

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2017**

	AS AT 30-SEP-2017 (Unaudited) RM'000	AS AT 31-DEC-2016 (Audited) RM'000
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	2,510,375	2,193,909
Investment properties	532,436	537,272
Land held for property development	586,522	899,819
Intangible assets	326,517	323,014
Investment in associates	14,290	14,446
Investment in joint ventures	61,814	229,783
Deferred tax assets	80,548	81,722
Receivables	1,693	1,702
Investment in securities	235,023	322,673
	<u>4,349,218</u>	<u>4,604,340</u>
<b>Current assets</b>		
Property development costs	83,905	208,030
Inventories	55,744	51,485
Tax recoverable	50,922	33,035
Receivables	1,001,545	591,099
Investment in securities	802,774	945,859
Cash and bank balances	1,036,503	1,101,493
	<u>3,031,393</u>	<u>2,931,001</u>
Assets classified as held for sale	457,018	-
	<u>3,488,411</u>	<u>2,931,001</u>
<b>TOTAL ASSETS</b>	<b><u>7,837,629</u></b>	<b><u>7,535,341</u></b>
<b>EQUITY AND LIABILITIES</b>		
Share capital	1,785,418	1,711,910
Reserves	775,229	672,712
<b>Equity attributable to equity holders of the Company</b>	<u>2,560,647</u>	<u>2,384,622</u>
<b>Non-controlling interests</b>	<u>1,256,321</u>	<u>1,200,424</u>
<b>TOTAL EQUITY</b>	<u>3,816,968</u>	<u>3,585,046</u>
<b>Non-current liabilities</b>		
Deferred tax liabilities	233,134	238,944
Borrowings	1,140,086	1,302,286
Payables	-	9,070
	<u>1,373,220</u>	<u>1,550,300</u>
<b>Current liabilities</b>		
Borrowings	1,918,851	1,873,013
Payables	712,459	499,085
Derivatives	7,127	6,406
Current tax liabilities	9,004	21,491
	<u>2,647,441</u>	<u>2,399,995</u>
<b>TOTAL LIABILITIES</b>	<u>4,020,661</u>	<u>3,950,295</u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b><u>7,837,629</u></b>	<b><u>7,535,341</u></b>
Net assets per share attributable to ordinary equity holders of the parent (RM)	<u>1.50</u>	<u>1.39</u>

**Notes:**

The unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the financial year ended 31 December 2016 and the accompanying notes to the quarterly report attached hereto.

**CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS  
 FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2017**

(The figures have not been audited)

	INDIVIDUAL QUARTER		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR TO DATE
	30-SEP-2017 RM'000	30-SEP-2016 * RM'000	30-SEP-2017 RM'000	30-SEP-2016 * RM'000
<b>Revenue</b>	346,136	174,543	966,183	542,598
Other income	29,285	65,302	117,402	21,079
Other expenses	(241,949)	(131,010)	(711,800)	(527,391)
<b>Operating profit</b>	<u>133,472</u>	<u>108,835</u>	<u>371,785</u>	<u>36,286</u>
Finance income	3,249	3,427	9,409	8,790
Finance costs	(22,273)	(18,970)	(64,766)	(56,698)
Share of results in associates, net of tax	(27)	(38)	(156)	(46)
Share of results in joint ventures, net of tax	(3,263)	4,592	(3,263)	18,776
<b>Profit before tax</b>	<u>111,158</u>	<u>97,846</u>	<u>313,009</u>	<u>7,108</u>
Income tax	(2,792)	(7,774)	(12,542)	(17,944)
<b>Profit/(loss) for the financial period</b>	<u>108,366</u>	<u>90,072</u>	<u>300,467</u>	<u>(10,836)</u>
Profit/(loss) attributable to:				
Equity holders of the Company	78,850	78,790	232,961	(18,720)
Non-controlling interests	29,516	11,282	67,506	7,884
	<u>108,366</u>	<u>90,072</u>	<u>300,467</u>	<u>(10,836)</u>
Earnings/(loss) per share attributable to equity holders of the Company				
Basic (sen)	4.61	4.60	13.61	(1.09)
Fully diluted (sen)	4.61	4.60	13.61	(1.09)

