



**CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME  
FOR THE FOURTH QUARTER ENDED 31 MARCH 2021 (Unaudited)**

	Individual Quarter		Cumulative Quarter	
	Current quarter ended 31.03.2021 RM'000	Comparative quarter ended 31.03.2020 RM'000	Current year ended 31.03.2021 RM'000	Comparative year ended 31.03.2020 RM'000 (Audited)
Revenue	139,196	96,236	304,725	486,802
Cost of sales	(90,258)	(42,300)	(181,953)	(284,519)
Gross profit	48,938	53,936	122,772	202,283
Other income	43,021	899	75,397	32,213
Administrative expenses	(4,131)	(17,171)	(37,116)	(74,017)
Selling and marketing expenses	(1,273)	(961)	(3,775)	(5,895)
Other expenses	(144,086)	(214,787)	(166,874)	(243,939)
Operating loss	(57,531)	(178,084)	(9,596)	(89,355)
Finance costs	(8,437)	(14,051)	(33,791)	(61,990)
Share of results of joint ventures	(5,954)	2,723	(6,146)	(4,265)
Loss before tax	(71,922)	(189,412)	(49,533)	(155,610)
Income tax expense	(1,025)	(10,283)	(21,187)	(36,728)
<b>Loss for the year</b>	<b>(72,947)</b>	<b>(199,695)</b>	<b>(70,720)</b>	<b>(192,338)</b>
<b>Other comprehensive expense to be reclassified to profit or loss in subsequent periods (net of tax):</b>				
Foreign currency translation	(9,382)	(288)	(12,696)	(765)
<b>Other comprehensive expense for the year</b>	<b>(9,382)</b>	<b>(288)</b>	<b>(12,696)</b>	<b>(765)</b>
<b>Total comprehensive expense for the year</b>	<b>(82,329)</b>	<b>(199,983)</b>	<b>(83,416)</b>	<b>(193,103)</b>
<b>(Loss)/Profit attributable to:</b>				
Owners of the parent	(75,189)	(204,031)	(73,236)	(195,942)
Non-controlling interests	2,242	4,336	2,516	3,604
	<b>(72,947)</b>	<b>(199,695)</b>	<b>(70,720)</b>	<b>(192,338)</b>
<b>Total comprehensive (expense)/ income attributable to:</b>				
Owners of the parent	(84,571)	(204,319)	(85,932)	(196,707)
Non-controlling interests	2,242	4,336	2,516	3,604
	<b>(82,329)</b>	<b>(199,983)</b>	<b>(83,416)</b>	<b>(193,103)</b>
Loss per share attributable to owners of the parent:				
Basic (sen)	(5.25)	(14.25)	(5.12)	(13.68)
Diluted (sen)	(5.25)	(14.25)	(5.12)	(13.68)

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 MARCH 2021 (Unaudited)**

	<b>AS AT 31.03.2021 RM'000</b>	<b>AS AT 31.03.2020 RM'000 (Audited)</b>
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	241,371	254,941
Right-of-use assets	4,546	39,599
Inventories	1,722,068	1,487,588
Investment properties	358,239	375,086
Intangible assets	62	18
Investment in joint ventures	103,681	143,499
Other investments	8,966	3,489
Deferred tax assets	23,971	17,736
Trade and other receivables	2,077	9,476
	<u>2,464,981</u>	<u>2,331,432</u>
<b>Current assets</b>		
Inventories	433,597	552,346
Trade and other receivables	239,270	115,515
Prepayments	9,381	12,886
Tax recoverable	3,232	6,951
Contract cost assets	21,517	24,946
Cash and bank balances	469,298	296,430
	<u>1,176,295</u>	<u>1,009,074</u>
Non current assets classified as held for sale	-	45,468
	<u>1,176,295</u>	<u>1,054,542</u>
<b>TOTAL ASSETS</b>	<u><b>3,641,276</b></u>	<u><b>3,385,974</b></u>
<b>EQUITY AND LIABILITIES</b>		
<b>Current liabilities</b>		
Loans and borrowings	143,439	301,684
Provisions	2,300	5,039
Trade and other payables	332,291	151,998
Lease liabilities	15,417	5,546
Contract liabilities	200,558	246,713
Provision for retirement benefits	15	32
Income tax payable	3,123	3,159
	<u>697,143</u>	<u>714,171</u>
<b>Net current assets</b>	<u><b>479,152</b></u>	<u><b>340,371</b></u>

