CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME FOR THE QUARTER ENDED 31 MARCH 2018

		(Unaudited) Individual/Cun	(Unaudited) nulative Quarter
		Current Year	Preceding Year
		To Date	To Date
		31 Mar 2018	31 Mar 2017
			(Restated)
	Note	RM'000	RM'000
Revenue	12	159,349	108,447
Cost of sales		(120,027)	(70,300)
Gross profit		39,322	38,147
Other income		2,663	2,017
Other expenses		(16,949)	(14,708)
Share of results of associates		(20)	(16)
Profit before taxation	23	25,016	25,440
Taxation	17	(540)	(4,451)
Profit/Total comprehensive income for the financial period		24,476	20,989
Profit/Total comprehensive income attributable to:			
Owners of the parent		24,485	20,999
Non-controlling interests		(9)	(10)
		24,476	20,989
Esseines and keep (UEDON)			
Earnings per share ("EPS")			
attributable to owners of the parent		sen	sen
Basic	22	2.31	1.98
- " "			
Fully diluted	22	1.93	1.61

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 31 MARCH 2018

AS AT ST MARCH 2016	Note	(Unaudited) As at 31 Mar 2018	(Unaudited) As at 31 Dec 2017	(Unaudited) As at 01 Jan 2017
	11010	RM'000	(Restated) RM'000	(Restated) RM'000
ASSETS		KW 000	Kill 000	KW 000
Non-current assets				
Property, plant and equipment		89,896	84,106	77,332
Investment properties		396,577	386,588	312,347
Investments in associates		123,837	102,698	43,849
Deferred tax assets		1,681	695	2,369
		611,991	574,087	435,897
Current assets		<u> </u>		·
Inventories		651,419	662,481	627,936
Trade and other receivables		150,776	115,687	132,694
Current tax assets		2,281	2,206	1,640
Short-term deposits with licensed financial instituition		75,010	143,601	166,505
Cash and bank balances		11,038	30,767	13,148
		890,524	954,742	941,923
TOTAL ASSETS	12	1,502,515	1,528,829	1,377,820
EQUITY AND LIABILITIES				
Equity attributable to owners of the parent				
Share capital		599,003	598,972	501,638
Reserves		322,276	297,791	348,615
Equity component - ICULS		32,780	32,808	35,927
Equity component - RCULS		14,547	14,547	14,547
		968,606	944,118	900,727
Non-controlling interests		107	116	137
TOTAL EQUITY		968,713	944,234	900,864
Non-current liabilities				
Deferred tax liabilities		1,789	5,704	6,290
		996	967	·
Liability component - ICULS		190,455		1,952
Liability component - RCULS		 _	192,901	192,106
Current liabilities		193,240	199,572	200,348
Trade and other payables		336,842	379,247	268,738
Current tax liabilities		3,720	5,776	7,870
Current tax habilities				
		340,562	385,023	276,608
TOTAL LIABILITIES	12	533,802	584,595	476,956
TOTAL EQUITY AND LIABILITIES		1,502,515	1,528,829	1,377,820
Net assets per share attributtable to owners of the parent (RM)		0.96	0.94	0.90
1401 400010 per strate attributionie to owners of the parent (Kivi)		0.30	0.34	0.30

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE QUARTER ENDED 31 MARCH 2018

Attributable to owners of the parent

	Share capital	Share premium	Revaluation reserve	Warrant reserve	Equity component ICULS	Equity component RCULS	Retained earnings	Total	Non-controlling interests	Total equity
(Unaudited)	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Balance as at 1 January 2017 (As previously stated)	501,638	93,996	1,331	39,126	35,927	14,547	169,496	856,061	137	856,198
Effect of change in accounting policy	-	-	-	-	-	-	44,666	44,666	-	44,666
Balance as at 1 January 2017 (Restated)	501,638	93,996	1,331	39,126	35,927	14,547	214,162	900,727	137	900,864
Total comprehensive income for the financial period	-	-	-	-	-	-	20,999	20,999	(10)	20,989
Transactions with owners:										
Conversion of ICULS during the financial period	496	146	-	-	316	-	-	958	-	958
'	496	146	-	-	316	-	-	958	-	958
Reclassification pursuant to S618(2) of CA 2016*	94,142	(94,142)	-	-	-	-	-	-		
Balance as at 31 March 2017	596,276	-	1,331	39,126	36,243	14,547	235,161	922,684	127	922,811
(Unaudited)										
Balance as at 1 January 2018	598,972	-	1,331	39,126	32,808	14,547	257,334	944,118	116	944,234
Total comprehensive income for the financial period	-	-	-	-	-	-	24,485	24,485	(9)	24,476
Transactions with owners:								-		
Conversion of ICULS during the financial period	31	-	-	-	(28)	-	-	3	-	3
· ·	31	-	-	-	(28)	-	-	3	-	3
Balance as at 31 March 2018	599,003	-	1,331	39,126	32,780	14,547	281,819	968,606	107	968,713

