

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2020

	AS AT 30-JUNE-2020 (Unaudited) RM'000	AS AT 31-DEC-2019 (Audited) RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	2,056,387	2,069,003
Investment properties	532,872	536,889
Right-of-use assets	350,844	352,843
Inventories	634,186	631,386
Intangible assets	338,966	334,016
Investment in an associate	15,478	15,589
Investments in joint ventures	117,315	117,599
Investments in securities	63,891	86,166
Deferred tax assets	14,127	13,354
Receivables	11,914	10,139
	<u>4,135,980</u>	<u>4,166,984</u>
Current assets		
Contract assets	41,210	42,381
Contract cost	11,548	9,866
Investments in securities	714,343	371,252
Inventories	117,525	115,328
Receivables	590,929	343,759
Derivatives	86	839
Tax recoverable	18,473	23,701
Other investment	3,358	51,238
Cash and bank balances	1,041,623	1,174,429
	<u>2,539,095</u>	<u>2,132,793</u>
TOTAL ASSETS	<u>6,675,075</u>	<u>6,299,777</u>
EQUITY AND LIABILITIES		
Share capital	1,775,118	1,775,118
Reserves	594,263	756,227
Total equity attributable to owners of the Company	<u>2,369,381</u>	<u>2,531,345</u>
Non-controlling interests	<u>1,182,481</u>	<u>1,238,570</u>
TOTAL EQUITY	<u>3,551,862</u>	<u>3,769,915</u>
Non-current liabilities		
Deferred tax liabilities	202,162	205,023
Borrowings	525,833	540,923
Lease liabilities	403	812
Provision	2,640	5,699
	<u>731,038</u>	<u>752,457</u>
Current liabilities		
Borrowings	1,794,898	1,383,947
Lease liabilities	1,205	1,569
Payables	544,492	341,876
Provision	13,434	12,233
Contract liabilities	28,034	30,078
Derivatives	1,047	1,251
Income tax payables	9,065	6,451
	<u>2,392,175</u>	<u>1,777,405</u>
TOTAL LIABILITIES	<u>3,123,213</u>	<u>2,529,862</u>
TOTAL EQUITY AND LIABILITIES	<u>6,675,075</u>	<u>6,299,777</u>
Net assets per share attributable to ordinary equity holders of the parent (RM)	<u>1.38</u>	<u>1.48</u>

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 2019 and the accompanying notes to the quarterly report attached hereto.

CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2020
(The figures have not been audited)

	INDIVIDUAL QUARTER		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER 30-JUNE-2020 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 30-JUNE-2019 RM'000	CURRENT YEAR TO DATE 30-JUNE-2020 RM'000	PRECEDING YEAR TO DATE 30-JUNE-2019 RM'000
Revenue	104,230	189,879	311,762	419,012
Other income	13,981	33,366	19,489	45,339
Net (loss)/gain from investments in securities	(94,894)	(30,864)	(186,762)	146,810
Operating expenses	(44,675)	(186,110)	(371,939)	(375,230)
Operating (loss)/profit	(21,358)	6,271	(227,450)	235,931
Finance income	3,233	8,351	7,902	11,842
Finance costs	(14,772)	(16,016)	(31,487)	(32,176)
Share of results in an associate, net of tax	(111)	(115)	(112)	162
Share of results in joint ventures, net of tax	-	6	10	18
(Loss)/Profit before tax	(33,008)	(1,503)	(251,137)	215,777
Income tax	(11,188)	(13,317)	(15,758)	(18,571)
(Loss)/Profit for the financial period	(44,196)	(14,820)	(266,895)	197,206
(Loss)/Profit attributable to:				
Owners of the Company	(42,034)	(18,534)	(190,669)	144,570
Non-controlling interests	(2,162)	3,714	(76,226)	52,636
(Loss)/Profit for the financial period	(44,196)	(14,820)	(266,895)	197,206
Earnings per share attributable to owners of the Company				
Basic (sen)	(2.46)	(1.08)	(11.14)	8.44
Fully diluted (sen)	(2.46)	(1.08)	(11.14)	8.44

Note: Certain comparative figures are reclassified to conform with current year's presentation.

