

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2017

	AS AT 31-DEC-2017 RM'000	AS AT 31-DEC-2016 (Restated) RM'000	AS AT 01-JAN-2016 (Restated) RM'000
ASSETS			
Non-current assets			
Property, plant and equipment	2,417,894	2,193,909	2,109,470
Investment properties	526,815	537,272	509,139
Land held for property development	601,738	899,819	816,254
Intangible assets	315,169	323,014	315,783
Investment in associates	14,320	14,446	14,615
Investment in joint ventures	61,615	229,783	89,854
Deferred tax assets	86,297	81,722	78,014
Receivables	1,673	1,702	232,145
Investment in securities	210,300	322,673	324,587
	<u>4,235,821</u>	<u>4,604,340</u>	<u>4,489,861</u>
Current assets			
Property development costs	306,018	208,030	229,016
Inventories	56,682	51,485	53,221
Tax recoverable	42,676	33,035	24,380
Contract assets	21,822	-	-
Receivables	660,400	591,099	569,885
Investment in securities	926,540	945,859	721,827
Derivatives	-	-	720
Cash and bank balances	920,442	1,101,493	553,655
	<u>2,934,580</u>	<u>2,931,001</u>	<u>2,152,704</u>
Assets classified as held for sale	430,473	-	-
	<u>3,365,053</u>	<u>2,931,001</u>	<u>2,152,704</u>
TOTAL ASSETS	<u>7,600,874</u>	<u>7,535,341</u>	<u>6,642,565</u>
EQUITY AND LIABILITIES			
Share capital	1,785,418	1,711,910	1,711,910
Reserves	695,764	672,063	428,236
Equity attributable to equity holders of the Company	<u>2,481,182</u>	<u>2,383,973</u>	<u>2,140,146</u>
Non-controlling interests	<u>1,207,492</u>	<u>1,200,424</u>	<u>1,107,389</u>
TOTAL EQUITY	<u>3,688,674</u>	<u>3,584,397</u>	<u>3,247,535</u>
Non-current liabilities			
Deferred tax liabilities	219,390	238,944	271,536
Borrowings	363,691	1,302,286	742,903
Payables	-	9,070	8,179
	<u>583,081</u>	<u>1,550,300</u>	<u>1,022,618</u>
Current liabilities			
Borrowings	2,701,788	1,873,013	2,022,406
Payables	584,005	499,085	336,030
Contract liabilities	9,155	649	416
Derivatives	6,141	6,406	5,998
Current tax liabilities	28,030	21,491	7,562
	<u>3,329,119</u>	<u>2,400,644</u>	<u>2,372,412</u>
TOTAL LIABILITIES	<u>3,912,200</u>	<u>3,950,944</u>	<u>3,395,030</u>
TOTAL EQUITY AND LIABILITIES	<u>7,600,874</u>	<u>7,535,341</u>	<u>6,642,565</u>
Net assets per share attributable to ordinary equity holders of the parent (RM)	<u>1.45</u>	<u>1.39</u>	<u>1.25</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 YEAR ENDED 31 DECEMBER 2017**

(The figures have not been audited)

	INDIVIDUAL QUARTER		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER 31-DEC-2017 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 31-DEC-2016 (Restated) RM'000	CURRENT YEAR TO DATE 31-DEC-2017 RM'000	PRECEDING YEAR TO DATE 31-DEC-2016 (Restated) RM'000
Revenue	272,816	248,011	1,064,502	842,538
Other income	50,362	103,406	154,817	75,091
Other expenses	(291,081)	(212,612)	(845,804)	(730,104)
Operating profit	<u>32,097</u>	<u>138,805</u>	<u>373,515</u>	<u>187,525</u>
Finance income	4,126	2,463	13,535	11,253
Finance costs	(21,582)	(19,703)	(86,348)	(76,401)
Share of results in associates, net of tax	(22)	(123)	(178)	(169)
Share of results in joint ventures, net of tax	3,839	124,802	576	124,802
Profit before tax	<u>18,458</u>	<u>246,244</u>	<u>301,100</u>	<u>247,010</u>
Income tax	(21,614)	23,024	(30,257)	3,806
Profit for the financial period/year	<u>(3,156)</u>	<u>269,268</u>	<u>270,843</u>	<u>250,816</u>
Profit attributable to:				
Equity holders of the Company	9,288	181,036	215,781	157,563
Non-controlling interests	(12,444)	88,232	55,062	93,253
	<u>(3,156)</u>	<u>269,268</u>	<u>270,843</u>	<u>250,816</u>
Earnings per share attributable to equity holders of the Company				
Basic (sen)	0.54	10.58	12.60	9.20
Fully diluted (sen)	0.54	10.58	12.60	9.20

Note: Certain comparative figures have been restated to conform to current year's presentation and to reflect the effects of adoption of MFRS15

**CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
 FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2017**

(The figures have not been audited)

	INDIVIDUAL QUARTER		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER 31-DEC-2017 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 31-DEC-2016 (Restated) RM'000	CURRENT YEAR TO DATE 31-DEC-2017 RM'000	PRECEDING YEAR TO DATE 31-DEC-2016 (Restated) RM'000
Profit for the financial period/year	(3,156)	269,268	270,843	250,816
Other comprehensive (loss)/income, net of tax:				
Items that will be reclassified subsequently to profit or loss:				
Net (loss)/gain on foreign currency translation differences	(90,387)	98,207	(121,351)	87,983
Available-for-sale financial assets				
- Net fair value gain/(loss)	1,135	(3,590)	113	8,950
- Reclassification to profit or loss	(4,660)	(2,532)	(2,371)	(783)
- Income tax effect	292	(25)	(379)	30
Other comprehensive (loss)/income for the period, net of tax	<u>(93,620)</u>	<u>92,060</u>	<u>(123,988)</u>	<u>96,180</u>
Total comprehensive (loss)/income for the financial period	<u>(96,776)</u>	<u>361,328</u>	<u>146,855</u>	<u>346,996</u>
Total comprehensive (loss)/income attributable to:				
Equity holders of the Company	(52,052)	242,368	126,575	220,475
Non-controlling interests	(44,724)	118,960	20,280	126,521
	<u>(96,776)</u>	<u>361,328</u>	<u>146,855</u>	<u>346,996</u>

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 YEAR ENDED 31 DECEMBER 2017**

	----- Attributable to equity holders of the Company -----							Non-controlling interests RM'000	Total equity RM'000
	----- Non-distributable -----				Distributable				
	Share capital RM'000	Share premium RM'000	Capital reserve RM'000	Available -for-sale reserve RM'000	Exchange translation reserve RM'000	Retained earnings RM'000	Total RM'000		
At 1 January 2016 (as previously stated)	1,711,910	63,208	10,300	4,690	389,284	36,880	2,216,272	1,107,389	3,323,661
Effects of MFRS 15	-	-	-	-	(1,004)	(75,122)	(76,126)	-	(76,126)
At 1 January 2016 (as restated)	1,711,910	63,208	10,300	4,690	388,280	(38,242)	2,140,146	1,107,389	3,247,535
Total comprehensive income for the financial year									
- Profit for the financial year	-	-	-	-	-	187,318	187,318	63,498	250,816
- Other comprehensive income	-	-	-	4,624	58,688	-	63,312	32,868	96,180
	-	-	-	4,624	58,688	187,318	250,630	96,366	346,996
Contributions by and distributions to owners of the Company									
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	-	-	-	-	-	-	-	(5,755)	(5,755)
Business combination with non-controlling interests	-	-	-	-	-	-	-	2,424	2,424
Total transaction with owners of the Company	-	-	-	-	-	(6,803)	(6,803)	(3,331)	(10,134)
At 31 December 2016 (as restated)	1,711,910	63,208	10,300	9,314	446,968	142,273	2,383,973	1,200,424	3,584,397
At 1 January 2017 (as restated)	1,711,910	63,208	10,300	9,314	446,968	142,273	2,383,973	1,200,424	3,584,397
Total comprehensive income for the financial year									
- Profit for the financial year	-	-	-	-	-	215,781	215,781	55,062	270,843
- Other comprehensive loss	-	-	-	(1,192)	(88,014)	-	(89,206)	(34,782)	(123,988)
	-	-	-	(1,192)	(88,014)	215,781	126,575	20,280	146,855
Contributions by and distributions to owners of the Company									
Dividend to equity holders of the Company	-	-	-	-	-	(29,102)	(29,102)	-	(29,102)
Distribution equalisation in unit trust fund	-	-	-	-	-	(264)	(264)	-	(264)
Dividend to non-controlling interests	-	-	-	-	-	-	-	(8,992)	(8,992)
Business combination with non-controlling interests	-	-	-	-	-	-	-	(4,220)	(4,220)
Transition to no par value regime ⁽¹⁾	73,508	(63,208)	(10,300)	-	-	-	-	-	-
Total transactions with owners of the Company	73,508	(63,208)	(10,300)	-	-	(29,366)	(29,366)	(13,212)	(42,578)
At 31 December 2017 (unaudited)	1,785,418	-	-	8,122	358,954	328,688	2,481,182	1,207,492	3,688,674

Notes:

⁽¹⁾ 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 YEAR ENDED 31 DECEMBER 2017**
 (The figures have not been audited)