\* Certain comparative figures have been reclassified to conform to current year's presentation

**CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME  
 FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2017**

(The figures have not been audited)

	INDIVIDUAL QUARTER		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER 30-SEP-2017 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 30-SEP-2016 RM'000	CURRENT YEAR TO DATE 30-SEP-2017 RM'000	PRECEDING YEAR TO DATE 30-SEP-2016 RM'000
<b>Profit/(loss) for the financial period</b>	108,366	90,072	300,467	(10,836)
<b>Other comprehensive income/(loss), net of tax:</b>				
<b>Items that will be reclassified subsequently to profit or loss:</b>				
Net (loss)/gain on foreign currency translation differences	(9,643)	79,575	(30,964)	(9,171)
Available-for-sale financial assets				
- Net fair value gain/(loss)	1,215	5,942	(1,022)	12,540
- Reclassification to profit or loss	(48)	1,056	2,289	1,749
- Income tax effect	(357)	4	(671)	55
<b>Other comprehensive (loss)/income for the period, net of tax</b>	(8,833)	86,577	(30,368)	5,173
<b>Total comprehensive income/(loss) for the financial period</b>	99,533	176,649	270,099	(5,663)
Total comprehensive income/(loss) attributable to:				
Equity holders of the Company	71,079	132,348	205,095	(16,506)
Non-controlling interests	28,454	44,301	65,004	10,843
	99,533	176,649	270,099	(5,663)

**Notes:**

The unaudited Condensed Consolidated Statements of Profit or Loss and Other Comprehensive Income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2016 and the accompanying notes to the quarterly report attached hereto.

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY  
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2017**

	----- Attributable to equity holders of the Company -----						----- Distributable -----		Non-controlling interests RM'000	Total equity RM'000
	----- Non-distributable -----			----- Distributable -----			Retained earnings RM'000	Total RM'000		
	Share capital RM'000	Share premium RM'000	Capital reserve RM'000	Available -for-sale reserve RM'000	Exchange translation reserve RM'000	Exchange difference recognised in equity RM'000				
<b>At 1 January 2016</b>	1,711,910	63,208	10,300	4,690	296,792	92,492	36,880	2,216,272	1,107,389	3,323,661
<b>Total comprehensive income for the financial period</b>										
- Loss for the financial period	-	-	-	-	-	-	(18,720)	(18,720)	7,884	(10,836)
- Other comprehensive income/(loss)	-	-	-	10,164	(7,748)	(202)	-	2,214	2,959	5,173
	-	-	-	10,164	(7,748)	(202)	(18,720)	(16,506)	10,843	(5,663)
<b>Contributions by and distributions to owners of the Company</b>										
Dividend to equity holders of the Company	-	-	-	-	-	-	(6,848)	(6,848)	-	(6,848)
Distribution equalisation in unit trust fund	-	-	-	-	-	-	45	45	-	45
Dividend to non-controlling interests	-	-	-	-	-	-	-	-	(5,509)	(5,509)
Business combination with non-controlling interests	-	-	-	-	-	-	-	-	1,274	1,274
<b>Total transaction with owners of the Company</b>	-	-	-	-	-	-	(6,803)	(6,803)	(4,235)	(11,038)
<b>At 30 September 2016 (unaudited)</b>	1,711,910	63,208	10,300	14,854	289,044	92,290	11,357	2,192,963	1,113,997	3,306,960
<b>At 1 January 2017</b>	1,711,910	63,208	10,300	9,314	323,519	123,449	142,922	2,384,622	1,200,424	3,585,046
<b>Total comprehensive income for the financial period</b>										
- Profit for the financial period	-	-	-	-	-	-	232,961	232,961	67,506	300,467
- Other comprehensive income/(loss)	-	-	-	750	(10,171)	(18,445)	-	(27,866)	(2,502)	(30,368)
	-	-	-	750	(10,171)	(18,445)	232,961	205,095	65,004	270,099
<b>Contributions by and distributions to owners of the Company</b>										
Dividend to equity holders of the Company	-	-	-	-	-	-	(29,102)	(29,102)	-	(29,102)
Distribution equalisation in unit trust fund	-	-	-	-	-	-	32	32	-	32
Dividend to non-controlling interests	-	-	-	-	-	-	-	-	(8,776)	(8,776)
Business combination with non-controlling interests	-	-	-	-	-	-	-	-	(331)	(331)
Transition to no par value regime <sup>(1)</sup>	73,508	(63,208)	(10,300)	-	-	-	-	-	-	-
<b>Total transactions with owners of the Company</b>	73,508	(63,208)	(10,300)	-	-	-	(29,070)	(29,070)	(9,107)	(38,177)
<b>At 30 September 2017 (unaudited)</b>	1,785,418	-	-	10,064	313,348	105,004	346,813	2,560,647	1,256,321	3,816,968