The unaudited Condensed Consolidated Statements of Profit or Loss should be read in conjunction with the audited financial statements for the financial year ended 31 December 2019 and the accompanying notes to the quarterly report attached hereto.

**CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2020**

(The figures have not been audited)

	INDIVIDUAL QUARTER		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER 30-JUNE-2020	PRECEDING YEAR CORRESPONDING QUARTER 30-JUNE-2019	CURRENT YEAR TO DATE 30-JUNE-2020	PRECEDING YEAR TO DATE 30-JUNE-2019
	RM'000	RM'000	RM'000	RM'000
(Loss)/Profit for the financial period	(44,196)	(14,820)	(266,895)	197,206
Other comprehensive income, net of tax:				
Items that will be reclassified subsequently to profit or loss:				
Net gain/(loss) on foreign currency translation differences	58,385	11,063	68,449	(2,393)
Debt investments measured at FVOCI				
- Net fair value gain/(loss)	1,623	17,455	(1,875)	13,697
- Reclassification to profit or loss	(326)	294	(613)	452
Other comprehensive income for the financial period, net of tax	59,682	28,812	65,961	11,756
Total comprehensive income/(loss) for the financial period	15,486	13,992	(200,934)	208,962
Total comprehensive income attributable to:				
Owners of the Company	(6,852)	738	(144,845)	152,175
Non-controlling interests	22,338	13,254	(56,089)	56,787
Total comprehensive income/(loss) for the financial period	15,486	13,992	(200,934)	208,962

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 2019 and the accompanying notes to the quarterly report attached hereto.

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2020

	----- Attributable to equity holders of the Company -----						Non- controlling interests RM'000	Total equity RM'000
	----- Non-distributable -----			Distributable				
	Share capital RM'000	Capital reserve RM'000	Fair value reserve RM'000	Exchange translation reserve RM'000	Retained earnings RM'000	Total RM'000		
At 1 January 2019	1,775,118	10,485	(1,872)	332,830	340,082	2,456,643	1,230,079	3,686,722
Total comprehensive income for the financial period								
- Profit for the financial period	-	-	-	-	144,570	144,570	52,636	197,206
- Other comprehensive income/(loss)	-	-	8,775	(1,170)	-	7,605	4,151	11,756
	-	-	8,775	(1,170)	144,570	152,175	56,787	208,962
Contributions by and distributions to owners of the Company								
Disposal of a subsidiary	-	-	-	-	230	230	(5,586)	(5,356)
Total transaction with owners of the Company	-	-	-	-	230	230	(5,586)	(5,356)
At 30 June 2019 (unaudited)	1,775,118	10,485	6,903	331,660	484,882	2,609,048	1,281,280	3,890,328
At 1 January 2020	1,775,118	37,928	5,009	319,358	393,932	2,531,345	1,238,570	3,769,915
Total comprehensive income for the financial period								
- Loss for the financial period	-	-	-	-	(190,669)	(190,669)	(76,226)	(266,895)
- Other comprehensive income/(loss)	-	-	(1,515)	47,339	-	45,824	20,137	65,961
	-	-	(1,515)	47,339	(190,669)	(144,845)	(56,089)	(200,934)
Contributions by and distributions to owners of the Company								
Dividend to owners of the Company	-	-	-	-	(17,119)	(17,119)	-	(17,119)
Total transactions with owners of the Company	-	-	-	-	(17,119)	(17,119)	-	(17,119)
At 30 June 2020 (unaudited)	1,775,118	37,928	3,494	366,697	186,144	2,369,381	1,182,481	3,551,862

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 2019 and the accompanying notes to the quarterly report attached hereto.

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2020**

(The figures have not been audited)

