

INTERIM FINANCIAL STATEMENTS

CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE QUARTER AND FINANCIAL YEAR ENDED 31 JANUARY 2019

		Current Q 3 months 31 Janu	ended	Cumulati 12 months o 31 Janua	ended
	Note	2019 Unaudited RM'000	2018 Unaudited RM'000	2019 Unaudited RM'000	2018 Audited RM'000
Continuing operations					
Revenue	K2	28,567	28,203	105,882	122,485
Cost of sales		(2,006)	(258)	(4,017)	(4,558)
Gross profit	-	26,561	27,945	101,865	117,927
Net fair value (loss)/gain on investment securities	M4	(237)	14,153	(64,634)	42,460
Net foreign exchange (loss)/gain		(567)	10,091	(4,252)	10,632
Other income		357	2,564	3,663	5,501
Marketing and distribution expenses		(4,011)	(5,676)	(17,169)	(18,147)
Administrative expenses		(17,054)	(20,188)	(74,810)	(83,433)
Other operating expenses		(2,427)	(1,590)	(6,017)	(4,957)
(Loss)/Earnings before interest, tax, depreciation and amortisation	-	2,622	27,299	(61,354)	69,983
Depreciation and amortisation		(1,801)	(2,009)	(7,757)	(8,334)
Finance costs		(9,081)	(8,865)	(35,349)	(35,902)
(Loss)/Profit before tax	K2/K6	(8,260)	16,425	(104,460)	25,747
Income tax credit/(expense)	K7	6,103	(3,639)	7,853	(3,782)
(Loss)/Profit from continuing operations	-	(2,157)	12,786	(96,607)	21,965
(Loss)/Profit from discontinued operations	К9	(271)	(35,630)	758	(45,189)
Loss for the year	-	(2,428)	(22,844)	(95,849)	(23,224)

Other comprehensive income:					
Foreign currency translation					
difference for foreign operations		310	(4,614)	2,380	(5,872)
Gain on revaluation of properties		2,138	14,904	2,138	14,335
Total comprehensive loss for the year		20	(12,554)	(91,331)	(14,761)
Loss for the period attributable to :					
Owners of the Company		(2,263)	(22,759)	(95,037)	(22,388)
Non-controlling interests		(165)	(85)	(812)	(836)
		(2,428)	(22,844)	(95,849)	(23,224)
Total comprehensive loss attributable to:-					
Owners of the Company		185	(12,469)	(90,519)	(13,925)
Non-controlling interests		(165)	(85)	(812)	(836)
		20	(12,554)	(91,331)	(14,761)
(Loss)/Earning per share attributable to owners of the Company:					
Basic & diluted (loss)/earning per share for the year (sen)					
- Continuing operations	K15	(0.32)	2.07	(15.38)	3.66
- Discontinued operations	K15	(0.04)	(5.72)	0.12	(7.25)
Continuing and discontinued operations	K15	(0.36)	(3.65)	(15.26)	(3.59)

(The Condensed Consolidated Statements of Profit Or Loss And Other Comprehensive Income should be read in conjunction with the Annual Financial Report for the year ended 31 January 2018 and the accompanying explanatory notes attached to the interim financial statements)



CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

Non-current assets 306,770 307,024 Property, plot and equipment 6,144 6,144 Intangible assets 9,246 11,883 Investment scentriks 9,3 38 Total non-current assets 322,109 325,089 Current assets 780 736 Investment scentriks 790 235 Investment scentriks 22,179 225 Investment scentriks 549,052 536,902 Cash and bank balances 646,227 76,576 Total current assets 644,209 704,558 Total assets 966,408 1,029,647 Share capital M6 380,889 380,889 Reserves 30,809 28,355 Investments & Properties revaluation reserve 73,956 71,813 Investments & Properties revaluation reserve 30,809 28,355 Investment inabilities 21,513 2,965 Non-current liabilities 23,2149 29,129 Non-current liabilities 19,303 23,012 <tr< th=""><th></th><th>Note</th><th>Unaudited As at 31 January 2019 RM'000</th><th>Audited As at 31 January 2018 RM'000</th></tr<>		Note	Unaudited As at 31 January 2019 RM'000	Audited As at 31 January 2018 RM'000
Inventories Non current 6,144 6,144 6,144 Intagible assets 32 33 Investment scurities 32 32 Current assets 32 32,089 Current assets 780 736 Investment scurities 549,052 536,902 Tax recoverable 25,476 90,109 Cash and bank balances 644,209 704,576 Total assets 966,408 1.029,647 Share capital M6 380,889 380,889 Reserves 30,809 28,355 1.029,647 Share capital M6 380,889 380,889 Reserves 30,809 28,355 1.029,647 Numbundle to equity holders of the parent 73,956 71,818 Accumulated losses (392,578) (297,541) Non-current liabilities 2,153 2,955 Investor certificates 30,740 294,682 Total ourrent liabilities 320,729 317,463 Loans and borrowings K11 86 320,729 Total ourrent liabilities 22,946	Non-current assets			
Inventories-Non current 6,144 6,144 6,144 Imangble assets 9.246 11.883 Investment securities 39 38 Total non-current assets 322,199 325,089 Current assets 780 736 Inventories 780 736 Receivables 549,052 536,902 Tax recoverable 25,476 90,109 Cash and bank balances 644,209 704,558 Total assets 966,408 1.029,647 Share capital M6 380,889 380,889 Reserves 30,809 28,355 17,816 Accumulated losses (322,578) (297,511) Auributable to equity holders of the parent 93,076 1183,521 Non-current liabilities 21,153 2.965 Investor certificates 300,740 294,682 Total asset 223,496 233,0129 317,463 Non-current liabilities 320,129 317,463 300,740 294,082 Total anon-current liabilities 23,046 123,046 233,055 117,665	Property, plant and equipment		306,770	307,024
Investment securities 39 38 Total non-current assets 322,199 325,089 Current assets 780 780 780 Inventories 780 780 780 780 Receivables 549,052 530,902 737 235 Investment securities 25,476 90,109 235 Investment securities 68,622 76,576 704,558 Total aurent assets 66,408 1029,647 Share capital M6 380,889 380,889 Reserves 30,809 28,355 71,818 Investments & Properties revaluation reserve 73,956 71,818 Accumulated losses (292,578) (297,514) Attributable to equity holders of the parent 93,076 183,521 Non-courteril labilities 2,153 2,965 17,818 Loans and borrowings K11 86 326 Deferred tax liabilities 19,303 23,055 17,465 Investor certificates 200,740 244,082			6,144	6,144
Investment securities 39 38 Total non-current assets 3322,199 3325,089 Current assets 780 780 780 Inventories 780 780 780 Receivables 549,052 536,902 Tax recoverable 279 235 Investment securities 25,476 90,109 Cash and bank balances 704,558 644,209 704,558 Total assets 966,408 1,029,647 Share capital M6 380,889 380,889 Reserves 30,809 28,355 1,039,067 Investments & Properties revaluation reserve 30,3076 183,521 Artibutable to equity holders of the parent 93,076 183,521 Non-courtent liabilities 300,740 294,082 Investor certificates 300,740 294,082 Investor certificates 20,0740 294,082 Investor certificates 20,0740 294,082 Current liabilities 225,496 233,967 Investor cert	Intangible assets		9,246	11,883
Current assets 780 736 Inventories 549,052 536,002 Tax recoverable 279 235 Investment securities 25,476 90,109 Cash and bank balances 68,622 76,576 Total current assets 644,209 704,558 Total sects 966,408 1.022,647 Share capital M6 380,889 380,889 Reserves 30,809 28,355 11,875 Investments & Properties revaluation reserve 33,956 71,818 42,925,781, (297,541) Auributable to equity holders of the parent 93,076 183,521 183,521 Non-controlling interests 2,153 2,965 10,303 23,055 Investment liabilities 93,0076 183,521 183,521 183,521 183,521 Non-controlling interests 2,153 2,965 100,402 183,521 183,521 183,521 183,521 183,521 183,521 183,521 183,521 183,521 10,408,21 133,033 133,0355 11			39	38
Inventories 780 736 Receivables 549.052 536.902 Tax recoverable 279 235 Investment securities 25,476 90.109 Cash and bank balances 644.209 704.558 Total current assets 644.209 704.558 Total assets 966.408 1.029.647 Share capital M6 380.889 380.889 Reserves 30,809 28,355 1.052.647 Exchange reserve 30,809 28,355 1.052.75411 Accumulated losses (292.578) (297.541) Accumulated losses 2.153 2.965 Total equity 95,229 186.486 Non-current liabilities 230.076 183.521 Loans and borrowings K11 86 320.55 Total unon-current liabilities 300.740 294.082 Total non-current liabilities 2.293 6.408 Investor certificates 177.665 153.526 Loans and borrowings K11 135.596	Total non-current assets		322,199	325,089
Receivables 549,052 536,902 Tax recoverable 279 235 Investment securities 25,476 90,109 Cash and bank balances 66,622 76,576 Total current assets 664,209 704,558 Total assets 966,408 1,029,647 Share capital M6 380,889 380,889 Reserves 30,809 28,355 1,181 Exchange reserve 30,809 28,355 1,818 Accumulated losses (392,578) (297,541) Attributable to equity holders of the parent 93,076 183,521 Non-controlling interests 29,057 183,521 Non-controlling interests 29,057 19,297,541) Total equity 95,229 186,486 Non-current liabilities 19,303 23,055 Investor curfficates 300,740 294,082 Total assets 235,496 253,967 Payables 235,496 253,967 Tax payable 177,665 153,526	Current assets			