**Notes:**

<sup>(1)</sup> Pursuant to Section 74 of the Companies Act 2016 ("the Act"), the Company's shares no longer have a par or nominal value with effect from 31 January 2017. In accordance with the transitional provision set out in Section 618 of the Act, any amount standing to the credit of the share premium and capital redemption reserve becomes part of the Company's share capital. Notwithstanding this provision, the Company may within 24 months from the commencement of the Act, utilise this amount for purposes as set out in Section 618(3) of the Act. There is no impact on the numbers of ordinary shares in issue or the relative entitlement of any of the members as a result of this transition.

The unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the financial year ended 31 December 2016 and the accompanying notes to the quarterly report attached hereto.

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS  
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2017**  
(The figures have not been audited)

	<b>9 MONTHS ENDED</b>	
	<b>30-SEP-2017</b>	<b>30-SEP-2016 *</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>Operating Activities</b>		
Profit before tax	313,009	7,108
Adjustments for:		
Non-cash items	100,738	56,283
Non-operating items	(62,145)	88,212
Interest income	(99,141)	(46,932)
Operating profit before changes in working capital	<u>252,461</u>	<u>104,671</u>
Net (increase)/decrease in assets	(389,063)	(274,869)
Net increase/(decrease) in liabilities	<u>136,015</u>	<u>246,917</u>
Cash generated from operations	(587)	76,719
Interest received	7,903	1,792
Taxes paid	(36,081)	(24,267)
Net cash (used in)/generated from operating activities	<u>(28,765)</u>	<u>54,244</u>
<b>Investing Activities</b>		
Interest received, net	100,647	53,930
Dividend received	6,689	3,890
Proceeds from interest in joint ventures	166,450	-
Development cost on land held for development	(29,559)	(47,921)
Purchase of property, plant and equipment	(379,676)	(92,983)
Proceeds from disposal of property, plant and equipment	226	219
Proceeds from disposal of investment properties	7,825	-
Purchase of investment properties	(2,158)	(10,404)
Purchase of investment securities	(1,204,243)	(666,546)
Proceeds from settlement of derivatives	34,464	10,526
Proceeds from disposal/redemption of investment securities	1,480,402	489,446
Other payments	(77)	(12)
Net cash generated from/(used in) investing activities	<u>180,990</u>	<u>(259,856)</u>
<b>Financing Activities</b>		
Dividend paid to equity holders of the Company	(29,102)	(6,848)
Dividend paid to minority interest	(8,776)	(5,509)
Interest paid	(62,878)	(56,698)
Net (repayment)/drawdown of borrowings	(96,524)	310,211
Decrease/(increase) in pledged deposits for financing facilities	24,376	(203,304)
Net cash (used in)/generated from financing activities	<u>(172,904)</u>	<u>37,852</u>
Net (decrease)/increase in cash and cash equivalents during the period	(20,679)	(167,760)
Cash and cash equivalents at beginning of year		
As previously reported	655,098	323,430
Effects of exchange rate changes	(19,166)	(2,339)
As restated	635,932	321,091
Cash and cash equivalents at end of current period	<u>615,253</u>	<u>153,331</u>
Cash and cash equivalents comprise of:		
Cash and bank balances	1,036,503	585,976
Less:		
Remisiers' monies	(24,985)	(26,189)
Cash pledged for bank facilities	(396,265)	(406,456)
	<u>615,253</u>	<u>153,331</u>

\* Certain comparative figures have been reclassified to conform to current year's presentation.

