measures had resulted in low occupancies in E&O Hotel and E&O Residences. The Group ceased operations of E&O Residences on 18 September 2020.

The segment incurred an operating loss of RM27.4 million in the financial period ended 31 December 2020 as compared to a loss of RM6.4 million in the financial period ended 31 December 2019. The E&O Hotel was temporarily closed during the Covid-19 MCO period and resumed operations in mid May 2020. Lower revenue resulted in increased operating losses of RM21.0 million in the current financial period.

(iii) Investments and others

The investments and others segment recorded an operating profit of RM33.6 million for the financial period ended 31 December 2020 as compared to profit of RM198.3 million in the financial period ended 31 December 2019, a decrease of RM164.7 million or 83.0%. The operating profit in the current financial period was mainly due to dividend received from the subsidiaries which amounted to approximately RM26.0 million as compared to a higher dividend of RM212.5 million in the previous corresponding financial period. The dividend income was eliminated on the Group basis.

10. Valuation of investment properties

The Group adopts the fair value model for its investment properties.

There is no significant and indicative change in value of the investment properties from the last financial year end.

11. Material subsequent events

As at 16 February 2021 (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 2020.



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

12. Changes in composition of the Group

On 9 April 2020, E&O Management Services Sdn. Bhd., an indirect wholly-owned subsidiary of E&O, was dissolved after expiration of three months from the date of lodgement of the Return by Liquidator relating to the Final Meeting with the Companies Commission of Malaysia ("CCM").

On 17 October 2020, Trans-Mutual Sdn Bhd, an indirect wholly-owned subsidiary of E&O, was dissolved after expiration of three months from the date of lodgement of the Return by Liquidator relating to the Final Meeting with the CCM.

On 12 November 2020, E&O-Pie Sdn Bhd and Radiant Kiara Sdn Bhd, indirect wholly-owned subsidiaries of E&O, were dissolved after expiration of three months from the date of lodgement of the Return by Liquidator relating to the Final Meeting with the CCM.

On 1 December 2020, Teratak Warisan (M) Sdn Bhd, an indirect wholly-owned subsidiary of E&O, was dissolved after expiration of three months from the date of lodgement of the Return by Liquidator relating to the Final Meeting with the CCM.

13. Contingent Liabilities

There were no contingent liabilities as at 16 February 2021 (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	<u>1,042,746</u>

14. Capital Commitments

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

	As at 31.12.2020 RM'000	As at 31.03.2020 RM'000
Capital expenditure		
Approved and contracted for		
Land reclamation and infrastructure development	145,852	368,449
Investment property	-	13,700
Property, plant and equipment	-	<u>2,871</u>
Approved but not contracted for		
Property, plant and equipment	<u>1,979</u>	<u>2,119</u>

15. Significant Related Party Transactions

Recurrent related party transactions conducted during the current financial period ended 31 December 2020 are in accordance with the shareholders' 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 revenue of RM165.5 million for the financial period ended 31 December 2020 as compared to RM390.6 million recorded in the financial period ended 31 December 2019. This represented a decrease of RM225.1 million or 57.6%. The decrease in revenue was mainly attributed to the properties segment which registered a decrease of RM188.6 million and the hospitality segment which also registered lower revenue with a decrease of RM34.1 million. The decrease in revenue was mainly attributed to the imposition of the MCO and CMCO which restricted business activities during these periods.

The Group posted profit before tax of RM22.4 million for the financial period ended 31 December 2020 as compared to RM33.8 million in the financial period ended 31 December 2019. This represented a decrease in profit before tax of RM11.4 million or 33.7%. The decrease in the current financial period was in line with the lower revenue recorded. The decrease was mitigated by the unrealised foreign exchange gain of RM18.3 million in the current financial period as compared to RM6.8 million in the previous corresponding financial period.

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

2. Variation of results against preceding quarter

	Current quarter ended 31.12.2020 RM'000	Immediate preceding quarter ended 30.09.2020 RM'000	Difference RM'000
Revenue	36,524	58,893	(22,369)
Gross profit	13,155	22,570	(9,415)
Operating profit	16,699	17,813	(1,114)
Profit before tax	9,424	8,944	480

The Group recorded revenue of RM36.5 million and profit before tax of RM9.4 million for the current financial quarter ended 31 December 2020 as compared to revenue of RM58.9 million and profit before tax of RM8.9 million in the previous quarter. Lower revenue was mainly due to the extension of the MCO and CMCO periods which had imposed restrictions on business activities in the current quarter. Despite the lower revenue recognised, the profit before tax in the current quarter improved slightly mainly due to strengthening of the Sterling Pound whereby the Group recorded an unrealised foreign exchange gain of RM14.2 million.

3. Group's prospects

The performance of the property development and hotel divisions remain subdued in the current climate of uncertainty and flux.

Market sentiment remains weak and challenging conditions persist. The Group is not expected to make a strong recovery until the pandemic eases and movement control restrictions, both locally and internationally, are relaxed.