Tax recoverable 279 235 Investment securities 25,476 90,109 Cash and bank balances 644,209 704,558 Total assets 966,408 1,029,647 Share capital M6 380,889 380,889 Reserves 30,809 28,355 Investments & Properties revaluation reserve 73,956 71,818 Accumulated losses (392,578) (297,541) Attributable to equity holders of the parent 93,076 183,521 Non-courtent liabilities 2,153 2,965 Total xa liabilities 19,303 23,055 Investment iabilities 300,740 294,082 Total current liabilities 2,293 6,408 Investor certificates 2,203 30,740 Payables 2,293 6,408 Investor certificates 2,293 6,408 Investor certificates 177,665 153,526 Investor certificates 2,293 6,408 Investor certificates 111,797 113,596 Investor certificates 155,1050 555,058	Inventories		780	736
Tax recoverable 279 235 Investment securities 25,476 90,109 Cash and bank balances 644,209 704,558 Total current assets 966,408 1,029,647 Share capital M6 380,889 380,889 Reserves 30,809 28,355 Investments & Properties revaluation reserve 30,809 28,355 Investments & Properties revaluation reserve 330,809 28,355 Investments & Properties revaluation reserve 33,305 (297,541) Attributable to equity holders of the parent 93,076 183,521 Non-courtent liabilities 2,153 2,965 Total activities 19,303 23,055 Investor certificates 300,740 294,082 Total non-current liabilities 2,293 6,408 Investor certificates 2,203 5,51,050 525,698 Total liabilities 8,71,179 8,43,161 Inabilities 8,51,050 </td <td>Receivables</td> <td></td> <td>549,052</td> <td>536,902</td>	Receivables		549,052	536,902
Investment securities 25,476 90,109 Cash and bank balances 68,622 76,576 Total assets 644,209 704,558 Total assets 966,408 1,029,647 Share capital M6 380,889 380,889 Reserves 30,809 28,355 Investments & Properties revaluation reserve 73,956 71,818 Accumulated losses (392,578) (297,541) Attributabed to equity holders of the parent 93,076 183,521 Non-controlling interests 2,153 2,965 Total assets 19,303 23,055 Investor certificates 300,740 294,082 Total onon-current liabilities 19,303 23,055 Investor certificates 300,740 294,082 Total onon-current liabilities 22,293 6,408 Investor certificates 2,293 6,408 Total onon-current liabilities 2,293 6,408 Investor certificates 2,293 6,408 Investor certificates 2,293 6,408 Loans and borrowings K11 135,596	Tax recoverable			
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Total assets 966,408 1,029,647 Share capital Reserves M6 380,889 380,889 Exchange reserve 30,809 28,355 Investments & Properties revaluation reserve Accumulated losses 73,956 71,818 Accumulated losses (392,578) (297,541) Attributable to equity holders of the parent Non-controlling interests 93,076 183,521 Total equity 95,229 186,486 Non-current liabilities 19,303 23,055 Investor certificates 300,740 294,082 Total non-current liabilities 235,496 253,967 Tax payable 235,496 253,967 Tax payable 235,596 117,763 Current liabilities 235,496 253,967 Payables 2,293 6,408 Investor certificates 135,556 111,797 Total liabilities 871,179 843,161 Total liabilities 871,179 843,161 Total equity and liabilities 96,408 1,029,647				
Share capital Reserves M6 $380,889$ $380,889$ Reserves $30,809$ $28,355$ Investments & Properties revaluation reserve $73,956$ $71,818$ Accumulated losses $(392,578)$ $(297,541)$ Attributable to equity holders of the parent $93,076$ $1835,521$ Non-controlling interests $2,153$ $2,965$ Total equity $95,229$ $186,486$ Non-current liabilities 86 326 Leans and borrowings K11 86 $322,055$ Total equity $300,740$ $294,082$ $300,740$ $294,082$ Total non-current liabilities $320,129$ $317,463$ $223,966$ $223,966$ Current liabilities $225,496$ $223,967$ $229,4082$ 2203 $6,408$ Investor certificates $127,665$ $153,526$ $127,665$ $153,526$ $127,665$ $153,526$ Leans and borrowings K11 $135,596$ $111,797$ $551,050$ $525,698$ Total liabilities $871,1$				
Reserves $30,809$ $28,355$ Exchange reserve $30,809$ $28,355$ Investments & Properties revaluation reserve $73,956$ $71,818$ Accumulated losses $(392,578)$ $(297,541)$ Attributable to equity holders of the parent $93,076$ $183,521$ Non-controlling interests $2,153$ $2,965$ Total equity $95,229$ $186,486$ Non-current liabilities $95,229$ $186,486$ Deferred tax liabilities $19,303$ $23,055$ Investor certificates $300,740$ $294,082$ Total non-current liabilities $320,129$ $317,463$ Current liabilities $235,496$ $253,967$ Payables $235,496$ $253,967$ Tax payable $135,596$ $111,797$ Total current liabilities $551,050$ $525,698$ Total equity and liabilities $871,179$ $843,161$ Total equity and liabilities $966,408$ $1,029,647$	Total assets		966,408	1,029,647
Exchange reserve $30,809$ $28,355$ Investments & Properties revaluation reserve $73,956$ $71,818$ Accumulated losses $(392,578)$ $(297,541)$ Attributable to equity holders of the parent $93,076$ $1835,511$ Non-controlling interests $2,153$ $2,965$ Total equity $95,229$ $186,486$ Non-current liabilities $2,153$ $2,965$ Loans and borrowings K11 86 326 Deferred tax liabilities $300,740$ $294,082$ Total non-current liabilities $300,740$ $294,082$ Total non-current liabilities $300,740$ $294,082$ Total non-current liabilities $225,496$ $253,967$ Tax payable $2,293$ $6,408$ Investor certificates $177,665$ $153,526$ Loans and borrowings K11 $135,596$ $111,997$ Total current liabilities $871,179$ $843,161$ Total equity and liabilities $871,179$ $843,161$	Share capital	M6	380,889	380,889
Investments & Properties revaluation reserve $73,956$ $71,818$ Accumulated losses $(392,578)$ $(297,541)$ Attributable to equity holders of the parent $93,076$ $183,521$ Non-controlling interests $2,153$ $2,965$ Total equity $95,229$ $186,486$ Non-current liabilities 86 326 Loans and borrowingsK11 86 $320,129$ Deferred tax liabilities $19,303$ $23,055$ Investor certificates $300,740$ $294,082$ Total non-current liabilities $320,129$ $317,463$ Current liabilities $2,293$ $6,408$ Investor certificates $177,665$ $153,526$ Loans and borrowingsK11 $135,596$ $111,797$ Total current liabilities $871,179$ $843,161$ Total equity and liabilities $966,408$ $1,029,647$	Reserves			
