

**MUI PROPERTIES BERHAD**

Company No : 6113-W  
(Incorporated in Malaysia)

**INTERIM FINANCIAL REPORT**  
**FOR THE FIRST QUARTER ENDED 30 SEPTEMBER 2019**  
(The figures are unaudited)

**CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS**  
**FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2019**

	<b>QUARTER ENDED</b>		<b>CUMULATIVE 3 MONTHS</b>	
	<b>30.09.2019</b> <b>RM'000</b>	<b>30.09.2018</b> <b>RM'000</b>	<b>30.09.2019</b> <b>RM'000</b>	<b>30.09.2018</b> <b>RM'000</b>
Revenue	20,309	12,279	20,309	12,279
Cost of sales	(11,870)	(6,704)	(11,870)	(6,704)
Gross profit	8,439	5,575	8,439	5,575
Other income	445	452	445	452
Administrative expenses	(2,471)	(2,450)	(2,471)	(2,450)
Other expenses	(259)	(264)	(259)	(264)
Exceptional items (refer Note A4)	1,090	1,988	1,090	1,988
Finance costs	(38)	(38)	(38)	(38)
Profit before taxation	7,206	5,263	7,206	5,263
Income tax expense	(1,500)	(250)	(1,500)	(250)
Profit for the financial period	5,706	5,013	5,706	5,013
Profit attributable to:-				
Equity holders of the Company	3,361	3,422	3,361	3,422
Non-controlling interests	2,345	1,591	2,345	1,591
Profit for the financial period	5,706	5,013	5,706	5,013
Profit per share attributable to equity holders of the Company:-	<b>Sen</b>	<b>Sen</b>	<b>Sen</b>	<b>Sen</b>
Basic/Diluted	0.45	0.46	0.45	0.46

The Condensed Consolidated Statements of Profit or Loss should be read in conjunction with the Annual Financial Report for the financial year ended 30 June 2019 and the accompanying explanatory notes attached to the interim financial statements.

# MUI PROPERTIES BERHAD

Company No : 6113-W  
(Incorporated in Malaysia)

## CONDENSED CONSOLIDATED STATEMENTS OF OTHER COMPREHENSIVE INCOME FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2019

	QUARTER ENDED		CUMULATIVE 3 MONTHS	
	30.09.2019	30.09.2018	30.09.2019	30.09.2018
	RM'000	RM'000	RM'000	RM'000
Profit for the financial period	5,706	5,013	5,706	5,013
Foreign currency translation differences for foreign operations	(977)	4,357	(977)	4,357
Fair value changes of available- for-sale financial assets	(80)	(2)	(80)	(2)
Total comprehensive income for the financial period	<u>4,649</u>	<u>9,368</u>	<u>4,649</u>	<u>9,368</u>
Total comprehensive income attributable to:				
Equity holders of the Company	2,304	7,777	2,304	7,777
Non-controlling interests	2,345	1,591	2,345	1,591
	<u>4,649</u>	<u>9,368</u>	<u>4,649</u>	<u>9,368</u>

The Condensed Consolidated Statements of Other Comprehensive Income should be read in conjunction with the Annual Financial Report for the financial year ended 30 June 2019 and the accompanying explanatory notes attached to the interim financial statements.

**MUI PROPERTIES BERHAD**Company No : 6113-W  
(Incorporated in Malaysia)**CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION  
AS AT 30 SEPTEMBER 2019**