	12 MONTHS ENDED	
	31-DEC-2017	31-DEC-2016 (Restated)
	RM'000	RM'000
Operating Activities		
Profit before tax	301,100	247,010
Adjustments for:		
Non-cash items	83,487	39,877
Non-operating items	(62,832)	(35,878)
Interest income	(128,750)	(109,347)
Operating profit before changes in working capital	<u>193,005</u>	<u>141,662</u>
Net (increase)/decrease in assets	(110,680)	304,224
Net (decrease)/increase in liabilities	(151,284)	92,855
Cash (used in)/generated from operations	<u>(68,959)</u>	<u>538,741</u>
Interest received	7,903	(8,773)
Taxes paid	(45,963)	(29,654)
Net cash (used in)/generated from operating activities	<u>(107,019)</u>	<u>500,314</u>
Investing Activities		
Interest received, net	134,382	134,845
Dividend received	6,859	4,402
Proceeds from interest in joint ventures	165,235	-
Development cost on land held for development	(65,100)	(73,174)
Purchase of property, plant and equipment	(376,035)	(113,125)
Purchase of intangible assets	(444)	-
Additional investment in associated company	(52)	-
Proceeds from disposal of property, plant and equipment	715	141
Proceeds from disposal of investment properties	7,825	-
Deposit paid for acquisition of hotel property	-	(66,536)
Purchase of investment properties	(6,912)	(17,786)
Purchase of investment securities	(1,674,154)	(1,409,354)
Proceeds from settlement of derivatives	50,262	22,115
Proceeds from disposal/redemption of investment securities	1,828,049	1,289,516
Other receipts/payments	-	(36)
Net cash generated from/(used in) investing activities	<u>70,630</u>	<u>(228,992)</u>
Financing Activities		
Dividend paid to equity holders of the Company	(29,102)	(6,848)
Dividend paid to minority interest	(8,776)	(5,755)
Interest paid	(83,310)	(39,522)
Net (repayment)/drawdown of borrowings	13,820	323,366
Decrease/(increase) in pledged deposits for financing facilities	30,652	(217,489)
Net cash (used in)/generated from financing activities	<u>(76,716)</u>	<u>53,752</u>
Net (decrease)/increase in cash and cash equivalents during the year	(113,105)	325,074
Cash and cash equivalents at beginning of year		
As previously reported	655,098	323,430
Effects of exchange rate changes	(37,211)	6,594
As restated	617,887	330,024
Cash and cash equivalents at end of current year	<u>504,782</u>	<u>655,098</u>
Cash and cash equivalents comprise of:		
Cash and bank balances	920,441	1,101,493
Less:		
Remisiers' monies	(25,670)	(25,754)
Cash pledged for bank facilities	(389,989)	(420,641)
	<u>504,782</u>	<u>655,098</u>

Note: Certain comparative figures have been restated to reflect the effects of adoption of MFRS15.

NOTES TO THE INTERIM FINANCIAL STATEMENTS
A1 Basis of Preparation

The interim financial statements are unaudited and have been prepared in accordance with the Malaysian Financial Reporting Standard (MFRS) 134: *Interim Financial Reporting*, IAS 34 *Interim Financial Reporting* and Paragraph 9.22 of the Bursa Malaysia Securities Berhad Listing Requirements. The interim financial statements should be read in conjunction with the Group's audited financial statements for the financial year ended 31 December 2016.

These interim financial statements for the financial year ended 31 December 2017 are the first set of financial statements prepared in accordance with the MFRS, including MFRS 1 *First-time adoption of Malaysian Financial Reporting Standards*. The Group has consistently applied the same accounting policies in its opening MFRS statement of financial position as at 1 January 2016, being the transition date, and throughout the years presented, as if these policies had always been in effect. Save for the required presentation of three statements of financial position in the first MFRS financial statements, there is no other significant impact of the transition to MFRS on the Group reported financial position, performance, cash flows, and accounting policies as the requirements under the previous FRS Framework were equivalent to the MFRS Framework.

The Group has elected to early adopt the MFRS Framework which is originally effective for annual periods beginning on or after 1 January 2018.

A2 Changes in Accounting Policies

The accounting policies and methods of computation adopted by the Group in this interim 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 Malaysian Financial Reporting Standards (MFRSs), Amendments to MFRSs and IC interpretations.

	Effective for financial periods beginning on or after
MFRS 15 <i>Revenue from Contracts with Customers</i>	1 January 2017
Amendments to MFRS 12 <i>Disclosure of Interests in Other Entities (Annual Improvements to FRS Standards 2014-2016 Cycle)</i>	1 January 2017
Amendments to MFRS 107 <i>Statement of Cash Flows: Disclosure Initiative</i>	1 January 2017
Amendments to MFRS 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 has no significant impact to the financial statements of the Group in the period of initial application, except as described below.

A2 Changes in Accounting Policies (continued)

MFRS 15 Revenue from Contracts with Customers

The Group has elected to early adopt of MFRS 15 in the current financial year.