Accumulated losses $(392,578)$ $(297,541)$ Attributable to equity holders of the parent $93,076$ $183,521$ Non-controlling interests $2,153$ $2,965$ Total equity $95,229$ $186,486$ Non-current liabilities 86 326 Deferred tax liabilities $19,303$ $23,055$ Investor certificates $300,740$ $294,082$ Total non-current liabilities $320,129$ $317,463$ Current liabilities $2,293$ $6,408$ Investor certificates $177,665$ $153,526$ Loans and borrowings K11 $135,596$ $111,797$ Total current liabilities $871,179$ $843,161$ Total equity and liabilities $966,408$ $1,029,647$	Exchange reserve		30,809	28,355
Accumulated losses $(392,578)$ $(297,541)$ Attributable to equity holders of the parent $93,076$ $183,521$ Non-controlling interests $2,153$ $2,965$ Total equity $95,229$ $186,486$ Non-current liabilities 86 326 Deferred tax liabilities $19,303$ $23,055$ Investor certificates $300,740$ $294,082$ Total non-current liabilities $320,129$ $317,463$ Current liabilities $223,496$ $253,967$ Tax payable $2,293$ $6,408$ Investor certificates $177,665$ $153,526$ Loans and borrowings K11 $135,596$ $111,797$ Total current liabilities $177,665$ $153,526$ $551,050$ $525,698$ Total current liabilities $871,179$ $843,161$ $966,408$ $1,029,647$	Investments & Properties revaluation reserve		73,956	71,818
Attributable to equity holders of the parent $93,076$ $183,521$ Non-controlling interests $2,153$ $2,965$ Total equity $95,229$ $186,486$ Non-current liabilities $95,229$ $186,486$ Loans and borrowingsK11 86 326 Deferred tax liabilities $19,303$ $23,055$ Investor certificates $300,740$ $294,082$ Total non-current liabilities $320,129$ $317,463$ Current liabilities $2,293$ $6,408$ Investor certificates $2,293$ $6,408$ Investor certificates $177,665$ $153,526$ Loans and borrowingsK11 $135,596$ $111,797$ Total current liabilities $551,050$ $525,698$ Total liabilities $871,179$ $843,161$ Total equity and liabilities $966,408$ $1,029,647$	Accumulated losses		(392,578)	(297,541)
Total equity 95,229 186,486 Non-current liabilities 86 326 Deferred tax liabilities 19,303 23,055 Investor certificates 300,740 294,082 Total non-current liabilities 320,129 317,463 Current liabilities 2,293 6,408 Payables 2,293 6,408 Investor certificates 177,665 153,526 Loans and borrowings K11 135,596 111,797 Total liabilities 551,050 525,698 525,698 Total liabilities 871,179 843,161 Total equity and liabilities 966,408 1,029,647	Attributable to equity holders of the parent		93,076	183,521
Total equity 95,229 186,486 Non-current liabilities 86 326 Deferred tax liabilities 19,303 23,055 Investor certificates 300,740 294,082 Total non-current liabilities 320,129 317,463 Current liabilities 2,293 6,408 Payables 2,293 6,408 Investor certificates 177,665 153,526 Loans and borrowings K11 135,596 111,797 Total liabilities 551,050 525,698 525,698 Total liabilities 871,179 843,161 Total equity and liabilities 966,408 1,029,647			2,153	2,965
Loans and borrowings K11 86 326 Deferred tax liabilities 19,303 23,055 Investor certificates 300,740 294,082 Total non-current liabilities 320,129 317,463 Current liabilities 235,496 253,967 Payables 2,293 6,408 Investor certificates 177,665 153,526 Loans and borrowings K11 135,596 111,797 Total current liabilities 551,050 525,698 Total liabilities 871,179 843,161 Total equity and liabilities 966,408 1,029,647	Total equity		95,229	186,486
Deferred tax liabilities 19,303 23,055 Investor certificates 300,740 294,082 Total non-current liabilities 320,129 317,463 Current liabilities 235,496 253,967 Payables 2,293 6,408 Investor certificates 177,665 153,526 Loans and borrowings K11 135,596 111,797 Total current liabilities 551,050 525,698 Total liabilities 871,179 843,161 Total equity and liabilities 966,408 1,029,647	Non-current liabilities			
Investor certificates 300,740 294,082 Total non-current liabilities 320,129 317,463 Current liabilities 235,496 253,967 Payables 2,293 6,408 Investor certificates 177,665 153,526 Loans and borrowings K11 135,596 111,797 Total current liabilities 551,050 525,698 Total liabilities 871,179 843,161 Total equity and liabilities 966,408 1,029,647	Loans and borrowings	K11	86	326
Investor certificates 300,740 294,082 Total non-current liabilities 320,129 317,463 Current liabilities 235,496 253,967 Payables 2,293 6,408 Investor certificates 177,665 153,526 Loans and borrowings K11 135,596 111,797 Total current liabilities 551,050 525,698 Total liabilities 871,179 843,161 Total equity and liabilities 966,408 1,029,647	Deferred tax liabilities		19,303	23,055
Total non-current liabilities 320,129 317,463 Current liabilities 235,496 253,967 Payables 2,293 6,408 Investor certificates 177,665 153,526 Loans and borrowings 111,797 Total current liabilities Total liabilities 871,179 843,161 Total equity and liabilities 966,408 1,029,647	Investor certificates		300,740	
Payables 235,496 253,967 Tax payable 2,293 6,408 Investor certificates 177,665 153,526 Loans and borrowings 135,596 111,797 Total current liabilities 551,050 525,698 Total liabilities 871,179 843,161 Total equity and liabilities 966,408 1,029,647	Total non-current liabilities		320,129	317,463
Tax payable 2,293 6,408 Investor certificates 177,665 153,526 Loans and borrowings 135,596 111,797 Total current liabilities 551,050 525,698 Total liabilities 871,179 843,161 Total equity and liabilities 966,408 1,029,647	Current liabilities			
Tax payable 2,293 6,408 Investor certificates 177,665 153,526 Loans and borrowings 135,596 111,797 Total current liabilities 551,050 525,698 Total liabilities 871,179 843,161 Total equity and liabilities 966,408 1,029,647	Payables		235,496	253,967
Investor certificates 177,665 153,526 Loans and borrowings 135,596 111,797 Total current liabilities 551,050 525,698 Total liabilities 871,179 843,161 Total equity and liabilities 966,408 1,029,647	•			
Loans and borrowingsK11135,596111,797Total current liabilities551,050525,698Total liabilities871,179843,161Total equity and liabilities966,4081,029,647				
Total current liabilities551,050525,698Total liabilities871,179843,161Total equity and liabilities966,4081,029,647	Loans and borrowings	K11	,	
Total liabilities 871,179 843,161 Total equity and liabilities 966,408 1,029,647	-			
Total equity and liabilities 966,408 1,029,647			i	
	Total liabilities		871,179	843,161
Net assets per share (sen)	Total equity and liabilities		966,408	1,029,647
	Net assets per share (sen)		15.29	29.94