	30.09.2019 RM'000	30.06.2019 RM'000 (Audited)
<b>ASSETS</b>		
<b>Non-Current Assets</b>		
Property, plant and equipment	8,002	8,175
Investment properties	30,361	30,312
Inventories	35,263	35,263
Other investments	78,802	78,883
Deferred tax assets	1,302	1,127
	<u>153,730</u>	<u>153,760</u>
<b>Current Assets</b>		
Inventories	122,967	130,953
Contract costs	528	541
Trade and other receivables	16,219	12,137
Contract assets	11,588	11,076
Other investments	54	54
Current tax assets	107	143
Fixed deposits with licensed banks	36,450	43,814
Cash and bank balances	38,066	25,183
	<u>225,979</u>	<u>223,901</u>
<b>TOTAL ASSETS</b>	<u>379,709</u>	<u>377,661</u>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity Attributable To Equity Holders Of The Company</b>		
Share capital	162,468	162,468
Treasury shares, at cost	(6,301)	(6,301)
Reserves	(7,413)	(5,009)
Retained profits	125,254	120,546
	<u>274,008</u>	<u>271,704</u>
<b>Non-Controlling Interests</b>	86,584	84,239
<b>Total Equity</b>	<u>360,592</u>	<u>355,943</u>
<b>Non-Current Liabilities</b>		
Employee benefits	65	65
<b>Current Liabilities</b>		
Trade and other payables	12,606	15,648
Contract liabilities	5,561	5,986
Current tax liabilities	885	19
	<u>19,052</u>	<u>21,653</u>
<b>Total Liabilities</b>	<u>19,117</u>	<u>21,718</u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<u>379,709</u>	<u>377,661</u>
	<b>RM</b>	<b>RM</b>
Net assets per share attributable to equity holders of the Company	0.37	0.37

The Condensed Consolidated Statements of Financial Position should be read in conjunction with the Annual Financial Report for the financial year ended 30 June 2019 and the accompanying explanatory notes attached to the interim financial statements.

# MUI PROPERTIES BERHAD

Company No : 6113-W  
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## CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2019

	Attributable to Equity Holders of the Company				Total RM'000	Non- Controlling Interests RM'000	Total Equity RM'000
	Share Capital RM'000	Treasury Shares RM'000	Non-Distributable				
			Other Reserves RM'000	Distributable Retained Profits RM'000			
<b>CUMULATIVE 3 MONTHS</b>							
At 1 July 2019	162,468	(6,301)	(5,009)	120,546	271,704	84,239	355,943
Profit for the financial period	-	-	-	3,361	3,361	2,345	5,706
Foreign currency translation differences for foreign operations	-	-	(977)	-	(977)	-	(977)
Fair value changes of available- for-sale financial assets	-	-	(1,427)	1,347	(80)	-	(80)
Total comprehensive income for the financial period	-	-	(2,404)	4,708	2,304	2,345	4,649
<b>At 30 September 2019</b>	<b>162,468</b>	<b>(6,301)</b>	<b>(7,413)</b>	<b>125,254</b>	<b>274,008</b>	<b>86,584</b>	<b>360,592</b>
<b>CUMULATIVE 3 MONTHS</b>							
At 1 July 2018	162,468	(6,301)	1,511	96,955	254,633	78,577	333,210
Profit for the financial period	-	-	-	3,422	3,422	1,591	5,013
Foreign currency translation differences for foreign operations	-	-	4,357	-	4,357	-	4,357
Fair value changes of available- for-sale financial assets	-	-	(2)	-	(2)	-	(2)
Total comprehensive income for the financial period	-	-	4,355	3,422	7,777	1,591	9,368
<b>At 30 September 2018</b>	<b>162,468</b>	<b>(6,301)</b>	<b>5,866</b>	<b>100,377</b>	<b>262,410</b>	<b>80,168</b>	<b>342,578</b>

Note 1 :-

The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Annual Financial Report for the financial year ended 30 June 2019 and the accompanying explanatory notes attached to the interim financial statements.

**MUI PROPERTIES BERHAD**

Company No : 6113-W  
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**CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS  
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2019**

	CUMULATIVE 3 MONTHS	
	30.09.2019 RM'000	30.09.2018 RM'000
<b>Cash Flows From Operating Activities</b>		
Profit before taxation	7,206	5,263
Net adjustments	(1,376)	(2,246)
Operating profit before working capital changes	5,830	3,017
Net changes in working capital	(58)	(8,637)
Cash for operations	5,772	(5,620)
Interest paid	(38)	(38)
Interest received	409	421
Net tax paid	(782)	(783)
Net cash generated from/(used for) operating activities	5,361	(6,020)
<b>Cash Flows From Investing Activities</b>		
Additional cost for investment properties	(49)	-
Purchase of property, plant and equipment	(19)	(38)
Net cash used for investing activities	(68)	(38)
Net increase/(decrease) in cash and cash equivalents	5,293	(6,058)
Foreign exchange differences	226	532
Cash and cash equivalents at 1 July	68,997	75,278
<b>Cash and cash equivalents at 30 September</b>	<b>74,516</b>	<b>69,752</b>

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Financial Report for the financial year ended 30 June 2019 and the accompanying explanatory notes attached to the interim financial statements.