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION  
AS AT 31 MARCH 2021 (Unaudited)**

	<b>AS AT 31.03.2021 RM'000</b>	<b>AS AT 31.03.2020 RM'000 (Audited)</b>
<b>EQUITY AND LIABILITIES (CONT'D)</b>		
<b>Non-current liabilities</b>		
Loans and borrowings	1,124,365	742,577
Provisions	1,185	374
Trade and other payables	10,571	18,022
Lease liabilities	52,853	56,858
Provision for retirement benefits	466	403
Deferred tax liabilities	39,839	40,986
	<u>1,229,279</u>	<u>859,220</u>
<b>TOTAL LIABILITIES</b>	<u>1,926,422</u>	<u>1,573,391</u>
<b>Net assets</b>	<u>1,714,854</u>	<u>1,812,583</u>
<b>Equity attributable to owners of the parent</b>		
Share capital	1,521,802	1,521,802
Treasury shares	(28,160)	(28,160)
Reserves	173,575	273,820
	<u>1,667,217</u>	<u>1,767,462</u>
<b>Non-controlling interests</b>	47,637	45,121
<b>Total Equity</b>	<u>1,714,854</u>	<u>1,812,583</u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<u>3,641,276</u>	<u>3,385,974</u>
<b>Net assets per share attributable to owners of the parent (RM) - Based on number of shares net of treasury shares</b>		
	<u>1.16</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 YEAR ENDED 31 MARCH 2021 (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			
<b>Financial year ended 31 March 2021</b>									
<b>At 1 April 2020</b>	1,521,802	(28,160)	(4,426)	1,026	277,220	1,767,462	45,121	1,812,583	
(Loss)/profit for the financial year	-	-	-	-	(73,236)	(73,236)	2,516	(70,720)	
Other comprehensive expense	-	-	(12,696)	-	-	(12,696)	-	(12,696)	
Total comprehensive (expense)/income for the financial year	-	-	(12,696)	-	(73,236)	(85,932)	2,516	(83,416)	
<b>Transactions with owners</b>									
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)	
<b>At 31 March 2021</b>	1,521,802	(28,160)	(17,122)	106	190,591	1,667,217	47,637	1,714,854	

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY  
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2020 (Audited)**

	Attributable to owners of the parent							Non-controlling Interests RM'000	Total Equity RM'000
	Share Capital RM'000	Non-Distributable			Distributable		Total		
	Treasury Shares RM'000	Foreign Currency Translation Reserve RM'000	Other Reserve RM'000	Retained Profits RM'000		RM'000			
<b>Financial year ended 31 March 2020</b>									
<b>At 1 April 2019</b>	1,521,789	(27,719)	(3,661)	1,026	516,139	2,007,574	41,517	2,049,091	
(Loss)/Profit for the financial year	-	-	-	-	(195,942)	(195,942)	3,604	(192,338)	
Other comprehensive expense	-	-	(765)	-	-	(765)	-	(765)	
Total comprehensive (expense)/income for the financial year	-	-	(765)	-	(195,942)	(196,707)	3,604	(193,103)	
<b>Transactions with owners</b>									
Issue of ordinary shares:									
- pursuant to warrants exercised	13	-	-	-	-	13	-	13	
Purchase of treasury shares	-	(441)	-	-	-	(441)	-	(441)	
Dividend on ordinary shares	-	-	-	-	(42,977)	(42,977)	-	(42,977)	
Total transactions with owners	13	(441)	-	-	(42,977)	(43,405)	-	(43,405)	
<b>At 31 March 2020</b>	1,521,802	(28,160)	(4,426)	1,026	277,220	1,767,462	45,121	1,812,583	