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 2020.

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

5. Taxation

	Individual Quarter		Cumulative Quarter	
	Current quarter ended	Comparative quarter ended	Current nine months ended	Comparative nine months ended
	31.12.2020	31.12.2019	31.12.2020	31.12.2019
	RM'000	RM'000	RM'000	RM'000
Malaysian income tax				
- current	452	8,578	14,466	33,909
- in respect of prior years	8,593	(180)	8,593	(180)
Deferred tax	(650)	(1,017)	(2,897)	(7,284)
	<u>8,395</u>	<u>7,381</u>	<u>20,162</u>	<u>26,445</u>

The effective tax rate of the Group for the current financial period ended 31 December 2020 under review is higher than the statutory rate of 24% mainly due to certain expenses of the Group that are not deductible for tax purposes.

6. Additional disclosures

Included in the condensed consolidated statements of comprehensive income for the year are the following:

	Individual Quarter		Cumulative Quarter	
	Current quarter ended	Comparative quarter ended	Current nine months ended	Comparative nine months ended
	31.12.2020	31.12.2019	31.12.2020	31.12.2019
	RM'000	RM'000	RM'000	RM'000
Interest income	1,904	5,278	5,529	20,008
Net of allowance for expected credit losses on receivables	(70)	(149)	(412)	(521)
Inventories written off	-	-	(156)	-
Interest expense	(7,887)	(14,991)	(24,379)	(47,631)
Depreciation and amortisation	(5,600)	(5,925)	(16,833)	(16,950)
Bad debts written off	-	(38)	-	(38)
Property, plant and equipment written off	-	(218)	(166)	(219)
Unrealised gain on foreign exchange	14,152	23,067	18,280	6,790
Net gain/(loss) on disposal of property, plant and equipment	16	1	16	(16)
Unwinding of discounts - net	(54)	358	(222)	662
Fair value gain on other investments	1,522	473	3,148	375
	<u>1,522</u>	<u>473</u>	<u>3,148</u>	<u>375</u>

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

7. Status of Corporate Proposals

- a) There were no corporate proposal announced but not completed as at 16 February 2021.
- b) Utilisation of proceeds from the First Tranche of RM1.3 billion Sukuk Murabahah as at 16 February 2021.

On 10 March 2020, the Sukuk Murabahah was successfully issued. The cash proceeds from the Sukuk Murabahah were utilised as follows:

	Proposed utilisation RM'000	Utilised to date RM'000	Balance to be utilised RM'000	Estimated Timeframe for utilisation
Loan repayment, development cost, infrastructure costs on STP2A, working capital	750,000	364,100	385,900	Within 42 months
Reclamation cost of STP 2B & 2C, working capital	200,000	-	200,000	Within 42 months
Repayment of intercompany amount	170,000	170,000	-	Within 12 months
Payment of land premium	180,000	-	180,000	Within 12 months
	<u>1,300,000</u>	<u>534,100</u>	<u>765,900</u>	

8. Group Borrowings

- a) The Group borrowings were as follows:-

	As at 31.12.2020 RM'000	As at 31.12.2019 RM'000
Short Term - Secured		
- Bank overdraft	17,995	27,426
- Revolving credit	29,996	114,991
- Term loan	42,495	95,881
- Obligations under finance leases	435	543
	<u>90,921</u>	<u>238,841</u>
Short Term - Unsecured - RCMTNs	-	348,810
	<u>90,921</u>	<u>587,651</u>
Long Term - Secured		
- Revolving credit	139,728	54,809
- Term loan	379,428	657,517
- Obligations under finance leases	581	1,016
- Sukuk Murabahah	524,004	-
	<u>1,043,741</u>	<u>713,342</u>
	<u>1,134,662</u>	<u>1,300,993</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)	4,444	5,000
Long Term Term Loan - Secured Denominated in Pound Sterling (£'000)	15,556	20,000
	<u>20,000</u>	<u>25,000</u>



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 16 February 2021.

10. Dividend

The Board of Directors do not recommend any interim dividend for the financial period ended 31 December 2020.

11. Earnings Per Share

	Individual Quarter		Cumulative Quarter	
	Current quarter ended	Comparative quarter ended	Current nine months ended	Comparative nine months ended
	31.12.2020	31.12.2019	31.12.2020	31.12.2019
Basic earnings per share				
Profit attributable to owners of the parent (RM'000)	832	18,755	1,953	8,089
Weighted average number of ordinary shares in issue (unit '000)	1,431,349	1,432,549	1,431,349	1,432,547
Basic earnings per share for the year (sen)	0.06	1.31	0.14	0.56

The Group has no potential ordinary shares in issue as at reporting date and therefore the diluted earnings per share is the same as basic earnings per share.

BY ORDER OF THE BOARD

Wong Yah Yee
Company Secretary

Kuala Lumpur
23 February 2021