With the adoption of MFRS 15, the Group is required to recognise revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. Transaction price is allocated to each performance obligation on the basis of the relative standalone selling prices of each distinct goods or services promised in the contract. Depending on the substance of the contract, revenue are recognised when the performance obligation is satisfied, which may be at a point in time or over time.

The financial impacts to the condensed interim financial report of the Group arising from the transition to MFRSs and early adoption of MFRS 15 are disclosed in the following tables.

A2 Changes in Accounting Policies (continued)

A. Reconciliation of profit or loss

	Quarter ended 31 December 2016				Year ended 31 December 2016			
	Previously stated under FRSs RM'000	Effects of transition to MFRSs RM'000	Effects of MFRS 15 RM'000	Restated under MFRSs RM'000	Previously stated under FRSs RM'000	Effects of transition to MFRSs RM'000	Effects of MFRS 15 RM'000	Restated under MFRSs RM'000
Revenue	247,677	-	334	248,011	790,275	-	52,263	842,538
Other income	103,406	-	-	103,406	75,091	-	-	75,091
Other expenses	(207,506)	-	(5,106)	(212,612)	(685,503)	-	(44,601)	(730,104)
Operating profit	143,577	-	(4,772)	138,805	179,863	-	7,662	187,525
Finance income	2,463	-	-	2,463	11,253	-	-	11,253
Finance costs	(19,703)	-	-	(19,703)	(76,401)	-	-	(76,401)
Share of results in associates, net of tax	(123)	-	-	(123)	(169)	-	-	(169)
Share of results in joint ventures, net of tax	37,916	-	86,886	124,802	56,692	-	68,110	124,802
Profit before tax	164,130	-	82,114	246,244	171,238	-	75,772	247,010
Income tax	23,049	-	(25)	23,024	5,105	-	(1,299)	3,806
Profit for the financial period	187,179	-	82,089	269,268	176,343	-	74,473	250,816
Profit attributable to:								
Equity holders of the Company	131,565	-	49,471	181,036	112,845	-	44,718	157,563
Non-controlling interests	55,614	-	32,618	88,232	63,498	-	29,755	93,253
	187,179	-	82,089	269,268	176,343	-	74,473	250,816
Basic earnings per share attributable to equity holders of the Company	7.69	-	2.89	10.58	6.59	-	2.61	9.20

A2 Changes in Accounting Policies (continued)

B. Reconciliation of comprehensive income

	Quarter ended 31 December 2016				Year ended 31 December 2016			
	Previously stated under FRSs RM'000	Effects of transition to MFRSs RM'000	Effects of MFRS 15 RM'000	Restated under MFRSs RM'000	Previously stated under FRSs RM'000	Effects of transition to MFRSs RM'000	Effects of MFRS 15 RM'000	Restated under MFRSs RM'000
Profit for the financial period	187,179	-	82,089	269,268	176,343	-	74,473	250,816
Other comprehensive income/(loss), net of tax								
Items that will be reclassified subsequently to profit or loss:								
Net gain on foreign currency translation differences	96,150	-	2,057	98,207	86,979	-	1,004	87,983
Available-for-sale financial assets								
- Net fair value (loss)/gain	(3,590)	-	-	(3,590)	8,950	-	-	8,950
- Reclassification to profit or loss	(2,532)	-	-	(2,532)	(783)	-	-	(783)
- Income tax effect	(25)	-	-	(25)	30	-	-	30
Other comprehensive income for the period, net of tax	90,003	-	2,057	92,060	95,176	-	1,004	96,180
Total comprehensive income for the financial period	277,182	-	84,146	361,328	271,519	-	75,477	346,996
Total comprehensive income attributable to:								
Equity holders of the Company	191,659	-	50,709	242,368	175,153	-	45,322	220,475
Non-controlling interests	85,523	-	33,437	118,960	96,366	-	30,155	126,521
	277,182	-	84,146	361,328	271,519	-	75,477	346,996

A2 Changes in Accounting Policies (continued)