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 YEAR ENDED 31 MARCH 2021 (Unaudited)**

	Year ended 31.03.2021 RM'000	Year ended 31.03.2020 RM'000 (Audited)
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Loss before tax	(49,533)	(155,610)
Adjustments for:-		
Allowances for expected credit losses on:		
- trade receivables	1,039	813
- other receivables	-	2
Amortisation of intangible assets	18	75
Depreciation of right-of-use assets	5,657	9,130
Depreciation of property, plant and equipment	16,761	14,095
Bad debts written off	4	40
Net gain on derecognition of lease liabilities	-	(46)
Right-of-use assets written off	31,913	-
Inventories written off	156	-
Interest expense	32,782	61,487
Property, plant and equipment written off	168	260
Property development costs written down	64,520	69,862
Reversal of expected credit losses on:		
- trade receivables	(4)	-
- other receivables	-	(36)
Impairment loss on property, plant and equipment	31	-
Impairment loss on right-of-use assets	-	19,458
Net (gain)/loss on disposal of property, plant and equipment	(16)	15
Unrealised gain on foreign exchange	(43,801)	(1,323)
Fair value loss on investment properties	37,377	120,256
Unwinding of discounts - net	159	(1,846)
Net fair value gain on other investments at fair value through profit or loss	(5,477)	(176)
Interest income	(7,273)	(23,998)
Dividend income	-	(11)
Share of results of joint ventures	6,146	4,265
Provision for retirement benefits	68	164
Operating profit before changes in working capital	90,695	116,876
Changes in working capital:-		
Inventories	(117,232)	44,508
Receivables	(68,853)	101,075
Payables	137,606	(230,836)
Contract cost assets	3,429	(8,505)
Cash flows from operations	45,645	23,118
Interest received	6,668	24,272
Interest paid	(46,859)	(56,256)
Income taxes refunded	-	946
Income taxes paid	(24,977)	(81,057)
Retirement benefits paid	(22)	(13)
<b>NET CASH FLOWS USED IN OPERATING ACTIVITIES</b>	<b>(19,545)</b>	<b>(88,990)</b>



**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS  
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2021 (Unaudited)**

	<b>Year ended 31.03.2021 RM'000</b>	<b>Year ended 31.03.2020 RM'000 (Audited)</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Purchase of property, plant and equipment	(2,549)	(40,182)
Purchase of intangible assets	(62)	-
Purchase of investment properties:		
- additions	(21)	-
- subsequent expenditure	(12,796)	(7,258)
Proceeds from disposal of property, plant and equipment	17	92
Dividends from joint ventures	15,300	19,934
Additional investment in a joint ventures	-	(128)
Other dividends received	-	11
<b>NET CASH FLOWS USED IN INVESTING ACTIVITIES</b>	<b>(111)</b>	<b>(27,531)</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Proceeds from issuance of ordinary shares	-	13
Purchase of treasury shares	-	(441)
Drawdown of borrowings	428,294	517,268
Repayment of borrowings	(187,002)	(922,369)
Repayment of obligations under finance lease	(506)	(599)
Repayment of lease liabilities	(1,019)	(10,487)
Withdrawal/(Placement) of deposits with licensed banks	5,492	(1,508)
Dividend paid	(14,313)	(42,977)
<b>NET CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES</b>	<b>230,946</b>	<b>(461,100)</b>
Effects of exchange rate changes	(12,696)	(765)
<b>NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>198,594</b>	<b>(578,386)</b>
<b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF FINANCIAL YEAR</b>	<b>236,687</b>	<b>815,073</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF FINANCIAL YEAR</b>	<b>435,281</b>	<b>236,687</b>

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

Cash and bank balances	469,298	296,430
Bank overdrafts	(19,901)	(40,135)
Less: Restricted cash and bank balances	(14,116)	(19,608)
	<b>435,281</b>	<b>236,687</b>

**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:

<b>Adoption of MFRSs and Amendments to MFRSs</b>	<b>Effective for annual periods beginning on or after</b>
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.