Note:

^{*} Effective from 31 January 2017, the new Companies Act 2016 ("CA 2016") abolished the concept of authorised share capital and par value of share capital. Consequently, the credit balance of the share premium becomes part of the Company's share capital pursuant to the transitional provision set out in Section 618(2) of the Act. There is no impact on the number of ordinary shares in issue or the relative entitlement of any of the members as a result of this transition.

I-Berhad (7029-H) CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE QUARTER ENDED 31 MARCH 2018

	(Unaudited) Period ended 31 Mar 2018	(Unaudited) Period ended 31 Mar 2017
	RM'000	(Restated) RM'000
CASH FLOWS FROM OPERATING ACTIVITIES	11 000	
Profit before taxation	25,016	25,440
Adjustments for:		
Non-cash/operating items	1,730	(4,094)
Operating profit before working capital changes	26,746	21,346
Net changes in current assets	4,566	61,144
Net changes in current liabilities	(68,611)	(28,329)
Cash generated from operations	(37,299)	54,161
Tax paid	(7,502)	(5,801)
Tax refunded	92	36
Net cash (used in)/ generated from operating activities	(44,709)	48,396
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(9,143)	(2,775)
Investment in an associate company	(21,160)	(14,596)
Development costs incurred for investment properties	(9,989)	(8,775)
Withdrawal from/(Placement in) short-term deposits with licensed financial institutions	68,591	(24,570)
Interest received	1,826	1,332
Net cash generated from/(used in) investing activities	30,125	(49,384)
CASH FLOWS FROM FINANCING ACTIVITIES		
RCULS coupons paid	(5,121)	(4,075)
Finance lease interest paid	(24)	-
Net cash used in financing activities	(5,145)	(4,075)
Net decrease in cash and cash equivalents	(19,729)	(5,063)
Cash and cash equivalents at beginning of financial period	30,767	13,148
Cash and cash equivalents at end of financial period	11,038	8,085
Cash and cash equivalents comprise:		
Cash and bank balances	26,084	6,377
Deposits with licensed banks/financial institutions	(15,007)	1,747
Deposits pledged as bank guarantee	(39)	(39)
Total	11,038	8,085

Part A - Explanatory Notes Pursuant to MFRS 134

1 Basis of preparation

The unaudited interim financial report has been prepared in accordance with MFRS 134: Interim Financial Reporting and Chapter 9, Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad. The significant accounting policies and method of computation adopted by the Group in this quarterly report are consistent with those in the annual financial statements for the year ended 31 December 2017 except as follows:

On 1 January 2018, the Group adopted the following new and amended MFRS and IC Interpretations mandatory for annual financial periods beginning on or after 1 January 2018.

1 January 2018

Amendments to MFRS 1 Annual Improvements to MFRSs 2014-2016 Cycle

MFRS 9 Financial Instruments

MFRS 15 Revenue from Contracts with Customers

Amendments to MFRS 128 Annual Improvements to MFRSs 2014-2016 Cycle

Amendments to MFRS 140 Transfer of Investment Property

The Group has not adopted the following standards and interpretations that have been issued and not yet effective:

1 January 2019

Amendments to MFRS 3	Annual Improvements to MFRSs 2015-2017 Cycle
Amendments to MFRS 9	Prepayment Features with Negative Compensation
Amendments to MFRS 11	Annual Improvements to MFRSs 2015-2017 Cycle
MFRS 16	Leases
Amendments to MFRS 112	Annual Improvements to MFRSs 2015-2017 Cycle
Amendments to MFRS 119	Plan Amendment, Curtailment or Settlement
Amendments to MFRS 123	Annual Improvements to MFRSs 2015-2017 Cycle
Amendments to MFRS 128	Long-term Interests in Associates and Joint Ventures