C. Reconciliation of financial position and equity

	As at 31 December 2016				As at 1 January 2016			
	Previously stated under FRSs RM'000	Effects of transition to MFRSs RM'000	Effects of MFRS 15 RM'000	Restated under MFRSs RM'000	Previously stated under FRSs RM'000	Effects of transition to MFRSs RM'000	Effects of MFRS 15 RM'000	Restated under MFRSs RM'000
ASSETS								
Non-current assets								
Investment in joint ventures	229,783	-	-	229,783	156,997	-	(67,143)	89,854
Deferred tax assets	81,722	-	-	81,722	76,690	-	1,324	78,014
Other non-current assets	4,292,835	-	-	4,292,835	4,375,517	-	-	4,375,517
	<u>4,604,340</u>	<u>-</u>	<u>-</u>	<u>4,604,340</u>	<u>4,609,204</u>	<u>-</u>	<u>(65,819)</u>	<u>4,543,385</u>
Current assets								
Property development costs	208,030	-	-	208,030	185,383	-	43,633	229,016
Receivables	591,099	-	-	591,099	569,885	-	(53,524)	516,361
Other current assets	2,131,872	-	-	2,131,872	1,353,803	-	-	1,353,803
	<u>2,931,001</u>	<u>-</u>	<u>-</u>	<u>2,931,001</u>	<u>2,109,071</u>	<u>-</u>	<u>(9,891)</u>	<u>2,099,180</u>
TOTAL ASSETS	7,535,341	-	-	7,535,341	6,718,275	-	(75,710)	6,642,565
EQUITY AND LIABILITIES								
Equity attributable to equity holders of the Company								
Share capital	1,711,910	-	-	1,711,910	1,711,910	-	-	1,711,910
Reserves	672,712	-	(649)	672,063	504,362	-	(76,126)	428,236
Equity attributable to equity holders of the Company	2,384,622	-	(649)	2,383,973	2,216,272	-	(76,126)	2,140,146
Non-controlling interests	1,200,424	-	-	1,200,424	1,107,389	-	-	1,107,389
TOTAL EQUITY	3,585,046	-	(649)	3,584,397	3,323,661	-	(76,126)	3,247,535
Non-current liabilities								
	<u>1,550,300</u>	<u>-</u>	<u>-</u>	<u>1,550,300</u>	<u>1,022,618</u>	<u>-</u>	<u>-</u>	<u>1,022,618</u>
Current liabilities								
Contract liabilities	-	-	649	649	-	-	416	416
Other current liabilities	2,399,995	-	-	2,399,995	2,371,996	-	-	2,371,996
	<u>2,399,995</u>	<u>-</u>	<u>649</u>	<u>2,400,644</u>	<u>2,371,996</u>	<u>-</u>	<u>416</u>	<u>2,372,412</u>
TOTAL LIABILITIES	3,950,295	-	649	3,950,944	3,394,614	-	416	3,395,030
TOTAL EQUITY AND LIABILITIES	7,535,341	-	-	7,535,341	6,718,275	-	(75,710)	6,642,565

A2 Changes in Accounting Policies (continued)

D. Reconciliation of cash flows

	As at 31 December 2016			
	Previously stated under FRSs RM'000	Effects of transition to MFRSs RM'000	Effects of MFRS 15 RM'000	Restated under MFRSs RM'000
Operating Activities				
Profit before tax	171,238	-	75,772	247,010
Adjustments for:				-
Non-cash items	107,989	-	(68,112)	39,877
Non-operating items	(145,225)	-	-	(145,225)
Operating profit before changes in working capital	134,002	-	7,660	141,662
Net decrease in assets	312,117	-	(7,893)	304,224
Net increase in liabilities	92,622	-	233	92,855
Cash generated from operations	538,741	-	-	538,741
Interest received	(8,773)	-	-	(8,773)
Taxes paid	(29,654)	-	-	(29,654)
Net cash generated from operating activities	500,314	-	-	500,314
Investing Activities				
Net cash used in investing activities	(228,992)	-	-	(228,992)
Financing Activities				
Net cash generated from financing activities	53,752	-	-	53,752
Net increase in cash and cash equivalents during the year	325,074	-	-	325,074
Cash and cash equivalents at beginning of year				
As previously reported	323,430	-	-	323,430
Effects of exchange rate changes	6,594	-	-	6,594
As restated	330,024	-	-	330,024
Cash and cash equivalents at end of the financial year	655,098	-	-	655,098

Notes:

The MFRS 15 adjustments are mainly due to the changes to the timing of revenue recognition for advisory services and property development activities.

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
Revenue								
External revenue	174,540	139,136	11,105	58,257	10,647	670,817	-	1,064,502
Inter-segment revenue	184	51,905	-	8,772	-	3,506	(64,367)	-
Total revenue	174,724	191,041	11,105	67,029	10,647	674,323	(64,367)	1,064,502
Results								
Net segment results	31,335	190,707	10,182	27,126	(2,341)	113,321	-	370,330
Foreign exchange gain	843	14,095	(4,632)	46	-	29,582	-	39,934
Operating profit	32,178	204,802	5,550	27,172	(2,341)	142,903	-	410,264
Finance income								13,535
Finance costs								(86,348)
Share of results in associated companies								(178)
Share of results in joint ventures								576
Unallocated corporate expenses								(36,749)
Profit before tax								301,100
Income tax								(30,257)
Profit for the financial period								270,843
Profit attributable to:								
Equity holders of the Company								215,781
Non-controlling interests								55,062
								270,843

A10 Subsequent Events

There were no material events subsequent to the end of the current financial year except as disclosed below:-

On 10 January 2018, the Group announced that TA Little Bay Pty Limited (“TALB”), a 60.17% owned subsidiary of the Company has completed the 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, to Karimbla Properties (No.50) Pty Limited “KPPL”. Total cash amount of AUD245,000,000 (RM774,000,000 equivalent) plus GST was received in consideration of the disposal. The disposal will result in a pre-tax profit of approximately AUD104,000,000 (RM342,000,000 equivalent).