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Financial Report for the year ended 31 January 2018 and the accompanying explanatory notes attached to the interim financial statements)



UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE FINANCIAL YEAR ENDED 31 JANUARY 2019

Attributable to owners of the Company	>
← Non-distributable reserves — — —	\rightarrow

	Share capital RM'000	Exchange reserve RM'000	Properties revaluation reserve RM'000	Accumulated profit/(losses) RM'000	Equity attributable to owners of the Company, total RM'000	co i l
Balance as at 1 February 2017	380,889	34,227	57,483	(275,153)	197,446	
Total comprehensive income/(loss) for the year	-	(5,872)	14,335	(22,388)	(13,925)	
Balance as at 31 January 2018	380,889	28,355	71,818	(297,541)	183,521	
Balance as at 1 February 2018	380,889	28,355	71,818	(297,541)	183,521	
Total comprehensive income/(loss) for the year	-	2,454	2,138	(95,037)	(90,445)	
Balance as at 31 January 2019	380,889	30,809	73,956	(392,578)	93,076	

(The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended 31 January 2018 and the accompanying explanatory notes attached to the interim financial statements)

Non- controlling interests	Total
RM'000	RM'000
3,801	201,247
(836)	(14,761)
2,965	186,486
2,965	186,486
(812)	(91,257)
2,153	95,229



CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE FINANCIAL YEAR ENDED 31 JANUARY 2019

	Cumulative 12 months ended 31 January		
	2019 Unaudited RM'000	2018 Audited RM'000	
Cash flows from/(used in) operating activities			
(Loss)/Profit before tax			
-Continued operations	(104,460)	25,747	
-Discontinued operations	870	(45,140)	
	(103,590)	(19,393)	
Adjustments for non-cash and non-operating items:			
- Non-cash items	69,968	3,617	
- Investing and financing items	36,249	36,578	
Operating cash flows before working capital changes	2,627	20,802	
Changes in working capital:			
- Changes in current assets	(599)	55,033	
- Changes in current liabilities	(22,154)	54,990	
Tax paid	3,522	(3,982)	
Net cash flows (used in)/from operating activities	(16,604)	126,843	
Cash flows from/ (used in) investing activities			
Interest received	256	232	
Proceeds from disposal of property, plant and equipment	2,123	103	
Dividend income	33	30	
Purchase of intangible assets	(405)	(1,375)	
Purchase of property, plant and equipment	(381)	(1,118)	
Net cash from/(used) in investing activities	1,626	(2,128)	
Cash flows (used in)/from financing activities			
Net proceeds from investor certificates	20,409	1,835	
decrease/(Increase) in deposit pledged with licensed financial institutions	3,377	(2,143)	
Repayment of bank borrowings	(6,868)	(3,780)	
Loan interest paid	(36,538)	(36,840)	
Net cash used in financing activities	(19,620)	(40,928)	
Net (decrease)/increase in cash and cash equivalents	(34,598)	83,787	
Effects of foreign exchange rate changes	339	(8,230)	
Cash and cash equivalents at beginning of year	8,402	(67,155)	
Cash and cash equivalents at end of year	(25,857)	8,402	
Analysis of cash and cash equivalents: Cash and bank balances	68,622	76,576	
Bank overdrafts	(92,329)	(62,647)	
Pledged deposit with licensed financial institutions	(2,150)	(5,527)	
o- a action in monora municipi monorations		(3,527)	

Pledged deposit	with licensed	financial institutions
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(2,100)	(0,01)
(25,857)	8,402

Reconciliation of liabilities arising from financing activities:

Investor certificates	Carrying amount As at 01.02.2018 RM'000 447,608	Cash flows RM'000 20,409	Non-cash changes Foreign exchange movement RM'000 10,388	Carrying amount As at 31.01.2019 RM'000 478,405
Loan and borrowings, excluding bank overdrafts	49,476	(6,868)	745	43,353
Total liabilities from financing activities	497,084	13,541	11,133	521,758

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Financial Report for the year ended 31 January 2018 and the accompanying explanatory notes attached to the interim financial statements)



NOTES TO THE INTERIM FINANCIAL STATEMENTS

M1 Basis of Preparation

The interim financial statements are unaudited and had been prepared in compliance with the requirements of Malaysian Financial Reporting Standard ("MFRS") 134-Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of the Bursa Malaysia Securities Berhad ("Bursa Malaysia") and should be read in conjunction with the audited financial statements of the Group for the year ended 31 January 2018.

Adoption of New and Revised Malaysian Financial Reporting Standards

During the current financial year, the Group and the Company have adopted all the new and revised Standards and Interpretation issued by the Malaysian Accounting Standards Board ("MASB") that are relevant to their operations and effective for annual periods beginning on or after 1 February 2018 as follows:

MFRS 9	Financial Instruments
MFRS 15	Revenue from Contracts with Customers (and the related Clarifications)
Amendments to MFRS 2	Classification and Measurement of Share-based Payment Transactions
Amendments to MFRS 4	Applying MFRS 9 Financial Instruments with MFRS 4 Insurance Contracts
Amendments to MFRS 140	Transfers of Investment Property
IC Int. 22	Foreign Currency Transactions and Advance Consideration

The adoption of these new and revised Standards and Interpretation does not have any material impact on the amounts reported in the financial statements of the Group and of the Company in the current and previous financial year.