1 January 2020

Amendment to MFRS 3	Business Combinations
Amendments to MFRS 101	Presentation of Financial Statements
Amendments to MFRS 108	Accounting Policies, Changes in Accounting Estimates and Errors
Amendments to MFRS 134	Interim Financial Reporting
Amendments to MFRS 137	Provisions, Contingent Liabilities and Contingent Assets
Amendment to MFRS 138	Intangible Assets

Malaysian Financial Reporting Standards (MFRS Framework)

The Group is required to prepare financial statements using MFRS Framework in its first MFRS financial statements for the year ending 31 December 2018. Accordingly, the Group has applied MFRS 1 First-time Adoption of Malaysian Financial Reporting Standards in their transition to the MFRS framework on 1 January 2018. In presenting its first MFRS financial statements, the Group has restated the comparative financial statements to amounts reflecting the application of MFRS Framework. The majority of the adjustments required on transition has been made retrospectively against opening retained earnings and the details of changes are set out in Note 23 to the interim financial statements.

2 Seasonal or cyclical factors

The Group's results were not materially impacted by any seasonal or cyclical factors apart from the Leisure segment as both the Leisure Park@i-City and Best Western i-City receive more visitors during weekends, school holidays and festive seasons.

CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR QUARTER ENDED 31 MARCH 2018 - UNAUDITED

3 Unusual items due to their nature, size or incidence

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the quarter ended 31 March 2018.

4 Material changes in estimates

There were no material changes in estimates that have material effect as at quarter ended 31 March 2018.

5 Debt and equity securities

There were no issues, cancellations, repurchases, resale and repayments of debt and equity securities, in the current quarter.

6 Dividend paid

There was no dividend payment in current guarter.

7 Carrying amount of revalued assets

The carrying values of investment properties have been brought forward without significant changes from the audited financial statements for the financial year ended 31 December 2017.

8 Material events subsequent to the end of interim period

There is no material event subsequent to the end of the interim period.

9 Changes in composition of the Group

There was no change in the composition of the Group as at 31 March 2018.

10 Capital commitments

Approved and contracted for, analysed as follows: Leisure	RM'000 154,436
Investment properties	76,107
	230,543

As at 31 03 2018

11 Significant related party transactions

There was no significant related party transaction during the current quarter.