	6 months ended	
	30-JUN-2020	30-JUN-2019
	RM'000	RM'000
Cash flows from operating activities		
Cash generated from operations	61,040	75,149
Interest received	2,391	7,585
Taxes paid	(11,550)	(111,664)
Net cash generated from/ (used in) operating activities	<u>51,881</u>	<u>(28,930)</u>
Cash flows from investing activities		
Interest received, net	22,618	32,370
Disposal of subsidiary, net of cash disposed	-	13,188
Dividend received	836	1,778
Purchase of property, plant and equipment	(3,491)	(5,364)
Purchase of intangible assets	(58)	(982)
Proceeds from disposal of property, plant and equipment	375	106
Purchase of investment properties	(3,452)	(1,601)
Purchase of investment securities	(2,034,354)	(454,360)
Proceeds from disposal of other investment	47,880	-
Proceeds from settlement of derivatives	7,483	605
Proceeds from disposal/redemption of investment securities	1,464,217	570,795
Decrease/(increase) in pledged deposits for investing facilities	113,236	(41,923)
Decrease/(increase) in restricted cash	4,537	(5,364)
Net cash (used in)/generated from investing activities	<u>(380,173)</u>	<u>109,248</u>
Cash flows from financing activities		
Dividend paid to owners of the Company	(17,119)	-
Interest paid	(31,487)	(31,709)
Payment of lease liabilities	(2,845)	-
Net drawdown/(repayment) of borrowings	360,874	(133,345)
Net cash generated from/(used in) financing activities	<u>309,423</u>	<u>(165,054)</u>
Net decrease in cash and cash equivalents	(18,869)	(84,736)
Cash and cash equivalents at beginning of the period	385,754	519,707
Effects of exchange rate changes	4,047	1,310
Cash and cash equivalents at end of the period	<u>370,932</u>	<u>436,281</u>
Cash and cash equivalents comprise of:		
Cash and bank balances	1,041,623	1,158,232
Less:		
Remisiers' monies	(24,049)	(25,088)
Pledged for bank facilities	(598,650)	(647,177)
Restricted cash	(47,992)	(49,686)
	<u>370,932</u>	<u>436,281</u>

PART A: EXPLANATORY NOTES PURSUANT TO MFRS 134

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*, International Accounting Standard (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 2019.

A2 Changes in Accounting Policies

The accounting policies and methods of computation adopted by the Group in these interim financial statements are consistent with those adopted in the audited financial statements for the financial year ended 31 December 2019, except for the adoption of the following Amendments to MFRSs.

	Effective for financial periods beginning on or after
Amendments to MFRS 3 <i>Business Combinations – Definition of a Business</i>	1 January 2020
Amendments to MFRS 101 <i>Presentation of Financial Statements</i> and MFRS 108 <i>Accounting Policies, Changes in Accounting Estimates and Errors – Definition of Material</i>	1 January 2020
Amendments to MFRS 9 <i>Financial Instruments</i> , MFRS 139 <i>Financial Instruments: Recognition and Measurement</i> and MFRS 7 <i>Financial Instruments: Disclosures – Interest Rate Benchmark Reform</i>	1 January 2020

The adoption of the above pronouncements has no significant impact to the financial statements of the Group in the period of initial application.

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 stock exchanges, 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

The World Health Organization (WHO) declared Coronavirus (e.g. COVID-19) a 'Pandemic' on 11 March 2020 and on 16 March 2020 the Prime Minister of Malaysia has issued an order for the restriction of movements pursuant to the Prevention and Control of Disease Act 1988 (PCDA).

As the coronavirus pandemic continues to cause travel restrictions, certain hotels of the Group have been temporarily closed due to low occupancy while certain hotels remained open at reduced operations to accommodate the stranded and those requiring government mandated self-isolation.

The worldwide financial markets have reported sharp declines and volatilities have spiked. The Group held a significant amount of investments in securities of which their fair values have deteriorated significantly.

As such, the performance of each business segment, mainly the hotel operations and investment holding segment, were severely affected.

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

An interim single-tier dividend of 1.00 sen per share for the financial year ended 31 December 2019 amounted to RM17,119,096, was paid on 8 May 2020.