<b>Standards issued but not yet effective</b>	<b>Effective for annual periods beginning on or after</b>
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 : Disclosure of Accounting Policies (Amendments to MFRS 101)	1 January 2023
MFRS 108 : Definition of Accounting Estimates (Amendments to MFRS 108)	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 ended 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 year ended 31 March 2021.

**6. Changes in estimates**

There were no material changes in estimates that have had a material effect in the financial year ended 31 March 2021.

**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 year ended 31 March 2021.

**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>Year ended</u> <u>31 March 2021</u> RM'000	Properties	Hospitality	Investments and others	Elimination	Total
<b>REVENUE</b>					
External sales	287,361	15,257	2,107	-	304,725
Inter-segment sales	662	-	79,610	(80,272)	-
Total revenue	<u>288,023</u>	<u>15,257</u>	<u>81,717</u>		<u>304,725</u>
<b>RESULTS</b>					
Segment results	13,304	(63,325)	121,800	(81,375)	(9,596)
Share of results of joint ventures	(6,146)	-	-	-	(6,146)
Finance cost					<u>(33,791)</u>
Loss before tax					<u>(49,533)</u>

<u>Year ended</u> <u>31 March 2020</u> RM'000	Properties	Hospitality	Investments and others	Elimination	Total
<b>REVENUE</b>					
External sales	418,372	63,392	5,038	-	486,802
Inter-segment sales	795	-	475,326	(476,121)	-
Total revenue	<u>419,167</u>	<u>63,392</u>	<u>480,364</u>		<u>486,802</u>
<b>RESULTS</b>					
Segment results	(47,205)	(28,654)	463,969	(477,465)	(89,355)
Share of results of joint ventures	(4,265)	-	-	-	(4,265)
Finance cost					<u>(61,990)</u>
Loss before tax					<u>(155,610)</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 year as compared to the previous period's corresponding financial year**

(i) **Properties**

The properties segment recorded revenue of RM287.4 million in the financial year ended 31 March 2021 as compared to RM418.4 million in the previous financial year ended 31 March 2020, representing a decrease of RM131.0 million or 31.3%. The decreased revenue was mainly due to lower revenue recognition from the land reclamation of STP2A 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 RM48.4 million in the financial year ended 31 March 2021 as compared to revenue of RM90.0 million achieved in the previous financial year ended 31 March 2020, representing a reduction of RM41.6 million or 46.2%.



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

**9. 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)**

**(i) Properties (cont'd)**

After incorporating revenue recognised from JV projects, the Group's properties segment recorded an adjusted revenue of RM335.8 million in the financial year ended 31 March 2021 as compared to an adjusted revenue of RM508.4 million in the financial year ended 31 March 2020.

The properties segment recorded operating profit of RM13.3 million for the current financial year as compared to operating loss of RM47.2 million in the financial year ended 31 March 2020. This represented an increase of RM60.5 million.

The various nationwide Covid-19 Movement Control Order ("MCO") imposed since 18 March 2020 have adversely affected the progress of works at STP2A and take-up rate of property sales in the current financial year.

**(ii) Hospitality**

The hospitality segment recorded revenue of RM15.3 million for the financial year ended 31 March 2021 as compared to RM63.4 million in the financial year ended 31 March 2020. This marked a decrease of RM48.1 million or 75.9% mainly due to the Covid-19 pandemic that severely impacted the tourism, travel and hospitality industries. Highly restricted travel conditions imposed on international and local 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 suffered an operating loss of RM63.3 million in the financial year ended 31 March 2021 as compared to a loss of RM28.7 million in the financial year ended 31 March 2020. Included in the current year loss was the write off of right-of-use assets of RM31.9 million related to the closure of E&O Residences.

**(iii) Investments and others**

The investments and others segment recorded an operating profit of RM121.8 million for the financial year ended 31 March 2021 as compared to profit of RM464.0 million in the financial year ended 31 March 2020, a decrease of RM342.2 million or 73.8%. The operating profit in the current financial year was mainly due to dividend received from the subsidiaries which amounted to approximately RM76.5 million as compared to a higher dividend of RM472.5 million in the previous corresponding financial year. 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.