12 Segmental information- By business segments
Property Property

	Property	Property			
Financial period ended	Development	Investment	Leisure	Others	Consolidated
31 March 2018	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue	4.47.070	4.700	40.540		
Total revenue	147,976	1,789	10,519	445	160,729
Inter-segment revenue	(60)	(327)	(832)	(161)	(1,380)
External revenue	147,916	1,462	9,687	284	159,349
Results					
Segment results	23,471	(373)	720	(426)	23,392
Interest income	579	0	12	1,053	1,644
Share of results of associates		-	(20)	-	(20)
Profit /(Loss) before taxation	24,050	(373)	712	627	25,016
Taxation	24,030	(373)	712	021	(540)
	_	_	_		
Profit for the financial period				_	24,476
As at 31 March 2018					
Assets					
Segment assets	763,976	456,723	76,805	77,212	1,374,716
Tax recoverable Deferred tax assets	-	-	-	-	2,281
Investment in associates	-	-	-	-	1,681 123,837
Total assets					1,502,515
Liabilities	= 4 = = 40	5 000	4 404		500.000
Segment liabilities Current tax liabilities	515,743	5,396	1,461	5,693	528,293
Deferred tax liabilities	-	-	-	-	3,720
Total liabilities	-	-	-	-	1,789
Total liabilities					533,802
	Property	Property			
Financial period ended	Property Development	Property Investment	Leisure	Others	Consolidated
Financial period ended 31 March 2017(Restated)			Leisure RM'000	Others RM'000	Consolidated RM'000
31 March 2017(Restated) Revenue	Development RM'000	Investment RM'000	RM'000	RM'000	RM'000
31 March 2017(Restated) Revenue Total revenue	Development RM'000	Investment RM'000 1,433	RM'000 9,790	RM'000 325	RM'000 109,439
31 March 2017(Restated) Revenue	Development RM'000 97,891 (60)	Investment RM'000 1,433 (250)	RM'000 9,790 (599)	RM'000 325 (83)	RM'000 109,439 (992)
31 March 2017(Restated) Revenue Total revenue	Development RM'000	Investment RM'000 1,433	RM'000 9,790	RM'000 325	RM'000 109,439
31 March 2017(Restated) Revenue Total revenue Inter-segment revenue	Development RM'000 97,891 (60)	Investment RM'000 1,433 (250)	RM'000 9,790 (599)	RM'000 325 (83)	RM'000 109,439 (992)
31 March 2017(Restated) Revenue Total revenue Inter-segment revenue External revenue Results	Development RM'000 97,891 (60) 97,831	Investment RM'000 1,433 (250) 1,183	9,790 (599) 9,191	RM'000 325 (83) 242	RM'000 109,439 (992) 108,447
31 March 2017(Restated) Revenue Total revenue Inter-segment revenue External revenue	Development RM'000 97,891 (60)	Investment RM'000 1,433 (250)	RM'000 9,790 (599)	RM'000 325 (83) 242 (452)	RM'000 109,439 (992)
31 March 2017(Restated) Revenue Total revenue Inter-segment revenue External revenue Results Segment results	Development RM'000 97,891 (60) 97,831 24,595 28	Investment RM'000 1,433 (250) 1,183	9,790 (599) 9,191	RM'000 325 (83) 242	RM'000 109,439 (992) 108,447 23,826 1,630
31 March 2017(Restated) Revenue Total revenue Inter-segment revenue External revenue Results Segment results Interest income Share of results of associates	Development RM'000 97,891 (60) 97,831 24,595 28	Investment RM'000 1,433 (250) 1,183 (454) 0	9,790 (599) 9,191 137 - (16)	RM'000 325 (83) 242 (452) 1,602	23,826 1,630 (16)
31 March 2017(Restated) Revenue Total revenue Inter-segment revenue External revenue Results Segment results Interest income Share of results of associates Profit /(Loss) before taxation	Development RM'000 97,891 (60) 97,831 24,595 28	Investment RM'000 1,433 (250) 1,183	9,790 (599) 9,191	RM'000 325 (83) 242 (452)	23,826 1,630 (16) 25,440
31 March 2017(Restated) Revenue Total revenue Inter-segment revenue External revenue Results Segment results Interest income Share of results of associates	Development RM'000 97,891 (60) 97,831 24,595 28	Investment RM'000 1,433 (250) 1,183 (454) 0	9,790 (599) 9,191 137 - (16)	RM'000 325 (83) 242 (452) 1,602	23,826 1,630 (16)
31 March 2017(Restated) Revenue Total revenue Inter-segment revenue External revenue Results Segment results Interest income Share of results of associate: Profit /(Loss) before taxation Taxation Profit for the financial period	Development RM'000 97,891 (60) 97,831 24,595 28 5 24,624	Investment RM'000 1,433 (250) 1,183 (454) 0	9,790 (599) 9,191 137 - (16)	RM'000 325 (83) 242 (452) 1,602	23,826 1,630 (16) 25,440 (4,451)
31 March 2017(Restated) Revenue Total revenue Inter-segment revenue External revenue Results Segment results Interest income Share of results of associates Profit /(Loss) before taxation Taxation Profit for the financial period As at 31 March 2017(Restated)	Development RM'000 97,891 (60) 97,831 24,595 28 5 24,624	Investment RM'000 1,433 (250) 1,183 (454) 0	9,790 (599) 9,191 137 - (16)	RM'000 325 (83) 242 (452) 1,602	23,826 1,630 (16) 25,440 (4,451)
31 March 2017(Restated) Revenue Total revenue Inter-segment revenue External revenue Results Segment results Interest income Share of results of associates Profit /(Loss) before taxation Taxation Profit for the financial period As at 31 March 2017(Restated Assets	Development RM'000 97,891 (60) 97,831 24,595 28 5 24,624 -	Investment RM'000 1,433 (250) 1,183 (454) 0 - (454)	9,790 (599) 9,191 137 - (16) 121	RM'000 325 (83) 242 (452) 1,602 - 1,150 -	23,826 1,630 (16) 25,440 (4,451) 20,989
31 March 2017(Restated) Revenue Total revenue Inter-segment revenue External revenue Results Segment results Interest income Share of results of associates Profit /(Loss) before taxation Taxation Profit for the financial period As at 31 March 2017(Restated Assets Segment assets	Development RM'000 97,891 (60) 97,831 24,595 28 5 24,624	Investment RM'000 1,433 (250) 1,183 (454) 0	9,790 (599) 9,191 137 - (16)	RM'000 325 (83) 242 (452) 1,602	RM'000 109,439 (992) 108,447 23,826 1,630 (16) 25,440 (4,451) 20,989 1,305,003