A11 Changes in the Composition of the Group

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

A12 Changes in Contingent Liabilities or Contingent Assets

As disclosed during the last annual financial statements as at 31 December 2016, the Group filed an appeal to the Phuket Revenue Board of Appeal against its remittance of withholding tax and surcharge amounted to THB119,975,000 (RM15,033,000 equivalent) on 22 July 2015.

The Group has commenced arbitration since then to recover reimbursement from the predecessor owner of the Movenpick Resort of the THB119,975,000 under the Tax Covenant, of which the predecessor owner has denied liability.

On 14 February 2018, the Group has succeeded in the arbitration and that the arbitral tribunal has in its award, ordered the predecessor owner to pay to the Group the sum of THB 119,975,000, which the Group has paid to the Phuket Revenue Department. The arbitral tribunal has also ordered that the Group be indemnified for the THB 1,125,000 still owed to the Phuket Revenue Department. The arbitral tribunal has also indicated in its award that parties are to file their submissions on interest and cost within 14 days of the award. The Group is currently in the process of filing its submission for interest and costs by 28 February 2018.

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

A13 Commitments

The amount of capital commitments not provided for as at 31 December 2017 were as follow:

	RM'000
Approved and contracted for:-	
- Property, plant and equipment	4,410
- Development expenditure	78,510
	<u>82,920</u>
	<u><u>82,920</u></u>

Notes (in compliance with the Listing Requirements of Bursa Malaysia Securities Berhad)

B1 Performance Analysis of the Group's Operating Segments

	CURRENT YEAR QUARTER 31 DEC 2017 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 31 DEC 2016 RM'000 (Restated)	CURRENT YEAR TO DATE 31 DEC 2017 RM'000
Revenue	272,816	248,011	1,064,502
Other income			
- Gain on disposal of investment securities	2,926	3,380	17,362
- Realised fair value gain on investment securities	234	410	53,441
- Unrealised fair value gain on investment securities	22,356	62,321	10,168
- Realised fair value gain on derivatives	15,798	11,589	50,262
- Unrealised fair value gain on derivatives	759	229	-
- Gain on disposal of investment properties	-	-	3,873
- Others	8,289	15,677	19,711
	50,362	93,606	154,817
Other expenses			
- Amortisation and depreciation	(26,041)	(30,949)	(106,478)
- Cost of properties and construction materials sold	(6,487)	(2,054)	(6,190)
- Property development cost written back on projects completed in prior years	2,240	-	7,590
- Remisiers', agents' and futures brokers' commissions	(16,885)	(9,723)	(78,249)
- Hotel operational and personnel cost	(116,874)	(106,749)	(470,207)
- Personnel cost and others	(106,831)	(57,621)	(238,479)
- Property, plant and equipment written off	(6)	(2,921)	(166)
- Unrealised fair value loss on derivatives	-	-	(1,536)
- Reversal/(impairment loss) on receivables	5,281	(6,812)	7,474
- Impairment loss on property, plant and equipment	(652)	-	(652)
- Reversal of impairment loss on development properties	-	-	1,330
- Impairment loss on investment securities	(30)	(756)	(176)
- Foreign exchange (loss)/gain	(24,796)	14,773	39,935
	(291,081)	(202,812)	(845,804)
Finance income	4,126	2,463	13,535
Finance costs	(21,582)	(19,703)	(86,348)
Share of results in associates	(22)	(123)	(178)
Share of results in joint venture	3,839	124,802	576
Profit before tax	18,458	246,244	301,100

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

The Group reported revenue of RM272.8 million and profit before tax of RM18.5 million for the current year's fourth quarter, compared to revenue of RM248.0 million and profit before tax of RM246.2 million reported in the previous year's corresponding quarter.

For the current year-to-date, the Group achieved revenue of RM1.1 billion and profit before tax of RM301.1 million, as compared to revenue of RM842.5 million and profit before tax of RM247.0 million in the previous corresponding year.

The Group's lower profit before tax for the current year's fourth quarter as compared to the preceding year's corresponding quarter was mainly attributable to losses incurred by property development, investment holdings and others, and credit and lending divisions.

For the current year-to-date, the broking, investment holding, property investment and hotel operation divisions have contributed to the increase in profit before tax, as compared to the preceding year.