During the current financial year, there was a net fair value loss in the investment properties of RM37.4 million as compared to a net fair value loss of RM120.2 million in the previous financial year. These were recognised in the statement of comprehensive income.

**11. Material subsequent events**

As at 21 May 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 year ended 31 March 2021.



**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.

On 17 February 2021, Unicorn Housing Development 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 21 May 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:

	<b>RM'000</b>
Corporate guarantees issued by the Company for banking facilities granted to subsidiaries	<u>1,081,615</u>

**14. Capital Commitments**

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

	<b>As at 31.03.2021 RM'000</b>	<b>As at 31.03.2020 RM'000</b>
<b>Capital expenditure</b>		
Approved and contracted for		
Land reclamation and infrastructure development	273,487	368,449
Investment property	-	13,700
Property, plant and equipment	<u>810</u>	<u>2,871</u>
Approved but not contracted for		
Property, plant and equipment	<u>1,832</u>	<u>2,119</u>

**15. Significant Related Party Transactions**

Recurrent related party transactions conducted during the current financial year ended 31 March 2021 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 RM304.7 million for the financial year ended 31 March 2021 as compared to RM486.8 million recorded in the financial year ended 31 March 2020. This represented a decrease of RM182.1 million or 37.4%. The decrease in revenue was mainly attributed to the properties segment which registered a decrease of RM131.0 million and the hospitality segment which also registered lower revenue with a decrease of RM48.1 million. The decrease in revenue was mainly attributed to the imposition of various MCO which restricted business activities during these periods.

The Group posted loss before tax of RM49.5 million for the financial year ended 31 March 2021 as compared to loss before tax of RM155.6 million in the financial year ended 31 March 2020. This represented a lower loss of RM106.1 million or 68.2%. The loss recorded in the current financial year was mainly due to the impairment losses and write down on the properties of RM133.8 million compared with RM209.6 million in the previous financial year. The decrease was mitigated by the unrealised foreign exchange gain of RM43.8 million in the current financial year as compared to RM1.3 million in the previous financial year.

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

	<b>Current quarter ended 31.03.2021 RM'000</b>	<b>Immediate preceding quarter ended 31.12.2020 RM'000</b>	<b>Difference RM'000</b>
Revenue	139,196	36,524	102,672
Gross profit	48,938	13,155	35,783
Operating (loss)/profit	(57,531)	16,699	(74,230)
(Loss)/Profit before tax	<u>(71,922)</u>	<u>9,424</u>	(81,346)

The Group recorded revenue of RM139.2 million and loss before tax of RM71.9 million for the current financial quarter ended 31 March 2021 as compared to revenue of RM36.5 million and profit before tax of RM9.4 million in the previous quarter. Higher revenue in the current quarter was mainly due to sale of land of RM43.3 million and sale of properties under development of RM55.5 million. Despite the higher revenue achieved, the operating results was affected by the impairment loss and write down on the properties of RM133.8 million recognised in the current financial quarter.

### 3. Group's prospects

We are awaiting the approvals for a project in Damansara Heights, Kuala Lumpur and another in Seri Tanjung Pinang, Penang which are expected to be launched in the latter part of 2021. We remain cautious of the current economic conditions but are hopeful that the sale of the properties of these two projects to the target market will be encouraging given the projects' strategic locations and the designs which we are incorporating. We continue to plan for future launches especially in Seri Tanjung Pinang.

Until the international borders are open and interstate travel is permitted, the hospitality division is not expected to recover in the immediate term from its current occupancy levels.