**NOTES TO THE INTERIM FINANCIAL STATEMENTS**
**A1 Basis of Preparation**

The quarterly financial statements are unaudited and have been prepared in accordance with Financial Reporting Standard (FRS) 134: Interim Financial Reporting and Paragraph 9.22 of the Bursa Malaysia Securities Berhad Listing Requirements. The quarterly financial statements should be read in conjunction with the Group's audited financial statements for the financial year ended 31 December 2016.

**A2 Changes in Accounting Policies**

The accounting policies and methods of computation adopted by the Group in this quarterly financial statements are consistent with those adopted in the audited financial statements for the financial year ended 31 December 2016, except for the adoption of the following new and revised Financial Reporting Standards (FRSs), Amendments to FRSs and IC interpretations.

	<b>Effective for financial periods beginning on or after</b>
Amendments to FRS 12 <i>Disclosure of Interests in Other Entities (Annual Improvements to FRS Standards 2014-2016 Cycle)</i>	1 January 2017
Amendments to FRS 107 <i>Statement of Cash Flows: Disclosure Initiative</i>	1 January 2017
Amendments to FRS 112 <i>Income Taxes – Recognition of Deferred Tax Assets for Unrealised Losses</i>	1 January 2017

The adoption of the amendments/improvements to existing standards did not have any significant impact on the financial statements of the Group in the period of initial application.

Malaysian Financial Reporting Standards Framework (“MFRS Framework”)

The Group falls within the scope of IC Interpretation 15, Agreements for the Construction of Real Estate. Therefore, the Group is currently exempted from adopting the Malaysian Financial Reporting Standards (“MFRSs”) and is referred to as a “Transitioning Entity”.

The Group's financial statements for annual period beginning on 1 January 2018 will be prepared in accordance with the MFRSs issued by the MASB and International Financial Reporting Standards (“IFRSs”).

The initial application of MFRSs will result in a change in accounting policy. The Group is currently assessing the financial impact that may arise from the adoption of MFRS.

**A3 Auditors' Report of Preceding Annual Financial Statements**

The auditors' report of the preceding annual financial statements was not qualified.

**A4 Seasonal or Cyclical Factors**

The Group's operations are affected by seasonal and cyclical factors especially the volatility in the trading volume and share prices on the Bursa Malaysia, the general Malaysian economy and seasonal factors that affect the occupancy and room rates of the Group's hotel operations.

## A5 Unusual Items Affecting the Financial Statements

There were no items affecting assets, liabilities, equity, net income or cash flows during the financial period under review that were unusual because of their nature, size or incidence.

## A6 Changes in Accounting Estimates

There were no changes in estimates that have had a material effect in the current financial period's results.

## A7 Debt and Equity Securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities since the last annual reporting date.

## A8 Dividends Paid

A final single-tier dividend of 1.7% on 1,711,909,630 ordinary shares for financial year ended 31 December 2016 (1.7 sen per ordinary share), amounted to RM29,102,459 was paid on 17 July 2017.

## A9 Segmental Information

Segmental revenue and results for the current financial period to date:

	Broking and financial services	Investment holding and Others	Credit and lending	Property investment	Property development	Hotel operations	Elimination	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
<b>Revenue</b>								
External revenue	137,527	109,172	8,302	40,717	175,699	494,766	-	966,183
Inter-segment revenue	180	15,782	1,269	6,614	-	1,835	(25,680)	-
<b>Total revenue</b>	<b>137,707</b>	<b>124,954</b>	<b>9,571</b>	<b>47,331</b>	<b>175,699</b>	<b>496,601</b>	<b>(25,680)</b>	<b>966,183</b>
<b>Results</b>								
Net segment results	26,006	159,041	7,711	17,273	31,229	73,380	-	314,640
Foreign exchange gain	714	39,588	3,292	(221)	-	21,359	-	64,732
<b>Operating profit</b>	<b>26,720</b>	<b>198,629</b>	<b>11,003</b>	<b>17,052</b>	<b>31,229</b>	<b>94,739</b>	<b>-</b>	<b>379,372</b>
Finance income								9,409
Finance costs								(64,766)
Share of results in associated companies								(156)
Share of results in joint ventures								(3,263)
Unallocated corporate expenses								(7,587)
<b>Profit before tax</b>								<b>313,009</b>
Income tax								(12,542)
<b>Profit for the financial period</b>								<b>300,467</b>
<b>Profit attributable to:</b>								
Equity holders of the Company								232,961
Non-controlling interests								67,506
								<b>300,467</b>

### **A10 Subsequent Events**

There were no material events subsequent to the end of the current financial period.