31 March 2017(Restated) Revenue Total revenue Inter-segment revenue External revenue Results Segment results Interest income Share of results of associates Profit /(Loss) before taxation Taxation Profit for the financial period As at 31 March 2017(Restated Assets	Development RM'000 97,891 (60) 97,831 24,595 28 5 24,624 -	Investment RM'000 1,433 (250) 1,183 (454) 0 - (454)	9,790 (599) 9,191 137 - (16) 121	RM'000 325 (83) 242 (452) 1,602 - 1,150 -	23,826 1,630 (16) 25,440 (4,451) 20,989
31 March 2017(Restated) Revenue Total revenue Inter-segment revenue External revenue Results Segment results Interest income Share of results of associates Profit /(Loss) before taxation Taxation Profit for the financial period As at 31 March 2017(Restated Assets Segment assets Tax recoverable Deferred tax assets Investment in associates	Development RM'000 97,891 (60) 97,831 24,595 28 5 24,624 -	Investment RM'000 1,433 (250) 1,183 (454) 0 - (454)	9,790 (599) 9,191 137 - (16) 121	RM'000 325 (83) 242 (452) 1,602 - 1,150	RM'000 109,439 (992) 108,447 23,826 1,630 (16) 25,440 (4,451) 20,989 1,305,003 1,836 968 58,429
31 March 2017(Restated) Revenue Total revenue Inter-segment revenue External revenue Results Segment results Interest income Share of results of associates Profit /(Loss) before taxation Taxation Profit for the financial period As at 31 March 2017(Restated Assets Segment assets Tax recoverable Deferred tax assets	Development RM'000 97,891 (60) 97,831 24,595 28 5 24,624 -	Investment RM'000 1,433 (250) 1,183 (454) 0 - (454)	9,790 (599) 9,191 137 - (16) 121	RM'000 325 (83) 242 (452) 1,602 - 1,150	RM'000 109,439 (992) 108,447 23,826 1,630 (16) 25,440 (4,451) 20,989 1,305,003 1,836 968
31 March 2017(Restated) Revenue Total revenue Inter-segment revenue External revenue Results Segment results Interest income Share of results of associates Profit /(Loss) before taxation Taxation Profit for the financial period As at 31 March 2017(Restated Assets Segment assets Tax recoverable Deferred tax assets Investment in associates Total assets	Development RM'000 97,891 (60) 97,831 24,595 28 5 24,624 -	Investment RM'000 1,433 (250) 1,183 (454) 0 - (454)	9,790 (599) 9,191 137 - (16) 121	RM'000 325 (83) 242 (452) 1,602 - 1,150	RM'000 109,439 (992) 108,447 23,826 1,630 (16) 25,440 (4,451) 20,989 1,305,003 1,836 968 58,429
31 March 2017(Restated) Revenue Total revenue Inter-segment revenue External revenue Results Segment results Interest income Share of results of associated Profit /(Loss) before taxation Taxation Profit for the financial period As at 31 March 2017(Restated Assets Segment assets Tax recoverable Deferred tax assets Investment in associates Total assets Liabilities	Development RM'000 97,891 (60) 97,831 24,595 28 5 24,624 - 0 661,870	Investment RM'000 1,433 (250) 1,183 (454) 0 - (454) - 380,922	9,790 (599) 9,191 137 - (16) 121 - 71,306 - -	RM'000 325 (83) 242 (452) 1,602 - 1,150 - 190,905	RM'000 109,439 (992) 108,447 23,826 1,630 (16) 25,440 (4,451) 20,989 1,305,003 1,836 968 58,429 1,366,236
31 March 2017(Restated) Revenue Total revenue Inter-segment revenue External revenue Results Segment results Interest income Share of results of associates Profit /(Loss) before taxation Taxation Profit for the financial period As at 31 March 2017(Restated Assets Segment assets Tax recoverable Deferred tax assets Investment in associates Total assets	Development RM'000 97,891 (60) 97,831 24,595 28 5 24,624 -	Investment RM'000 1,433 (250) 1,183 (454) 0 - (454)	9,790 (599) 9,191 137 - (16) 121	RM'000 325 (83) 242 (452) 1,602 - 1,150	RM'000 109,439 (992) 108,447 23,826 1,630 (16) 25,440 (4,451) 20,989 1,305,003 1,836 968 58,429 1,366,236 426,532 7,551
31 March 2017(Restated) Revenue Total revenue Inter-segment revenue External revenue Results Segment results Interest income Share of results of associates Profit /(Loss) before taxation Taxation Profit for the financial period As at 31 March 2017(Restated Assets Segment assets Tax recoverable Deferred tax assets Investment in associates Total assets Liabilities Segment liabilities Current tax liabilities Deferred tax liabilities	Development RM'000 97,891 (60) 97,831 24,595 28 5 24,624 - 0 661,870	Investment RM'000 1,433 (250) 1,183 (454) 0 - (454) - 380,922	9,790 (599) 9,191 137 - (16) 121 - 71,306 - -	RM'000 325 (83) 242 (452) 1,602 - 1,150 - 190,905	109,439 (992) 108,447 23,826 1,630 (16) 25,440 (4,451) 20,989 1,305,003 1,836 968 58,429 1,366,236 426,532 7,551 9,343
31 March 2017(Restated) Revenue Total revenue Inter-segment revenue External revenue Results Segment results Interest income Share of results of associates Profit /(Loss) before taxation Taxation Profit for the financial period As at 31 March 2017(Restated Assets Segment assets Tax recoverable Deferred tax assets Investment in associates Total assets Liabilities Segment liabilities Current tax liabilities	Development RM'000 97,891 (60) 97,831 24,595 28 5 24,624 - 0 661,870	Investment RM'000 1,433 (250) 1,183 (454) 0 - (454) - 380,922	9,790 (599) 9,191 137 - (16) 121 - 71,306 - -	RM'000 325 (83) 242 (452) 1,602 - 1,150 - 190,905	RM'000 109,439 (992) 108,447 23,826 1,630 (16) 25,440 (4,451) 20,989 1,305,003 1,836 968 58,429 1,366,236 426,532 7,551