### 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 2021.

**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 year ended	Comparative year ended
	31.03.2021	31.03.2020	31.03.2021	31.03.2020
	RM'000	RM'000	RM'000	RM'000
Malaysian income tax				
- current	5,437	10,262	19,903	44,171
- in respect of prior years	73	-	8,666	(180)
Deferred tax	(4,485)	21	(7,382)	(7,263)
	<u>1,025</u>	<u>10,283</u>	<u>21,187</u>	<u>36,728</u>

The effective tax rate of the Group for the current financial year ended 31 March 2021 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 year ended	Comparative year ended
	31.03.2021	31.03.2020	31.03.2021	31.03.2020
	RM'000	RM'000	RM'000	RM'000
Interest income	1,744	3,990	7,273	23,998
Net of allowance for expected credit losses on receivables	(623)	(258)	(1,035)	(779)
Inventories written off	-	-	(156)	-
Interest expense	(8,403)	(13,856)	(32,782)	(61,487)
Depreciation and amortisation	(5,603)	(6,350)	(22,436)	(23,300)
Bad debts written off	(4)	(2)	(4)	(40)
Property, plant and equipment written off	(2)	(41)	(168)	(260)
Impairment on right-of-use assets	-	(19,458)	-	(19,458)
Right-of-use assets written off	(31,913)	-	(31,913)	-
Impairment loss on property, plant and equipment	(31)	-	(31)	-
Property development costs written down	(64,520)	(69,862)	(64,520)	(69,862)
Unrealised gain/(loss) on foreign exchange	25,521	(5,467)	43,801	1,323
Net gain/(loss) on disposal of property, plant and equipment	-	1	16	(15)
Loss from fair value adjustment of investment properties	(37,377)	(120,256)	(37,377)	(120,256)
Unwinding of discounts - net	63	1,184	(159)	1,846
Fair value gain/(loss) on other investments	<u>2,329</u>	<u>(199)</u>	<u>5,477</u>	<u>176</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 21 May 2021.
- b) Utilisation of proceeds from the First Tranche of RM1.3 billion Sukuk Murabahah as at 21 May 2021.

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

	<b>Proposed utilisation RM'000</b>	<b>Utilised to date RM'000</b>	<b>Balance to be utilised RM'000</b>	<b>Estimated Timeframe for utilisation</b>
Loan repayment, development cost, infrastructure costs on STP2A, working capital	750,000	384,100	365,900	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>554,100</u>	<u>745,900</u>	

**8. Group Borrowings**

- a) The Group borrowings were as follows:-

	<b>As at 31.03.2021 RM'000</b>	<b>As at 31.03.2020 RM'000</b>
Short Term - Secured		
- Bank overdraft	19,901	40,135
- Revolving credit	99,680	79,904
- Term loan	23,442	29,635
- Obligations under finance leases	416	506
	<u>143,439</u>	<u>150,180</u>
Short Term - Unsecured - RCMTNs	-	151,504
	<u>143,439</u>	<u>301,684</u>
Long Term - Secured		
- Revolving credit	129,286	69,920
- Term loan	450,180	391,577
- Obligations under finance leases	486	902
- Sukuk Murabahah	544,413	280,178
	<u>1,124,365</u>	<u>742,577</u>
	<u>1,267,804</u>	<u>1,044,261</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)	556	-
Long Term Term Loan - Secured Denominated in Pound Sterling (£'000)	27,752	20,000
	<u>28,308</u>	<u>20,000</u>



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

**9. Material Litigation**

On 18 February 2021, E&O had been served with a Notice of Arbitration by solicitors representing The Synod of the Diocese of West Malaysia ("The Synod") notifying the commencement of arbitration proceedings against E&O under the auspices of the Asian International Arbitration Centre in Kuala Lumpur.

**10. Dividend**

The Board of Directors do not recommend any final dividend for the financial year ended 31 March 2021.

**11. Loss Per Share**

	Individual Quarter		Cumulative Quarter	
	Current quarter ended	Comparative quarter ended	Current year ended	Comparative year ended
	31.03.2021	31.03.2020	31.03.2021	31.03.2020
<b>Basic loss per share</b>				
Loss attributable to owners of the parent (RM'000)	(75,189)	(204,031)	(73,236)	(195,942)
Weighted average number of ordinary shares in issue (unit '000)	1,431,349	1,432,149	1,431,349	1,432,448
Basic loss per share for the year (sen)	(5.25)	(14.25)	(5.12)	(13.68)

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

BY ORDER OF THE BOARD

Wong Yah Yee  
Company Secretary

Kuala Lumpur  
28 May 2021