### **A11 Changes in the Composition of the Group**

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

### **A12 Changes in Contingent Liabilities or Contingent Assets**

There were no changes in contingent liabilities or contingent assets since the last annual reporting date as at 31 December 2016.

### **A13 Commitments**

The amount of capital commitments not provided for as at 30 September 2017 were as follow:

	<b>RM'000</b>
Approved and contracted for:-	
- Property, plant and equipment	7,919
- Development expenditure	101,320
	<u>109,239</u>
	<u><u>109,239</u></u>



**B1 Performance Analysis of the Group's Operating Segments**

	<b>CURRENT YEAR QUARTER 30 SEP 2017 RM'000</b>	<b>PRECEDING YEAR CORRESPONDING QUARTER 30 SEP 2016 RM'000</b>
Revenue	346,136	174,543
Other income		
- Gain on disposal of investment securities	2,113	1,419
- Realised fair value gain on investment securities	6,698	3,569
- Unrealised fair value gain on investment securities	-	47,234
- Realised fair value gain on derivatives	13,630	11,402
- Unrealised fair value gain on derivatives	1,571	363
- Gain on disposal of investment properties	3,902	-
- Others	1,371	1,315
	<b>29,285</b>	<b>65,302</b>
Other expenses		
- Amortisation and depreciation	(27,379)	(18,691)
- Cost of properties and construction materials sold	(54,834)	1,167
- Property development cost written back on projects completed in prior years	256	-
- Remisiers', agents' and futures brokers' commissions	(23,257)	(8,251)
- Hotel operational and personnel cost	(119,996)	(80,288)
- Personnel cost and others	(42,872)	(35,525)
- PPE written off	(121)	(117)
- Unrealised fair value loss on investment securities	(8,844)	-
- Reversal of impairment loss on receivables	425	160
- Reversal of impairment loss on development properties	1,330	-
- Impairment loss on investment securities	(146)	(305)
- Foreign exchange gain	33,489	10,840
	<b>(241,949)</b>	<b>(131,010)</b>
Finance income	3,249	3,427
Finance costs	(22,273)	(18,970)
Share of results in associates	(27)	(38)
Share of results in joint venture	(3,263)	4,592
Profit before tax	<b>111,158</b>	<b>97,846</b>

## **B1 Performance Analysis of the Group's Operating Segments (cont'd)**

The Group reported revenue of RM346.1 million and profit before tax of RM111.2 million for the current year's third quarter, compared to revenue of RM174.5 million and profit before tax of RM97.8 million reported in the previous year's corresponding quarter.

For the current period-to-date, the Group achieved revenue of RM966.2 million and profit before tax of RM313.0 million, as compared to revenue of RM542.6 million and profit before tax of RM7.1 million in the previous corresponding period.

The increase in profit before tax for the current year's third quarter as compared to the preceding year's corresponding quarter were mainly attributable to better contribution from property development and hotel operation divisions.

For the current period-to-date, the improved performance as compared to the preceding year corresponding period was contributed by the broking, investment holding, property development and hotel operation divisions.

The performance of the Group, analysed by its key operating segments are as follows:-

### ***Broking and financial services***

Profit before tax of the broking and financial services division increased from RM7.4 mil in the previous year's third quarter to RM8.8 mil in the current year's third quarter.

For the current period-to-date, this division reported profit before tax of RM29.9 million, as compared to profit before tax of RM20.7 million in the preceding year's period-to-date.

The increase in the quarterly and period-to-date results was mainly due to the increase in brokerage income and sale of trust units.

### ***Investment holding and others***

This division reported profit before tax of RM61.6 million in the current year's third quarter, as compared to profit before tax of RM75.7 million in the previous year's corresponding quarter. Despite higher foreign exchange gain resulted from translation of USD, CAD and AUD denominated balances, higher investment interest income and gain on disposal of investments, this division reported fair value losses on investment securities as compared to fair value gain in the previous year's corresponding quarter.