PART A: EXPLANATORY NOTES PURSUANT TO MFRS 134
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	104,603	511	3,015	30,567	25,113	147,953	-	311,762
Inter-segment revenue	(132)	63,159	-	4,648	-	-	(67,675)	-
Total revenue	104,471	63,670	3,015	35,215	25,113	147,953	(67,675)	311,762
Results								
Net segment results	16,761	(219,501)	2,601	13,119	3,443	(561)	-	(184,138)
Foreign exchange gain/(loss)	456	(18,546)	9	8	5	(14,469)	-	(32,537)
Operating profit/(loss)	17,217	(238,047)	2,610	13,127	3,448	(15,030)	-	(216,675)
Finance income	4,206	2,912	127	273	131	253	-	7,902
Finance costs	(172)	(9,986)	(519)	(5,640)	(2,152)	(13,018)	-	(31,487)
Share of results of associates, net of tax	-	-	-	(112)	-	-	-	(112)
Share of results of joint ventures, net of tax	-	-	-	-	10	-	-	10
Segment profit/(loss)	21,251	(245,121)	2,218	7,648	1,437	(27,795)	-	(240,362)
Unallocated corporate expenses								(10,775)
Loss before tax								(251,137)
Income tax								(15,758)
Loss for the financial period								(266,895)
Loss attributable to:								
Equity holders of the Company								(190,669)
Non-controlling interests								(76,226)
								(266,895)

PART A: EXPLANATORY NOTES PURSUANT TO MFRS 134
A10 Disaggregation of revenue

In the following table, revenue is disaggregated by primary geographical market and major products and service lines. The table also includes a reconciliation of the disaggregated revenue with the Group's reportable segments (see Note A9).

For 6 months ended 30 June <i>In RM'000</i>	Reportable segments															
	Broking and financial services		Investment holding		Credit and lending		Property investment		Property development		Hotel operations		Others		Consolidated	
	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019
Primary geographical markets																
Malaysia	104,603	69,489	497	205	3,015	2,683	9,408	9,782	25,113	13,334	84	355	14	135	142,734	95,983
Australia	-	-	-	-	-	-	-	-	-	5,614	51,554	93,966	-	-	51,554	99,580
Canada	-	-	-	-	-	-	21,159	29,003	-	-	22,144	54,840	-	-	43,303	83,843
Singapore	-	-	-	-	-	-	-	-	-	-	39,512	79,875	-	-	39,512	79,875
China	-	-	-	-	-	-	-	-	-	-	6,087	16,459	-	-	6,087	16,459
Thailand	-	-	-	-	-	-	-	-	-	-	28,572	43,272	-	-	28,572	43,272
	104,603	69,489	497	205	3,015	2,683	30,567	38,785	25,113	18,948	147,953	288,767	14	135	311,762	419,012
Major products/service lines																
<i>Revenue from contracts with customers</i>																
Hotel room rental and related revenue	-	-	-	-	-	-	-	-	-	-	115,532	288,767	-	-	115,532	288,767
Sales of food and beverage	-	-	-	-	-	-	-	-	-	-	32,421	-	-	135	32,421	135
Sales of properties	-	-	-	-	-	-	-	-	24,120	17,880	-	-	-	-	24,120	17,880
Gross brokerage fee	44,027	22,899	-	-	-	-	-	-	-	-	-	-	-	-	44,027	22,899
Underwriting commission and placement fees	4,706	3,867	-	-	-	-	-	-	-	-	-	-	-	-	4,706	3,867
Rollover fees	866	913	-	-	406	321	-	-	-	-	-	-	-	-	1,272	1,234
Acceptance fees	-	-	-	-	15	-	-	-	-	-	-	-	-	-	15	-
Derivative trading income	2,135	1,340	-	-	-	-	-	-	-	-	-	-	-	-	2,135	1,340
Service and administration charges	-	-	-	-	63	27	-	-	-	-	-	-	-	-	63	27
Nominee service fees	43	5	-	-	-	-	-	-	-	-	-	-	-	-	43	5
Profit from sale of trust units	34,708	25,382	-	-	-	-	-	-	-	-	-	-	-	-	34,708	25,382
Manager's fee from unit trust and private mandate clients' funds	12,108	8,267	-	-	-	-	-	-	-	-	-	-	-	-	12,108	8,267
Performance fees from private mandate clients' funds	114	127	-	-	-	-	-	-	-	-	-	-	-	-	114	127
Management fees	-	-	319	25	-	-	8	318	-	-	-	-	-	-	327	343
Sales of electricity	-	-	-	-	-	-	379	-	-	-	-	-	-	-	379	-
Maintenance charges recoveries from tenants	-	-	-	-	-	-	5,210	14,258	-	-	-	-	-	-	5,210	14,258
	98,707	62,800	319	25	484	348	5,597	14,576	24,120	17,880	147,953	288,767	-	135	277,180	384,531
<i>Other revenue</i>																
Rental income	139	86	178	180	-	-	24,970	24,209	993	1,068	-	-	14	-	26,294	25,543
Service and administration charges	5,757	6,446	-	-	-	-	-	-	-	-	-	-	-	-	5,757	6,446
Interest income	-	-	-	-	2,531	2,335	-	-	-	-	-	-	-	-	2,531	2,335
Gain on disposal of other investments	-	157	-	-	-	-	-	-	-	-	-	-	-	-	-	157
	5,896	6,689	178	180	2,531	2,335	24,970	24,209	993	1,068	-	-	14	-	34,582	34,481
Total revenue	104,603	69,489	497	205	3,015	2,683	30,567	38,785	25,113	18,948	147,953	288,767	14	135	311,762	419,012