Part B – Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia and other directives

13 Auditors' Report on preceding Annual Financial Statements

The auditors' report on the financial statements for the financial year ended 31 December 2017 was not qualified.

14 Review of performance – Current financial quarter ended 31 March 2018 by segment

			-	ear to date/ nths ended
	31.03.2018	31.03.2017	Change	31.03.2017
		(Restated)		(Previously stated)
	RM'000	RM'000		RM'000
Revenue			%	
Property Development	147,916	97,831	51	92,219
Property Investment	1,462	1,183	24	1,183
Leisure	9,687	9,191	5	9,191
Others	284	242	17	242
Total	159,349	108,447		102,835
Profit /(Loss) before				
taxation				
Property Development	24,050	24,624	(2)	22,240
Property Investment	(373)	(454)	18	(454)
Leisure	712	121	>100	99
Others	627	1,150	(45)	1,150
Total	25,016	25,441	_	23,035

For the current financial quarter ended 31 March 2018 ("Q1 2018"), the Group posted higher revenue with almost comparable profit before tax of RM159.3 million and RM25.0 million respectively as compared to the restated revenue and profit before tax of RM108.4 million and RM25.4 million respectively for the corresponding financial quarter ended 31 March 2017 ("Q1 2017") thereby increasing revenue by 47.0% whereas a decrease in profit before tax by 1.6%.

a) Property development

Revenue was higher with almost comparable profit before tax for Q1 2018 as compared to Q1 2017 due to the impact of adoption of MFRS 15. The sustainable result is contributed by further sales from the existing projects in i-City as well as the advancement of the construction progress.

b) Property investment

The slight improvement in revenue and profit before tax for Q1 2018 was due to higher occupancy rate as compared to Q1 2017.

c) Leisure

Both revenue and profit before tax for Q1 2018 was higher as compared to Q1 2017 due to improvement in the number of visitor arrivals.

15 Comment on material changes in profit before taxation of the current quarter compared with the preceding quarter

	Current Quarter 31.03.2018	Preceding Quarter 31.12.2017 (Restated)	Change	
	RM'000	RM'000	%	
Revenue	159,349	154,673	3	
Share of result of associates	(20)	(1,052)	98	
Profit before tax	25,016	23,060	7	

The Group registered both higher revenue and profit before tax of RM159.3 million and RM25.0 million respectively for the current quarter as compared to RM154.7 million and RM23.1 million respectively for the preceding quarter. The better results for the current quarter is contributed by the property development segment due to improved sales especially from 8Kia Peng project as well as from the impact of the adoption of MFRS 15.