For the current period-to-date, this division reported profit before tax of RM169.0 million, as compared to loss before tax of RM82.3 million in the preceding year's period-to-date. Besides net foreign exchange gain resulted primarily from AUD, CAD and USD denominated balances, this division enjoyed higher investment interest income, dividend income, fair value gain on investment securities and fair value gain on derivatives.

## **B1 Performance Analysis of the Group's Operating Segments (cont'd)**

### ***Credit and lending***

For the current year's third quarter, credit and lending division contributed RM4.7 million profit before tax to the Group, as compared to profit before tax of RM6.6 million in the previous year's corresponding quarter.

For the current period-to-date, this division reported profit before tax of RM9.1 million, as compared to profit before tax of RM14.9 million in the preceding year's period-to-date.

Despite higher foreign exchange gain resulted from translation of CAD denominated balances, this division reported lower profit due to lower interest income from financial receivables.

### ***Property investment***

Property investment division reported profit before tax of RM4.5 million in the current year's third quarter, as compared to profit before tax of RM1.8 million in the previous year's corresponding quarter.

For the current period-to-date, this division reported profit before tax of RM5.8 million, as compared to profit before tax of RM5.2 million in the preceding year's period-to-date.

Despite the increase in finance costs, the increases in the quarterly and period-to-date results were mainly due to a gain of disposal of investment property.

### ***Property development***

Property development division reported profit before tax of RM5.8 million in the current year's third quarter, as compared to loss before tax of RM8.2 million in previous year's corresponding quarter.

For the current period-to-date, this division reported profit before tax of RM18.6 million, as compared to profit before tax of RM0.9 million in the preceding year's period-to-date.

Despite lower share of profits in joint venture, the improved current year's result was mainly contributed by higher profit from a development project in Australia.

### ***Hotel operations***

Hotel operations division registered net operating profit of RM26.9 million in the current year's third quarter, as compared to RM14.5 million in the previous year's corresponding quarter.

For the current period-to-date, this division reported net operating profit of RM67.6 million, as compared to net operating profit of RM43.9 million in the preceding year's period-to-date.

The increase in net operating profit was mainly due to higher hotel occupancy rate, in particular, the Swissotel Merchant Court in Singapore.

Foreign currency translation gain resulted from the appreciation of USD against THB in the current year has further improved the hotel operations division's current period-to-date results.

## **B2 Material Changes in Profit before Tax for the Current Quarter Compared with the Preceding Quarter**

The Group reported profit before tax of RM111.2 million in the current year's third quarter as compared to profit before tax of RM87.6 million in the preceding quarter.

The improved current year's third quarter results was mainly due to higher foreign exchange gain on translation of AUD, USD and CAD denominated balances, and higher hotel operating profit.

## **B3 Prospects for the current financial year**

The Malaysia economy is expecting a growth rate of 4.2%-4.8% for 2017 despite the challenging economic environment globally and domestically. However, the downside risk to growth will remain, given the continued uncertainty in the external environment.

The prospect for each business division are summarized below: -

### ***Broking and financial services***

For the year 2017, volatilities and uncertainties are abound as the market sentiments will get an additional boost from the economy of the US and Europe. While resilient economic growth, inflow of FDIs from China, recovery in corporate earnings and higher crude oil price will have positive expectations into the market. However, unpleasant external surprises from the US and Europe that go against the spirit of globalization will make trading nations like Malaysia increasingly vulnerable. Together with a recovery in private consumption, private investment and the multi-billion infrastructure projects in the pipeline, they could act as catalysts to sustain interest in the local equity market.

Thus, we remain hopeful that trading volume, value and activities in Bursa Malaysia will improve slightly to sustain performance of our financial services business in 2017. We will consistently engage, monitor and evaluate our business strategies to maximize return to shareholders. While optimising our existing resources to generate higher brokerage income, we will continue to look out for business opportunities to increase our fee based and proprietary activities, and also to look for strategic locations to grow our branch network.

### ***Credit and lending***

The financial year 2017 is expected to be challenging for the credit and lending division. However, the division will strive to increase financing activities by providing term loans to business enterprises for their working capital and to individuals for their investments.

### ***Property investment***

For the financial year 2017, the Group is projected to experience a steady recurring income contribution from overseas and local property investments.