A11 Subsequent Events

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

On 9 April 2020, TA Antarabangsa Limited, a wholly-owned subsidiary of the Group, was placed under voluntary liquidation pursuant to the BVI Business Companies Act, 2004.

On 27 July 2020, the liquidation process was completed and TA Antarabangsa Limited was effectively dissolved.

A12 Changes in the Composition of the Group

There were no changes in the composition of the Group during the current financial period, except as disclosed below:-

Voluntary liquidation of TA Antarabangsa Development Limited

On 27 May 2020, TA Antarabangsa Development Limited, a 60.17% owned subsidiary of the Group, was placed under voluntary liquidation pursuant to the BVI Business Companies Act, 2004.

On 16 June 2020, the liquidation process was completed and TA Antarabangsa Development Limited was effectively dissolved.

The dissolution of the subsidiary does not have significant financial and operation effect to the Group, other than a loss on liquidation amounted to RM5.98 million during the current financial period.

A13 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 2019.

A14 Commitments

The amount of capital commitments not provided for as at 30 June 2020 were as follow:

	RM'000
Approved and contracted for:-	
- Property, plant and equipment	15,340
- Investment properties	21,845
	<u>37,185</u>

PART A: EXPLANATORY NOTES PURSUANT TO MFRS 134
A15 Financial Instruments
(i) Accounting classifications

The following table shows the carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

30 June 2020 <i>In RM'000</i>	Carrying amount					Total	Fair value			
	Mandatorily at FVTPL	FVOCI - equity instrument	FVOCI - debt instrument	Financial assets at amortised cost	Financial liabilities at amortised cost		Level 1	Level 2	Level 3	Total
Financial assets measured at fair value										
Investment in quoted shares	310,644	-	-	-	-	310,644	310,644	-	-	310,644
Investment in unquoted shares	-	2,745	-	-	-	2,745	-	-	2,745	2,745
Investment in unquoted bonds	22,584	-	78,516	-	-	101,100	-	101,100	-	101,100
Investment in quoted unit trusts	1,768	-	-	-	-	1,768	-	1,768	-	1,768
Investment in unquoted securities	361,977	-	-	-	-	361,977	-	361,977	-	361,977
Derivatives	86	-	-	-	-	86	-	86	-	86
	697,059	2,745	78,516	-	-	778,320	310,644	464,931	2,745	778,320
Financial assets not measured at fair value										
Financial receivables	-	-	-	50,973	-	50,973	-	-	-	-
Trade receivables and other receivables **	-	-	-	527,930	-	527,930	-	-	-	-
Cash and bank balances	-	-	-	1,041,623	-	1,041,623	-	-	-	-
Other investment	-	-	-	3,358	-	3,358	-	-	-	-
	-	-	-	1,623,884	-	1,623,884	-	-	-	-
Financial liabilities measured at fair value										
Derivatives	1,047	-	-	-	-	1,047	-	1,047	-	1,047
	1,047	-	-	-	-	1,047	-	1,047	-	1,047
Financial liabilities not measured at fair value										
Trade payables and other payables **	-	-	-	-	538,223	538,223	-	-	-	-
Lease liabilities	-	-	-	-	1,608	1,608	-	-	-	-
Borrowings - non-current	-	-	-	-	525,833	525,833	-	-	542,514	542,514
Borrowings - current	-	-	-	-	1,794,898	1,794,898	-	-	-	-
	-	-	-	-	2,860,562	2,860,562	-	-	542,514	542,514