# MUI PROPERTIES BERHAD

Company No : 6113-W  
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## A. NOTES TO THE INTERIM FINANCIAL REPORT

### A1. Basis of Preparation

The Interim Financial Report of the Group is unaudited and has been prepared in accordance with Malaysian Financial Reporting Standards ("MFRSs") 134, Interim Financial Reporting and Chapter 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 June 2019. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to the understanding of the changes in the financial position and performance of the Group since the financial year ended 30 June 2019.

### A2. Significant Accounting Policies

The financial statements of the Group are prepared under the historical cost convention and modified to include other bases of valuation as disclosed in other sections under significant accounting policies, and in compliance with MFRSs, International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia.

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 30 June 2019. As at the date of authorisation of this Condensed Report, the following Standards and amendments to Standards have been issued by the Malaysian Accounting Standards Board but are not yet effective. These pronouncements are either not relevant or do not have any material impact on the financial statements of the Group, and have not been adopted by the Group.

#### Standards issued but not yet effective

	<b>Effective for annual periods beginning on or after</b>
Amendments to MFRS 3 Business Combinations - Definition of a Business	1 January 2020
Amendments to MFRS 108 Accounting Policies, Changes in Accounting Estimates and Errors - Definition of Material	1 January 2020
Amendments to MFRS 101 Presentation of Financial Statements - Definition of Material	1 January 2020
	<b>Effective for annual periods beginning on or after</b>
MFRS 17 Insurance Contracts	1 January 2021

#### Effective date of these Amendments to Standards has been deferred, and yet to be announced

Amendments to MFRS 10 Consolidated Financial Statements and MFRS 128 Investments in Associates and Joint Ventures - Sale or Contribution of Assets between an Investor and its Associate or Joint Venture

### A3. Seasonal or Cyclical Factors

The business operations of the Group were not affected by any seasonal factors.

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### A4. Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flows

There were no items affecting assets, liabilities, equity, net income or cash flows that are unusual because of their nature, size or incidence during the financial period ended 30 September 2019 other than the exceptional items as follows:-

Exceptional item	QUARTER ENDED		Changes	CUMULATIVE 3 MONTHS		Changes
	30.09.2019	30.09.2018	%	30.09.2019	30.09.2018	%
	RM'000	RM'000		RM'000	RM'000	
Net gain/(loss) on foreign exchange	1,082	(93)	1,263.4	1,082	(93)	1,263.4
Effect of adoption of MFRS 9						
- Other investments	-	2,051	(100.0)	-	2,051	(100.0)
- Others	-	30	(100.0)	-	30	(100.0)
Reversal of impairment losses	8	-	100.0	8	-	100.0
	1,090	1,988	(45.2)	1,090	1,988	(45.2)

### A5. Changes in Estimates of Amounts Reported Previously

There were no significant changes in estimates of amounts reported in prior financial year which have a material effect in the financial period ended 30 September 2019.

### A6. Issuances or Repayments of Debts and Equity Securities

As at 30 September 2019, the number of treasury shares held is 23,145,300 ordinary shares.

There were no issuances and repayments of debt and equity securities, share buy-backs, share cancellations and resale of treasury shares by the Company for the financial period ended 30 September 2019.

### A7. Dividend Paid

No dividend was paid by the Company during the financial period ended 30 September 2019 (30 September 2018: Nil).

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### A8. Operating Segments

Segment information is presented in respect of the Group's business segments.

For the 3 Months Ended 30 September 2019

	Properties RM'000	Investment holding RM'000	Total RM'000
External revenue	20,309	-	20,309
<b>Segment results</b>	7,114	130	7,244
Finance costs	(25)	(13)	(38)
Profit before taxation	7,089	117	7,206
Income tax expense	(1,500)	-	(1,500)
Profit for the financial period	5,589	117	5,706
<b>Segment assets</b>	275,276	103,024	378,300
Unallocated assets			1,409
			<b>379,709</b>

### A9. Property, Plant and Equipment

Property, plant and equipment are stated at historical cost less accumulated depreciation. The valuations of land and buildings have been brought forward without amendment from the previous annual report.