Standards in issue but not yet effective

At the date of authorisation for issue of these financial statements, the new and revised Standards, Amendments and Interpretations ("IC Int.") to the Group and the Company which were in issue but not yet effective and not early adopted by the Group and the Company are as listed below:

MFRS 16	Leases ¹
MFRS 17	Insurance Contracts ³
Amendments to MFRS 9	Prepayment Features with Negative Compensation ¹
Amendments to MFRS 10 and 128	Sales or Contribution of Assets between an Investor and its Associate or Joint Venture ⁴
Amendments to MFRS 119	Plan Amendment, Curtailment or Settlement ¹
Amendments to MFRS 128	Long-term Interests in Associates and Joint Ventures ¹
IC Int. 23	Uncertainty Over Income Tax Treatments ¹
Amendments to MFRSs contair	ned in the document entitled Annual Improvements to MFRSs 2015 - 2017 Cycle ¹

Amendments to MFRSs contained in the document entitled Annual Improvements to MFRSs 2015 - 2017 Cycle³ Amendments to References to Conceptual Framework in MFRS Standards²

¹ Effective for annual periods beginning on or after 1 January 2019.

- ² Effective for annual periods beginning on or after 1 January 2020.
- ³ Effective for annual periods beginning on or after 1 January 2021.
- ⁴ Effective date deferred to a date to be announced by MASB.

The Directors expect that the adoption of the above Standards, Amendments and IC Int. will not result in any significant changes in the accounting policies and will not have significant effect on the financial position, results and disclosures in the financial statements of the Group and the Company in

the period of initial application.



NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)

M2 Auditors' Report on Preceding Annual Financial Statements

The auditors' report on the audited financial statements for the year ended 31 January 2018 was unqualified.

M3 Seasonal or Cyclical Factors

Overall, the business operations of the Group were not significantly affected by any seasonal or cyclical factors.

M4 Unusual Items Due to Their Nature, Size or Incidence

Included in investment securities as of 31 January 2018 was investment in the quoted shares of George Kent (Malaysia) Berhad of RM90.109 million, measured at the market value of RM3.82 per share. As of 31 January 2019, the market value of the said investment has dropped to RM1.08 per share, resulted in a fair value loss of RM64.634 million.

M5 Changes in Accounting Estimates

During the financial quarter, there was no change in accounting estimates adopted by the Group.

M6 Share Capital, Debt and Equity Securities

During the financial quarter, there were no issuance, cancellations, repurchase, resales and repayments of debt and equity securities.

M7 Dividend Paid

During the financial quarter, no dividend was paid by the Company.



M8 Segmental Information

					Hos	pitality and ca	ard services		Investme	ent holding &	x secretarial s	ervices				
	General	Trading	Proper	ty	Malays	sia	Singa	pore	Mala	ysia	Singap	ore	Elimina	tion	Tota	<u>l</u>
	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
<u>12 months ended 31</u>																
January D																
Revenue:																
External customers	63	64	-	-	7,688	9,145	95,909	111,254	2,222	2,022	-	-	-	-	105,882	122,485
Inter-segment	-	-	-	-	-	-	-	133	220	224	-	-	(220)	(357)	-	-
Total revenue	63	64	-	-	7,688	9,145	95,909	111,387	2,442	2,246	-	-	(220)	(357)	105,882	122,485
Results :																
Interest income	-	-	-	4	-	939	14,207	14,646	467	434	12,517	12,343	(26,935)	(28,134)	256	232
Dividend income	-	-	34	30	-	-	-	3,111	-	-	-	-	-	(3,111)	34	30
Depreciation and																
amortisation	-	-	-	-	2,324	2,340	5,287	5,842	146	152	-	-	-	-	7,757	8,334
Finance costs	-	-	1,217	1,911	-	194	34,162	37,462	13,725	24,412	-	-	(13,755)	(28,077)	35,349	35,902
Earnings/(loss) before																
interest, tax, depreciation																
and amortisation	(27)	(52)	(1,012)	(262)	(1,358)	3,602	24,797	41,378	(72,752)	57,988	2,158	2,114	(13,160)	(34,785)	(61,354)	69,983
Segment profit / (loss)	(27)	(52)	(2,229)	(2,173)	(3,682)	1,068	(14,652)	(1,926)	(86,623)	33,424	2,158	2,114	595	(6,708)	(104,460)	25,747

							Hos	pitality and c	ard services		Investm	ent holding 8	k secretarial s	ervices				
	Building r	naterials																
	(Discont	inued)	General	Trading	Proper	rty	Malay	vsia	Singa	pore	Mala	ysia	Singap	ore	Elimina	ntion	Tota	al
	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017	2018	2017
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000							
<u>12 months ended 31</u>																		
<u>January</u>																		
Assets :																		
Additions to non-current																		
assets	2	39	-	-	-	-	115	96	639	2,336	30	22	-	-	-	-	786	2,493
Segment assets	131,327	131,903	40	60	7,196	7,219	97,871	131,546	644,961	622,146	42,395	113,139	60	50	42,558	23,584	966,408	1,029,647
Segment assets	101,027	151,905		00	7,170	7,217	77,071	101,010	011,201	022,110	-12,070	110,107	00	50	12,000	23,501	200,100	1,029,017
Segment liabilities	4,234	5,052	81	99	12,556	15,006	7,934	156,811	345,568	642,900	10,802	16,495	5,380	4,809	484,624	1,989	871,179	843,161

NOTES TO THE INTERIM FINANCIAL STATEMENTS (CONT'D)

M9 Event Subsequent to the end of the reporting period

(i) A wholly owned subsidiary, Johan Properties Sdn Bhd ("JPSB") had on 25 July 1996 filed a suit against five (5) Defendants for wrongful repudiation or breach of contract in relation to a land held under Lot 289, Section 57, Bandar Kuala Lumpur. JPSB's statement of claim was for (i) return of deposit sum of RM1.7 million, (ii) special damages amounting to RM4.3 million, (iii) general damages and (iv) interest and costs.