** Other receivables and other payables that are not financial assets and not financial liabilities are not included.

PART A: EXPLANATORY NOTES PURSUANT TO MFRS 134
A15 Financial Instruments (continued)
(i) Accounting classifications (continued)

31 December 2019 <i>In RM'000</i>	Carrying amount					Total	Fair value			
	Mandatorily at FVTPL	FVOCI - equity instrument	FVOCI - debt instrument	Financial assets at amortised cost	Financial liabilities at amortised cost		Level 1	Level 2	Level 3	Total
Financial assets measured at fair value										
Investment in quoted shares	207,692	-	-	-	-	207,692	207,692	-	-	207,692
Investment in unquoted shares	-	2,745	-	-	-	2,745	-	-	2,745	2,745
Investment in unquoted bonds	44,861	-	101,961	-	-	146,822	-	146,822	-	146,822
Investment in quoted unit trusts	23,230	-	-	-	-	23,230	-	23,230	-	23,230
Investment in unquoted securities	76,929	-	-	-	-	76,929	-	76,929	-	76,929
Derivatives	839	-	-	-	-	839	-	839	-	839
	353,551	2,745	101,961	-	-	458,257	207,692	247,820	2,745	458,257
Financial assets not measured at fair value										
Financial receivables	-	-	-	48,944	-	48,944	-	-	-	-
Trade receivables and other receivables **	-	-	-	284,879	-	284,879	-	-	-	-
Cash and bank balances	-	-	-	1,174,429	-	1,174,429	-	-	-	-
Other investment	-	-	-	51,238	-	51,238	-	-	-	-
	-	-	-	1,559,490	-	1,559,490	-	-	-	-
Financial liabilities measured at fair value										
Derivatives	1,251	-	-	-	-	1,251	-	1,251	-	1,251
	1,251	-	-	-	-	1,251	-	1,251	-	1,251
Financial liabilities not measured at fair value										
Trade payables and other payables **	-	-	-	-	324,798	324,798	-	-	-	-
Lease liabilities	-	-	-	-	2,381	2,381	-	-	-	-
Borrowings - non-current	-	-	-	-	540,923	540,923	-	-	544,033	544,033
Borrowings - current	-	-	-	-	1,383,947	1,383,947	-	-	-	-
	-	-	-	-	2,252,049	2,252,049	-	-	544,033	544,033

** Other receivables and other payables that are not financial assets and not financial liabilities are not included.

A15 Financial Instruments (continued)**(ii) Fair values****(a) Financial instruments measured at fair value**

Financial assets at FVTPL and FVOCI are measured at fair value at different measurement hierarchies (i.e. Level 1, 2 and 3). The hierarchies reflect the level of objectiveness of inputs used when measuring the fair value.

(i) Level 1: Quoted prices (unadjusted) of identical assets in active markets

Quoted shares are measured at Level 1. The fair value of quoted shares is determined directly by reference to their published market bid prices as at 30 June 2020 and 31 December 2019.

(ii) Level 2: Inputs other than at quoted prices included within Level 1 that are observable for the assets, either directly (prices) or indirectly (derived from prices)

Quoted unit trust, unquoted bonds, structured securities and derivatives are measured at Level 2.

Quoted unit trusts

The quoted unit trusts are valued based on Net Asset Value (NAV) of the fund, as reported by the managers of such funds.

Unquoted bonds

The fair values of unquoted bonds are obtained from financial institutions and are determined based on market observable inputs at reporting date.

Structured securities

The fair values of unquoted structured securities are estimated by considering inter-relationship between volatility and correlation in discounted cash flows and option pricing by financial institutions.

Derivatives (comprising geared equity accumulators, decumulators, forward exchange contracts and stock options)

The fair values of geared equity accumulators and decumulators are estimated by considering primarily on knockout percentage, discount percentage, variability of the underlying stock, and the overall market trends, commonly used by financial institutions.

The fair values of forward exchange contracts are estimated by incorporating various inputs such as the credit quality of counterparties, and foreign exchange spot and forward rates.

The fair values of stock options are estimated based on Black-Scholes model and market-implied volatility, taking into consideration variables such as expected life of options, risk-free interest rate and expected dividend yield.