16 Commentary on prospects

The Board expects the Property Development segment to continue to contribute positively to the Group's performance in the current financial year as there has been a pick-up in the sales of 8Kia Peng during the financial period.

Barring any unforeseen circumstances, Phase 4 of SOHO development i.e. Liberty, Parisien and Hyde towers will be completed and handed over to purchasers by Q3 2018.

With the completion of Phase 4 of SOHO as well as the continuous sales of 8Kia Peng, the Property Development segment results for the financial year ending 31 December 2018 is expected to be higher as compared to financial year ended 31 December 2017.

The Group's unbilled sales as at 31 March 2018 stood at RM272.8 million as compared to RM274.0 million as at 31 December 2017 and is expected to grow in tandem with the sales of 8Kia Peng development. The completion of the Phase 4 of SOHO development will realise a portion of the unbilled sales which will lead to a positive surge in the Group's cash and cash equivalents position.

Barring any unforeseen circumstances and based on the aforementioned factors, the Board is confident that the Group would achieve commendable operating results for the financial year ending 31 December 2018.

17 Taxation

	Three i	Year to date/ months ended
	31.03.2018 RM'000	31.03.2017 RM'000
Taxation		
- Income tax	5,629	5,250
Over provision in prior year - Income tax - Deferred tax	(350) (4,739)	- (799)
Total	540	4,451

Overall, the effective tax rate is slightly lower than the statutory tax rate mainly due to the over provision of deferred tax in prior year.

18 Group borrowings and debt securities

The Group has no borrowing as at 31 March 2018 other than the liability components of remaining unconverted 72.2 million five year 2% to 3% Irredeemable Convertible Unsecured Loan Stocks ("ICULS") of RM36.1 million; 264.0 million five year 3% to 5% Redeemable Convertible Unsecured Loan Stocks ("RCULS-A") of RM132.0 million; and 138.0 million five year 3% to 5% Redeemable Convertible Unsecured Loan Stocks ("RCULS-B") of RM69.0 million.

As at 31 March 2018	Non-current RM'000	Repayable within one year RM'000
Unsecured Irredeemable Convertible Unsecured Loan Securities ("ICULS") Redeemable Convertible Unsecured Loan	996	1,081
Securities ("RCULS")	190,455	10,078
	191,451	11,159
As at 31 March 2017 Unsecured	Non-current RM'000	Repayable within one year RM'000
Irredeemable Convertible Unsecured Loan Securities ("ICULS") Redeemable Convertible Unsecured Loan	2,220	938
Securities ("RCULS")	189,673	9,064
		· ————————————————————————————————————

19 Material litigation

The Group is not engaged in any material litigation as at 23 May 2018 the latest practicable date which is not earlier than 7 days from the date of issue of this quarterly report.

20 Dividend

In respect of the financial year ended 31 December 2017, a final single tier dividend amounting to 2.13 sen per ordinary share has been declared by the Directors for shareholders' approval at the forthcoming Annual General Meeting on 26 June 2018.

The Dividend per Ordinary Share ("DPS") shall take into account the potential additional number of ICULS that may be converted up to the entitlement date. The payment and entitlement dates will be announced at a later date.

21 Earnings per share

(i) Basic Earnings per Share

	Year to date/ Three months ended	
	31.03.2018	31.03.2017 (Restated)
Profit attributable to owners of the parent (RM'000)	24,485	20,999
Weighted average number of ordinary shares in issue ('000)	1,061,314	1,061,314
Basic earnings per share (sen)	2.31	1.98

21 Earnings per share (continued)

(ii) Diluted Earnings per Share

(iii) Dilatoa Zarriiligo por erraro	Year to date/ Three months ended	
	31.03.2018	31.03.2017 (Restated)
Profit attributable to owners of the parent (RM'000)	24,485	20,999
After tax effects of interest	902	118
Weighted average number of ordinary shares in issue ('000)	1,061,314	1,061,314
Effect of dilution ('000)	254,326	254,326
Diluted earnings per share (sen)	1.93	1.61

22 Note to consolidated statements of comprehensive income

		Year to date/
	Three months ended	
	31.03.2018 RM'000	31.03.2017 RM'000
Profit before taxation for the		
financial period is arrived at after crediting:		
Interest income	1,643	1,630
Other income	1,020	387
and charging:		
Depreciation of property, plant		
and equipment	3,353	3,880

23. Details of changes in interim financial statements

The Group has initially applied MFRS 15 'Revenue from contracts with customers' on 1 January 2018.