On 15 March 2019, JPSB had received the full judgement sum, special damages, cost and accrued interest until 8 March 2019 totalling RM14.3 million from defendants

(ii) On 28 February 2019, the conversion of our land in Puchong has been approved by the authority and the value of the land will be enhanced substantially.

M10 Changes in Composition of the Group

There were no changes in the composition of the Group during the current financial quarter.

M11 Changes in Contingent Liabilities

There were no contingent liabilities as at the reporting date.

M12 Capital Commitments

The capital commitment for the purchase of property, plant, equipment and computer systems not provided for in the interim financial statements is as follows :

Unaudited As at 31 January 2019 RM'000

Approved and contracted for

467

M13 Related Party Transactions

Current	Quarter	Cumulative				
3 month	ns ended	12 months ended				
31 Ja	nuary	31 January				
2019	2018	2019	2018			
Unaudited	Unaudited	Unaudited	Audited			
RM'000	RM'000	RM'000	RM'000			

Sales of air tickets	71	328	1,068	780
Recovery of secretarial and share registration fees	3	52	132	125
Income from rental of motor vehicles, office equipment and land	40	135	565	372

The Directors of the Company are of the opinion that the above transactions were in the normal course of business and have been established under terms that are no less favourable than those arranged with independent parties.



ADDITIONAL INFORMATION REQUIRED BY BURSA MALAYSIA'S LISTING REQUIREMENTS

K1	Gross Billings	3 months	Current QuarterCumulative3 months ended12 months end31 January31 January		hs ended	
		2019 RM'000	2018 RM'000	2019 RM'000	2018 RM'000	
	Gross billings	726,823	952,602	2,674,875	2,864,494	

Gross billings comprise of amount spent by charge and credit card customers, invoices to air ticketing and travel customers, revenue from sales of goods, hotel operations, sales of properties and management services income.

K2 Review of Performance

Continuing operations:

- a) For the financial quarter under review, the Group registered revenue of RM28.567 million compared to corresponding quarter of RM28.203 million, lower by 1.29%.
- b) The Group recorded a loss before tax of RM8.260 million compared to corresponding quarter a profit before tax of RM16.425 million, mainly due to fair value loss of investment securities of RM237,000 and forex loss of RM567,000 in current quarter compared to corresponding quarter a fair value gain of investment securities of RM14.153 million and forex gain of RM10.091 million.
- c) Card services business recorded a higher loss before tax of RM2.277 million in current quarter compared to corresponding quarter of RM1.746 million mainly due to lower revenue owing to regulatory compliance for unsecured consumers credit exposure.
- d) Hospitality business recorded a higher loss before tax of RM967,000 in current quarter compared to corresponding quarter of RM894,000 mainly due to lower revenue and lower airline volume incentives.

Discontinued operations:

a) The building materials business recorded a lower loss before tax of RM187,000 million in current quarter compared to corresponding quarter loss of RM35.622 million is mainly due cessation of tile manufacturing of Prestige Ceramics Sdn Bhd in the financial year ended 2018.

The loss attributable to shareholders was RM2.263 million compared to corresponding quarter loss of RM22.759 million.

K3 Variation of Results Against Preceding Quarter

	Current (3 months	Changes	
	31.01.2019	31.10.2018	(Amount/%)
	RM'000	RM'000	
Revenue from continuing operation	28,567	25,151	13.58%
Loss before tax from continuing operation	(8,260)	(20,868)	60.42%
(Loss)/Profit before tax from discontinued operation	(187)	(161)	-16.15%
	(2, 120)	(21, 100)	

Loss after tax	(2,428)	(21,188)	88.54%
Loss for the period attributable to owners of the Company	(2,263)	(20,964)	89.21%

Total revenue for the current financial quarter was RM28.567 million compared to preceding quarter's of RM25.151 million. The Group recorded a loss before tax from continuing operation of RM8.260 million compared to preceding quarter's loss of RM20.868 million mainly due to lower fair value loss from investment securities of RM 237,000 as compared to RM 8.020 million in the immediate preceding quarter.

K4 Prospects

The Group continues to build its strength in co-branding partnership with major retailers and will launch significant partnerships in the financial year ending January 2020 to further expand our merchant footprint for Diners Club. Discover and merchant acceptance for Alipay and Wechat in Singapore.

Our Diners Corporate Cards financing facility program expects to gain further traction since the launch in the third quarter of financial year ended 2019.

On 28 February 2019, the conversion of our land in Puchong has been approved by the authority and the value of the land will be enhanced substantially.

K5 Profit Forecast

No profit forecast was issued by the Group.



ADDITIONAL INFORMATION REQUIRED BY BURSA MALAYSIA'S LISTING REQUIREMENTS (CONT'D)

K6 (Loss)/Profit Before Tax

K7

			Current Quarter 3 months ended 31 January		Cumulat 12 months 31 Janua	ended
			2019 Unaudited RM'000	2018 Audited RM'000	2019 Unaudited RM'000	2018 Audited RM'000
	Prof	it/(Loss) before tax from continuing operations is arrived at after crediting/(charging) :				
	a)	Interest income	109	119	256	232
	b)	Net fair value (loss)/gain on investment securities	(237)	14,153	(64,634)	42,460
	c)	Other income including investment income	248	2,445	3,407	5,269
	d)	Interest expense	(9,081)	(8,865)	(35,349)	(35,902)
	e)	Depreciation and amortisation	(1,801)	(2,009)	(7,757)	(8,334)
	f)	Provision for and write off of receivables	(1,950)	(1,172)	(3,385)	(3,763)
	g)	Net foreign exchange (loss)/gain	(567)	10,091	(4,252)	10,632
7	Inco	ome Tax Credit/(Expense)				
			Current Q 3 months 31 Janu	ended	Cumulat 12 months o 31 Janua	ended
			2019	2018	2019	2018
			Unaudited RM'000	Audited RM'000	Unaudited RM'000	Audited RM'000
		credit/(expense) based on results for continuing perations: -				
		Current		(1.50)	(10)	(202)
		- Malaysian tax	16 912	(150) (2,495)	(19) 912	(293) (2,405)
		- Foreign tax Over/(Under) provision in prior year	912 954	(1,384)	2,739	(2,495) (1,384)
		over (onder) provision in prior year	1,882	(4,029)	3,632	(4,172)
		Deferred taxation	4,221	390	4,221	390
			6,103	(3,639)	7,853	(3,782)

The tax credit is mainly due to over provision of tax expense and deferred tax in prior year.