### ***Property development***

Due to the current challenging property outlook in Malaysia and stringent mortgage approvals from the financial institutions, we anticipate our property sales to be challenging. However, the Group may initiate launching of certain strategically located property development projects in the current year to ride on the next phase of the property cycle.

### B3 Prospects for the current financial year (cont'd)

#### *Hotel operations*

For the financial year 2017, the Group's hospitality businesses located in Singapore, Australia, Canada, China and Thailand will generate stronger recurring income stream for the Group. Improved results are expected from our hotels in Australia, Singapore and China whereby the refurbishment and upgrading works have been completed in 2016. The Trump International Hotel & Tower, Vancouver has commenced operations in February 2017 and expects to grow its business gradually.

The Group will continue to explore and evaluate opportunities to acquire new hotels or properties to expand our existing portfolio and to enhance revenue contribution from our hospitality business.

Barring any unforeseen circumstances, the Group's financial performance is expected to be good for the financial year ending 31 December 2017.

### B4 Variance between Actual Profit and Forecast Profit

Not applicable.

### B5 Taxation

a) Taxation for the current financial period is as follows:

	CURRENT QUARTER RM'000	YEAR-TO-DATE RM'000
<b>Current tax expense</b>		
Malaysian - current year	3,996	11,404
- prior year	(3,095)	(3,664)
Foreign - current year	2,749	8,098
- prior year	(430)	(940)
<b>Deferred tax expense</b>		
Origination and reversal of temporary differences	(456)	(2,384)
<b>Withholding tax</b>	28	28
	<hr/> 2,792	<hr/> 12,542

b) A reconciliation between the statutory and effective tax:

	CURRENT QUARTER RM'000	YEAR-TO-DATE RM'000
Profit before tax	<hr/> 111,158	<hr/> 313,009
Taxation at Malaysian statutory tax rate of 24%	26,678	75,122
Adjustments due to the utilisation of unabsorbed tax losses and capital allowances, income expenses not subject to tax and others	(23,886)	(62,580)
Income tax for the financial period	<hr/> 2,792	<hr/> 12,542

## **B6 Corporate Proposals**

### **Status of Corporate Proposals**

On 9 August 2017, TA Little Bay Pty Limited (“TALB”), a 60.17% owned subsidiary of the Company entered into a Put and Call Option Deed with Karimbla Properties (No.50) Pty Limited “KPPL” for the proposed disposal of undeveloped land comprising of 8 development lots and 26 house lots with total land area of 98.193.3 square meters (24.26 acres) located at 1406-1408 Anzac Parade, Little Bay, New South Wales, Australia. The consideration for the proposed disposal is AUD245 million, equivalent to approximately RM794.0 million. (“Sale to KKPL”)

The shareholders of TA Global Bhd., holding company of TALB, approved the Sale to KPPL on 22 November 2017 and a notification of conditions precedent of the Put and Call Option being met was issued to KPPL on the same day. The Call Option commenced from 22 November 2017 and KPPL can exercise the Call Option on TALB to enter into the Contract for Sale between 23 November 2017 to 8 December 2017. Upon expiry of the Call Option on 8 December 2017, between 9 December 2017 to 22 December 2017, TALB can exercise the Put Option on KPPL to enter into the Contract for Sale.

An amount of AUD24,500,000 (equivalent to approximately RM79,400,000) plus GST, being the Call Option fee has been received by TALB on 9 August 2017. On signing the Contract for Sale, this Call Option fee will be converted into the 10% deposit for the Contract for Sale. The remaining 90% of the total sales consideration will be received upon completion of the Contract for Sale, which is 30 days from the execution of Contract for Sale. Barring any unforeseen circumstances, the Contract for Sale will be completed on 8 January 2018.

Saved as disclosed above, there is no other corporate proposal announced or not completed by the Group as at the date of this report.