### A10. Events Subsequent to the End of the Financial Period

There are no material events subsequent to the financial period ended 30 September 2019 that have not been reflected in the financial statements for the said period as at the date of this report.

### A11. Contingent Liabilities

There are no material contingent liabilities as at the date of this report.

### A12. Changes in the Composition of the Group

There were no changes in the composition of the Group during the financial period ended 30 September 2019.

### A13. Capital Commitments

There are no material capital commitments as at the date of this report.



## MUI PROPERTIES BERHAD

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### B. ADDITIONAL INFORMATION REQUIRED PURSUANT TO BURSA SECURITIES MAIN MARKET LISTING REQUIREMENTS

#### B1. Review of Performance of the Company and its Principal Subsidiaries

	QUARTER ENDED		Changes		CUMULATIVE 3 MONTHS		Changes	
	30.09.2019	30.09.2018		%	30.09.2019	30.09.2018		%
	RM'000	RM'000			RM'000	RM'000		
<b>Revenue</b>								
Properties	20,309	12,279		65.4	20,309	12,279		65.4
Investment holding	-	-		-	-	-		-
	20,309	12,279		65.4	20,309	12,279		65.4
<b>Profit before taxation ("PBT")</b>								
Properties	7,089	4,018		76.4	7,089	4,018		76.4
Investment holding	117	1,245		(90.6)	117	1,245		(90.6)
	7,206	5,263		36.9	7,206	5,263		36.9

#### Quarter Ended 30 September 2019 vs Quarter Ended 30 September 2018

The increase in revenue and PBT was mainly attributed to higher revenue recognition of Phase E7-1 and E7-2 in Bandar Springhill.

#### B2. Material Changes in the Quarterly Results Compared with the Results of the Preceding Quarter

	QUARTER ENDED		Changes	
	30.09.2019	30.06.2019		%
	RM'000	RM'000		
<b>Revenue</b>				
Properties	20,309	14,103		44.0
Investment holding	-	-		-
	20,309	14,103		44.0
<b>Profit before taxation ("PBT")</b>				
Properties	7,089	4,170		70.0
Investment holding	117	8,739		(98.7)
	7,206	12,909		(44.2)

#### Quarter Ended 30 September 2019 vs Quarter Ended 30 June 2019

The increase in revenue was mainly attributed to higher revenue recognition of Phase E7-1 and E7-2 in Bandar Springhill. However, a lower PBT was recorded in the current quarter was due to a one-off adjustment on the recognition of a fair value gain of RM9.3 million on other investments in the preceding quarter.

## MUI PROPERTIES BERHAD

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### B3. Prospects for the Financial Year Ending 30 June 2020

The improvement in the revenue for the first quarter was due to more units sold as well as higher percentage of completion of its Freesia, Peony, Irises and Cosmos houses.

A new phase, Amaris, comprising 73 units of double-storey house, was launched in October. The Group also plans to launch another phase consisting of 272 units of double-storey terrace house in the third quarter. It expects improved performance for the remaining quarters.

### B4. Variance of Actual Profit from Forecast Profit

Not applicable.

### B5. Profit Before Taxation

Included in the profit before taxation are the following:-

	QUARTER ENDED		Changes	CUMULATIVE 3 MONTHS		Changes
	30.09.2019	30.09.2018	%	30.09.2019	30.09.2018	%
	RM'000	RM'000		RM'000	RM'000	
Depreciation	(85)	(65)	(30.8)	(85)	(65)	(30.8)
Interest income	409	421	(2.9)	409	421	(2.9)

### B6. Trade Receivables

Trade receivables are generally on 30 to 90 days terms.