There were no outstanding corporate proposal for the financial quarter.



K9 Loss from Discontinued Operations

On 30 August 2017, the Group has announced the cessation of tile manufacturing of Prestige Ceramics Sdn Bhd due to market outlook and competitive intensity of the industry. The cessation has been completed at the end of the financial year ended 31 January 2018. The Group therefore presents and disclose in its financial statements, the financial effects of discontinued operations to MFRS 5 (Non Current Assets Held for Sale and Discontinued Operations). The results of the discontinued operations are as follow:-

	Cumulat	Cumulative		
	12 months	ended		
	31 Janu	ary		
	2019	2018		
	Unaudited	Audited		
	RM'000	RM'000		
Revenue	-	24,012		
Cost of sales		(31,027)		
Gross profit	-	(7,015)		
Other income	3,090	2,378		
Marketing and distribution expenses	-	(202)		
Administrative expenses	(841)	(2,922)		
Other operating expenses	(108)	(34,626)		
Profit/(Loss) before interest, tax, depreciation	2,141	(42,387)		
Depreciation and amortisation	(82)	(1,815)		
Finance costs	(1,189)	(938)		
Profit/(Loss) before tax	870	(45,140)		
Income tax expense	(112)	(49)		
Profit/(Loss) for the period	758	(45,189)		

The following (charges)/credits have been included in arriving at the profit/(loss) before tax of discontinued operations:

		lative hs ended nuary	
	2019 Unaudited RM'000	2018 Audited RM'000	
Other income Net foreign exchange gain	3,088	2,345 33	
Interest expense Depreciation and amortisation	(1,189) (82)	(938)	



ADDITIONAL INFORMATION REQUIRED BY BURSA MALAYSIA'S LISTING REQUIREMENTS (CONT'D)

K10 Trade Receivables

The Group's credit period generally ranges from 30 to 90 days. Other credit terms are assessed and approved on a case by case basis.

a) Ageing of trade receivables not impaired

	Unaudited	Audited
	As at	As at
	31 January 2019	31 January 2018
	RM'000	RM'000
Not past due	386,202	379,110
Past due 30 days	31,476	29,447
Past due 31-60 days	8,865	6,218
Past due 61-90 days	6,490	3,690
Past due more than 90 days	99,368	105,330
	532,401	523,795

b) The Group's trade receivables that are subject to collective/individual impairment review at the end of the reporting period are as follows:

	Unaudited As at 31 January 2019 RM'000	Audited As at 31 January 2018 RM'000
Trade receivables - gross amounts	735,595	728,577
Less: Allowance for doubtful debts	(203,194)	(204,782)
	532,401	523,795

K11 Borrowings and Debt Securities

		Unaudited As at	Unaudited As at	Audited As at	Audited As at
		31 January 2019 SGD'000	31 January 2019 RM'000	31 January 2018 SGD'000	31 January 2018 RM'000
a)	Short term borrowings				
	Secured				
	- Bank overdrafts	30,600	92,329	21,233	62,647
	- Revolving credits & short term loans	-	10,070	-	15,102
	- Trust receipts and bankers' acceptance	6,000	18,103	6,000	17,703
	- Term loans	-	14,849	-	14,849
	- Hire purchase and lease creditors	33	245	299	1,496
	Total short term borrowings	36,633	135,596	27,532	111,797
b)	Long term borrowings				
	Secured				
	- Hire purchase and lease creditors		86	32	326

K12 Off Balance Sheet Financial Instruments

The Group does not have any financial instrument with off balance sheet risk as at 28 March 2019.

K13 Changes in Material Litigation

There were no material litigation for the financial quarter.

K14 Dividend

The Board does not recommend any dividend for the financial quarter ended 31 January 2019 (31 January 2018: Nil).



ADDITIONAL INFORMATION REQUIRED BY BURSA MALAYSIA'S LISTING REQUIREMENTS (CONT'D)

K15 (Loss)/Earning per Share

Basic & diluted

Basic and diluted earning/(loss) per share are calculated by dividing earning/(loss) for the period attributable to ordinary equity holders of the Company by the number of ordinary shares in issue as at the end of the financial period.

Diluted earning/(loss) per share is the same as basic loss per share.

	Current Quarter 3 months ended 31 January		Cumulative 12 months ended 31 January	
	2019 Unaudited RM'000	2018 Unaudited RM'000	2019 Unaudited RM'000	2018 Audited RM'000
(Loss)/Profit for the year attributable to ordinary equity holders of the Company				
- Continuing operations	(1,992)	12,871	(95,795)	22,801
- Discontinuing operations	(271)	(35,630)	758	(45,189)
	(2,263)	(22,759)	(95,037)	(22,388)
Number of ordinary shares ('000) in issue	622,948	622,948	622,948	622,948
Basic & diluted (loss)/earning per share (sen)				
- Continued operations	(0.32)	2.07	(15.38)	3.66
- Discontinued operations	(0.04)	(5.72)	0.12	(7.25)
Continuing and discontinued operations	(0.36)	(3.65)	(15.26)	(3.59)

BY ORDER OF THE BOARD

Teh Yong Fah Group Secretary Kuala Lumpur 29 March 2019