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 RM3.7 mil in the previous year's fourth quarter to RM6.5 mil in the current year's fourth quarter.

For the current year-to-date, this division reported profit before tax of RM35.9 million, as compared to profit before tax of RM24.2 million in the preceding year-to-date.

Despite higher finance cost, the quarterly and year-to-date results increased mainly due to the increase in brokerage income.

Investment holding and others

This division experienced loss before tax of RM3.2 million in the current year's fourth quarter, as compared to profit before tax of RM95.6 million in the previous year's corresponding quarter. This is mainly due to translation loss from USD, CAD and AUD denominated balances and lower fair value gain on investment securities.

For the current year-to-date, this division reported profit before tax of RM165.8 million, as compared to profit before tax of RM18.8 million in the preceding year. Despite lower net foreign exchange gain resulted primarily from USD, CAD and AUD denominated balances, this division registered fair value gain on investment securities, fair value gain on derivatives, and higher investment interest income in the current year.

Credit and lending

For the current year's fourth quarter, credit and lending division experienced loss before tax of RM6.7 million, as compared to profit before tax of RM36.1 million in the previous year's corresponding quarter.

For the current year-to-date, this division reported profit before tax of RM2.4 million, as compared to profit before tax of RM45.4 million in the preceding year.

This division incurred foreign exchange loss resulted from the translation of CAD denominated balance and lower interest income from financial receivables.

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

Property investment

Property investment division reported profit before tax of RM6.3 million in the current year's fourth quarter, as compared to profit before tax of RM2.3 million in the previous year's corresponding quarter.

For the current year-to-date, this division reported profit before tax of RM12.0 million, as compared to profit before tax of RM7.5 million in the preceding year.

The increase in quarterly results is mainly due to foreign exchange translation gain and lower operating costs while the increase in year-to-date results was mainly due to gain on disposal of investment properties.

Property development

Property development division reported loss before tax of RM3.6 million in the current year's fourth quarter, as compared to loss before tax of RM115.8 million in previous year's corresponding quarter.

For the current year-to-date, this division reported loss before tax of RM14.9 million, as compared to profit before tax of RM110.4 million in the preceding year.

The decreases in both the quarterly and year-to-date results were mainly due to lower share of profit in joint venture.

Hotel operations

Hotel operations division registered net operating profit of RM39.4 million in the current year's fourth quarter, as compared to net operating profit of RM16.6 million in the previous year's corresponding quarter.

For the current year-to-date, this division reported net operating profit of RM107.0 million, as compared to net operating profit of RM60.5 million in the preceding year.

The increase in net operating profit was mainly due to higher hotel occupancy, in particular, the Movenpick Resort in Phuket, Swissotel Merchant Court in Singapore and Radisson BLU Plaza in Sydney, where their refurbishments were completed in 2016.

Foreign exchange translation gain resulted from the appreciation of USD against THB has further improved the hotel operations division's current year's results.

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

The Group reported profit before tax of RM18.5 million in the current year's fourth quarter as compared to profit before tax of RM97.1 million in the preceding quarter.

Despite higher fair value gain on investment securities and derivatives, the Group reported foreign exchange translation loss and higher personnel cost in the current year's fourth quarter.

B3 Prospects for the next financial year

The Malaysian economy is expecting a respectable growth rate of 5.2%-5.8% whilst the world economy is expecting a growth rate of 3.1% in 2018. Barring any unforeseen circumstances, the company expects another satisfactory year for the Group.

The prospects for each business division are summarized below: -

Broking and financial services

For the financial year 2018, the major stock markets of the world (particularly, the US stock market) are expected to see huge volatility & uncertainty, which may effect on the Malaysian stock market.

However, the uncertainty and volatility of the world's stock markets will hopefully generate greater trading volume and activities in Bursa Malaysia. We expect satisfactory financial performance of our financial services business in financial year 2018.

To accomplish that, we will consistently engage, monitor and evaluate our business strategies to maximize return to our shareholders. While optimising our existing resources to generate higher brokerage income, we will continue to look out for business opportunities to increase our fees-based and proprietary activities. In addition, we will look for strategic locations to grow our branch network at strategic locations in Malaysia.

Credit and lending

The financial year 2018 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 2018, the Group expects a steady recurring income and cash-flows contribution from its overseas and local property investments as most of its overseas and local investment properties are well tenanted with high occupancy.

Property development

The year 2018 will be a challenging year with pressing issues that continue to affect the property market. With the cooling measures implemented progressively since 2012 to curb excessive speculation in the property market, oversupply of properties, concerns over the disposable income and purchasing power of the average Malaysian and stringent mortgage approvals from the financial institutions are depressing the property market. Generally, the Malaysia property market is expected to be flattish in 2018 and property sales will be challenging.