#### Ageing analysis of trade receivables

The ageing analysis of trade receivables of the Group is as follows:-

	QUARTER ENDED		Changes
	30.09.2019	30.09.2018	%
	RM'000	RM'000	
Neither past due nor impaired	7,033	1,397	403.4
Past due, not impaired			
1 to 30 days	4,796	1,355	253.9
31 to 60 days	2,111	252	737.7
61 to 90 days	207	104	99.0
91 to 120 days	23	84	(72.6)
More than 120 days	491	2,485	(80.2)
	14,661	5,677	158.3

## MUI PROPERTIES BERHAD

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### B7. Income Tax Expense

Taxation comprises :-

	QUARTER ENDED		Changes	CUMULATIVE 3 MONTHS		Changes
	30.09.2019	30.09.2018	%	30.09.2019	30.09.2018	%
	RM'000	RM'000		RM'000	RM'000	
Current taxation	1,685	1,269	32.8	1,685	1,269	32.8
Deferred taxation	(185)	(1,019)	81.8	(185)	(1,019)	81.8
	1,500	250	500.0	1,500	250	500.0

The current tax charge for the financial period ended 30 September 2019 is higher than the statutory rate of tax applicable mainly due to the losses suffered by certain subsidiaries for which no group relief is available.

### B8. Status of Corporate Proposals

On 12 November 2019, the Group announced that Cesuco Trading Limited, a wholly-owned subsidiary of the Company decided to convert the AUD\$1.5 million Secured Convertible Note of Nex Metals Explorations Ltd ("Nex Metals") together with the outstanding sum of AUD\$272,506.85 being accrued interest thereon as at 1 November 2019, into 132,474,353 ordinary shares. This represents 40.73% of the enlarged share capital of Nex Metals at an issue price of AUD\$0.01338 per ordinary share ("Proposed Conversion").

Nex Metals is a public limited liabilities company incorporated in Australia on 4 February 2007 with a registered office address at 45 Guthrie St, Osborne Park, WA, Australia, 6017, and listed on the Australian Securities Exchange. The principal activity of Nex Metals is primarily in gold exploration.

The Proposed Conversion is subject to the approval of Nex Metals' shareholders. Upon the completion of the Proposed Conversion, Nex Metals will become an associate company of the Group.

The Proposed Conversion is not expected to have any material effect on the net assets per share, gearing, share capital and substantial shareholders' direct and/or indirect shareholding of MUI Properties Berhad ("MUIP") for the financial year ending 30 June 2020; however, it is expected to have a positive effect on the earnings per share of MUIP for the financial year ending 30 June 2020 due to a gain from remeasurement to fair value arising from the Proposed Conversion.

None of the Directors and/or major shareholders and/or persons connected with them have any interest, either direct or indirect in the Proposed Conversion.

Other than the above, the Group has not announced any corporate proposals as at the date of this report.

## MUI PROPERTIES BERHAD

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### B9. Earnings Per Share

(a) Basic earnings per share

The basic earnings per ordinary share is calculated by dividing the profit for the financial year attributable to equity holders of the Company with the weighted average number of shares in issue during the financial period as follows:-

	QUARTER ENDED		Changes	CUMULATIVE 3 MONTHS		Changes
	30.09.2019	30.09.2018	%	30.09.2019	30.09.2018	%
Profit for the financial period attributable to equity holders of the Company (RM'000)	3,361	3,422	(1.8)	3,361	3,422	(1.8)
Weighted average number of ordinary shares in issue ('000)	740,915	740,915	-	740,915	740,915	-
Earnings per share (sen)	0.45	0.46	(1.8)	0.45	0.46	(1.8)

(b) Diluted earnings per share is not disclosed as there is no dilutive potential ordinary shares.

### B10. Group Borrowings

As at 30 September 2019, there were no group borrowings.

### B11. Derivative Financial Instruments

There are no derivative financial instruments as at the date of this report.

### B12. Fair Value Changes of Financial Liabilities

As at 30 September 2019, the Group did not have any financial liabilities measured at fair value through profit or loss.

### B13. Material Litigation

There are no material litigation as at the date of this report.

### B14. Dividend

No dividend has been declared by the Board for the financial period ended 30 September 2019 (30 September 2018: Nil).

**MUI PROPERTIES BERHAD**

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**B15. Auditors' Report**

The auditors' report on the financial statements for the financial year ended 30 June 2019 was unmodified.

**BY ORDER OF THE BOARD  
MUI PROPERTIES BERHAD**

**Lee Chik Siong  
Norlyn Binti Kamal Basha  
Joint Company Secretaries**

**Date: 21 November 2019**