The core principle in MFRS 15 is that an entity recognises revenue to depict the transfer of promised goods or services to the customer in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services.

Revenue is recognised when a customer obtains control of goods or services, i.e. when the customer has the ability to direct the use of and obtain the benefits from the goods or services.

The adoption of MFRS 15 during the financial year affected its property development activities whereby:

- a) separate performance obligation were identified and revenue recognition was deferred for performance which has not been satisfied; and
- b) capitalised expenses attributable to the contracts with customers were expensed off by reference to the completed performance to date

23. Details of changes in interim financial statements (continued)

The adoption had resulted in the change in the accounting policy which had been applied retrospectively and resulted in the restatements of the financial statements for prior financial periods which can be summarised below:

	Note	31 March 2017 RM'000	1 January 2017 RM'000
Total adjustment to revenue as a result of distinct goods and services	(a)	(5,612)	(32,875)
Total adjustment to cost of sales as a result of distinct goods and services	(a)	879	6,457
Net adjustment to operating expenses due to costs incurred in fulfilling a contract	(b)	2,328	(18,248)
Impact of MFRS 15 on the result of the Group		(2,405)	(44,666)

- a) An entity shall assess the goods or services promised in a contract with a customer and shall identify as a performance obligation each promise to transfer to the customer. The Group's property development projects which are fitted and furnished have been identified as an area to determine the distinct performance obligation upon the adoption of MFRS 15.
- b) An entity shall recognise an asset from the costs incurred to fulfill a contract if those costs meet the criteria as per specified in the standard. The Group's sales and marketing cost in relation to the property development segment has been recognised as asset upon the adoption of MFRS 15.

MFRS 1 requires an entity to reconcile equity, total comprehensive income and statement of financial position for prior periods. The following tables represent the reconciliations from FRSs to MFRSs for respective periods:

Reconciliation of Equity

	31 March 2017 RM'000	1 January 2017 RM'000
Equity as per reported under FRS	875,740	856,198
Effects from adoption MFRS 15	47,071	44,666
Equity on transition to MFRS	922,811	900,864

23. Details of changes in interim financial statements (continued)

MFRS 1 requires an entity to reconcile equity, total comprehensive income and statement of financial position for prior periods. The following tables represent the reconciliations from FRSs to MFRSs for respective periods: (continued)

Reconciliation of Statement of Comprehensive Income

31 March 2017

	Previously stated under FRSs RM '000	Effects of MFRS 15 RM'000	Restated under MFRS RM'000
Revenue	102,835	5,612	108,447
Cost of sales	(69,421)	(879)	(70,300)
Gross profit	33,414	4,733	38,147
Other income	2,017	-	2,017
Other expenses	(12,380)	(2,328)	(14,708)
Share of results of associates	(16)	-	(16)
Profit before taxation	23,035	2,405	25,440
Taxation	(4,451)	-	(4,451)
Profit for the financial period	18,584	2,405	20,989

Reconciliation of Statement of Financial Position

i) Inventories

	31 December 2017 RM'000	1 January 2017 RM'000
As per reported under FRS	222,022	65,769
Effects from adoption MFRS 15	440,459	562,167
As restated transition to MFRS	662,481	627,936
ii) Trade and other payables	31 December 2017 RM'000	1 January 2017 RM'000
As per reported under FRS	392,175	301,613
Effects from adoption MFRS 15	(12,928)	(32,875)
As restated transition to MFRS	379,247	268,738

23. Details of changes in interim financial statements (continued)

MFRS 1 requires an entity to reconcile equity, total comprehensive income and statement of financial position for prior periods. The following tables represent the reconciliations from FRSs to MFRSs for respective periods: (continued)

Reconciliation of Statement of Financial Position (continued)

iii) Retained earnings

	31 December 2017 RM'000	1 January 2017 RM'000
As per reported under FRS	226,041	169,496
Effects from adoption MFRS 15	31,293	44,666
As restated transition to MFRS	257,334	214,162

24 Authorisation for issue

The interim financial report was authorised for issue by the Board of Directors in accordance with a resolution of the Directors on 30 May 2018.