For the financial year 2018, the Group be launching property sale of certain strategically connected and located property development projects within the Klang Valley and Kuala Lumpur to ride on the next phase of the property cycle in Malaysia. Strategic adjustment on products, pricing and innovative sales strategies will be adopted and we anticipate to achieve moderate sales from these property launches for 2018. In January 2018, the Group concluded the disposal of the remaining undeveloped lands located at Little Bay, New South Wales, Australia by TA Little Bay Pty Limited, a subsidiary of TA Global Berhad for a cash consideration of AUD245.0 million (approximately RM774.0 million). The estimated pre-tax disposal gain of AUD104.0 million (approximately RM342.0 million) will be a significant contribution to the cash-flows and profitability of the Group for the financial year 2018.

B3 Prospects for the next financial year (cont'd)

Hotel operations

For the financial year 2018, the Group's hospitality businesses located in Singapore, Australia, Canada, China and Thailand will continue to grow its revenue and gross operating profit to generate stronger recurring income stream for the Group. Improved results are expected from our hotels as the economic growth of Singapore, Australia, Canada and Thailand is resilient and with the completion of all major refurbishment and upgrading works of the hotels in 2017, the hotels are poised to regain lost grounds and improve its market share for 2018.

With the acquisition of Trump International Hotel & Tower, Vancouver in February 2017, and as it gradually grows its business, we anticipate further growth in our hotel operations revenue in 2018.

The Group will continue to explore and evaluate opportunities to acquire new hotel 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 satisfactory for the financial year ending 31 December 2018.

B4 Variance between Actual Profit and Forecast Profit

Not applicable.

B5 Taxation

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

	CURRENT QUARTER	YEAR TO DATE
	RM'000	RM'000
Current tax expense		
Malaysian - current year	3,291	14,695
- prior year	(84)	(3,748)
Foreign - current year	17,391	21,591
- prior year	17,583	16,643
Over provided in prior years	(4)	(4)
Deferred tax expense		
Origination and reversal of temporary differences	(16,573)	(18,958)
Withholding tax	10	38
	<hr/>	<hr/>
	21,614	30,257
	<hr/>	<hr/>

B5 Taxation (cont'd)

b) A reconciliation between the statutory and effective tax:

	CURRENT QUARTER RM'000	YEAR TO DATE RM'000
Profit before tax	18,458	301,100
Taxation at Malaysian statutory tax rate of 24%	4,430	72,264
Adjustments due to the utilisation of unabsorbed tax losses and capital allowances, income expenses not subject to tax and others	17,184	(42,007)
Income tax for the financial period/year	21,614	30,257

B6 Corporate Proposals

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 31 December 2017 were as follows:-

	SECURED	UNSECURED	TOTAL
	RM'000	RM'000	RM'000
<u>Long term borrowings</u>			
Term loans	363,691	-	363,691
	<hr/>		
<u>Short term borrowings</u>			
Revolving credits	337,200	254,000	591,200
Other short-term loans	2,110,588	-	2,110,588
	<hr/>		
	2,447,788	254,000	2,701,788
	<hr/>		
Total borrowings	2,811,479	254,000	3,065,479

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

	Long term	Short term	Total
	borrowings	borrowings	Total
	RM'000	RM'000	RM'000
Ringgit Malaysia ("RM")	64,000	607,200	671,200
Canadian Dollar ("CAD")	299,691	199,517	499,208
Singapore Dollar ("SGD")	-	564,266	564,266
Australian Dollar ("AUD")	-	492,514	492,514
United States Dollar ("USD")	-	739,815	739,815
Hong Kong Dollar ("HKD")	-	25,900	25,900
Euro ("EUR")	-	47,349	47,349
Great Britain Pound ("GBP")	-	25,227	25,227
Total borrowings	<hr/>	<hr/>	<hr/>
	363,691	2,701,788	3,065,479

B8 Material Litigation

As at 21 February 2018, 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.

Types of derivatives/Maturity	Contract/Notional value RM'000	Fair value asset/(liability) RM'000
Geared Equity Accumulators -Less than 1 year	339,396	(5,264)
Geared Equity Decumulators -Less than 1 year	121,187	(877)

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 Earnings 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 TO DATE
	<u>31-DEC-2017</u>	<u>31-DEC-2016</u> (Restated)	<u>31-DEC-2017</u>	<u>31-DEC-2016</u> (Restated)
Basic earnings per share				
Profit for the period - attributable to owners of the Company (RM'000)	9,288	181,036	215,781	157,563
Weighted average number of ordinary shares in issue ('000)	1,711,910	1,711,910	1,711,910	1,711,910
Basic earnings per share (sen)	<u>0.54</u>	<u>10.58</u>	<u>12.60</u>	<u>9.20</u>

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
28 February 2018