## B7 Group Borrowings and Debt Securities

Total Group borrowings as at 30 September 2017 were as follows:-

	<b>SECURED</b>	<b>UNSECURED</b>	<b>TOTAL</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
<b><u>Long term borrowings</u></b>			
Term loans	1,140,086	-	1,140,086
	<hr/>		
<b><u>Short term borrowings</u></b>			
Revolving credits	356,500	254,000	610,500
Other short-term loans	1,308,351	-	1,308,351
	<hr/>	<hr/>	<hr/>
	1,664,851	254,000	1,918,851
	<hr/>		
Total borrowings	2,804,937	254,000	3,058,937

The Group borrowings in Ringgit Malaysia ("RM") equivalent analysed by currencies in which the borrowings are denominated were as follows:-

	<b>Long term</b>	<b>Short term</b>	<b>Total</b>
	<b>borrowings</b>	<b>borrowings</b>	<b>Total</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
Ringgit Malaysia ("RM")	84,000	610,500	694,500
Canadian Dollar ("CAD")	318,161	209,830	527,991
Singapore Dollar ("SGD")	459,096	128,641	587,737
Australian Dollar ("AUD")	278,829	165,229	444,058
United States Dollar ("USD")	-	684,123	684,123
Hong Kong Dollar ("HKD")	-	27,025	27,025
Euro ("EUR")	-	63,639	63,639
Great Britain Pound ("GBP")	-	29,864	29,864
Total borrowings	<hr/>	<hr/>	<hr/>
	1,140,086	1,918,851	3,058,937

## B8 Material Litigation

As at 22 November 2017, there were no changes in material litigation since the last financial year ended 31 December 2016.

## B9 Dividend

No dividend is declared as at the date of this announcement other than as stated in Note A8 on dividend paid.

**B10 Disclosure of derivatives**

The Group has entered into geared equity accumulators and decumulators which formed part of the Group's investment portfolio with an objective to maximise the Group's performance.

These contracts were stated at fair values, using valuation technique with market observable inputs. Derivatives with positive market values are included under current assets and derivatives with negative market values are included under current liabilities. Any changes in fair values during the period are taken directly into the income statement.

<b>Types of derivatives/Maturity</b>	<b>Contract/Notional value RM'000</b>	<b>Fair value asset/(liability) RM'000</b>
Geared Equity Accumulators -Less than 1 year	396,390	(3,240)
Geared Equity Decumulators -Less than 1 year	97,208	(3,887)

**B11 Disclosure of gains/losses arising from fair value changes of financial liabilities**

There were no gains/losses arising from fair value changes of financial liabilities for the current financial period, other than as disclosed in Note B1 on derivatives.



## B12 Disclosure of realised and unrealised profits or losses

The breakdown of retained earnings of the Group as at the reporting date, into realised and unrealised profits pursued to Paragraphs 2.06 and 2.23 of Bursa Malaysia Main Market Listing Requirements were as follows:

	<b>AS AT 30 SEPTEMBER 2017 RM'000</b>	<b>AS AT 31 DECEMBER 2016 RM'000</b>
Total retained earnings of the Company and its subsidiaries:		
- Realised	(569,558)	1,135,247
- Unrealised	(159,911)	(140,088)
	<u>(729,469)</u>	<u>995,159</u>
Total share of retained earnings of associates:		
- Realised	2,691	2,847
Total share of retained earnings of joint venture:		
- Realised	88,208	91,471
	<u>(638,570)</u>	<u>1,089,477</u>
Less: Consolidation adjustments	<u>985,383</u>	<u>(946,555)</u>
Total retained earnings	<u>346,813</u>	<u>142,922</u>

**B13 Earnings/(loss) per share attributable to owners of the Company**

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	30-SEP-2017	30-SEP-2016	30-SEP-2017	30-SEP-2016
<b>Basic earnings/(loss) per share</b>				
Profit/(loss) for the period - attributable to owners of the Company (RM'000)	78,850	78,790	232,961	(18,720)
Weighted average number of ordinary shares in issue ('000)	1,711,910	1,711,910	1,711,910	1,711,910
Basic earnings/(loss) per share (sen)	4.61	4.60	13.61	(1.09)

Basic earnings per share was calculated based on the Group's profit attributable to owners of the Company divided by the weighted average number of ordinary shares outstanding during the reporting period.

Diluted earnings per share were not computed for the current and preceding period as the Company does not have any dilutive potential ordinary shares in issue as at the end of the reporting period.

BY ORDER OF THE BOARD  
Chuah Wen Pin

Kuala Lumpur  
29 November 2017