There were no transfers between Level 1 and Level 2 during the current period ended 30 June 2020.

A15 Financial Instruments (continued)
(ii) Fair values (continued)
(a) Financial instruments measured at fair value (continued)
(iii) Level 3: Inputs for the assets that are not based on observable market data

Unquoted shares are measured at Level 3.

Unquoted shares

The fair values of unquoted shares are based on the adjusted net asset method by reference to the fair value of the assets and liabilities of the investee.

Reconciliation of Level 3 fair values

<i>In RM'000</i>	Unquoted shares
Balance at 1 January 2020/30 June 2020	2,745

(b) Financial instruments not measured at fair value

Non-current bank loans are valued using discounted cash flows based on the current market rate of borrowing of respective Group entities at the reporting date.

The carrying amount of other financial assets and financial liabilities at amortised cost are reasonable approximation of their fair values.

B1 Performance Analysis of the Group's Operating Segments

	CURRENT YEAR QUARTER 30 JUNE 2020 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 30 JUNE 2019 RM'000
Revenue	104,230	189,879
Other income	13,981	33,366
Net loss from investments in securities		
- Net fair value loss	(128,260)	(62,682)
- Interest income	23,455	25,778
- Gross dividend income	779	2,297
- Net gain on disposal/redemption	9,132	3,743
	(94,894)	(30,864)
Operating expenses		
- Amortisation and depreciation	(25,080)	(24,709)
- Property development expenditure recognised as expense	(5,878)	(8,491)
- Cost of inventories	(5,455)	(10,173)
- Remisiers', agents' and futures brokers' commissions	(25,143)	(16,909)
- Hotel operational and personnel cost	(33,020)	(104,969)
- Personnel cost and others	(37,138)	(35,286)
- Net reversal of impairment loss on investment securities	158	59
- Net impairment loss of impairment loss on receivables	(4)	(349)
- Loss on disposal of property, plant and equipment	-	(39)
- Loss on liquidation of a subsidiary	(5,978)	-
- Foreign exchange gain, net	92,863	14,756
	(44,675)	(186,110)
Finance income	3,233	8,351
Finance costs	(14,772)	(16,016)
Share of results in associates	(111)	(115)
Share of results in joint venture	-	6
Loss before tax	(33,008)	(1,503)

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

The Group reported revenue of RM104.2 million and loss before tax of RM33.0 million for the current year second quarter as compared to revenue of RM189.9 million and loss before tax of RM1.5 million reported in the previous year's corresponding quarter.

For the current period-to-date, the Group achieved revenue of RM311.8 million and loss before tax of RM251.1 million, as compared to revenue of RM419.0 million and profit before tax of RM215.8 million in the previous year corresponding period.

Despite higher profit contribution from the broking, credit and lending and property investment divisions, the results for the current year second quarter and period-to-date dropped as compared to the preceding year's corresponding period mainly attributable to losses from the investment holding and hotel operations divisions.

The performance of the Group for this quarter is as analysed below: -

Broking and financial services

Profit before tax of the broking and financial services division increased from RM4.7 million in the previous year second quarter to RM14.3 million in the current year second quarter.

For the current period-to-date, this division reported profit before tax of RM21.3 million, as compared to profit before tax of RM10.6 million in the preceding year's period-to-date.

This increase in profit before tax of the current year was mainly due to increase in brokerage income.

Investment holding and others

Investment holding and others division reported loss before tax of RM40.0 million in the current year second quarter, as compared to loss before tax of RM36.7 million in the previous year corresponding quarter.

Despite higher foreign exchange gain on translation of CAD and AUD denominated balances, the Group reported loss before tax in the current year second quarter mainly due to lower finance income, higher finance cost and fair value loss on investments in securities, resulted from the sharp decline in the worldwide stock markets affected by COVID-19.

For the current period-to-date, this division reported loss before tax of RM245.1 million, as compared to gain before tax of RM143.7 million in the preceding year's period-to-date.

In addition to fair value loss on investments in securities, the Group reported foreign exchange gain on translation of CAD and AUD denominated balances, loss on liquidation of a subsidiary, lower finance income and higher finance cost, which explained the loss before tax for the current period-to-date.

B1 Performance Analysis of the Group's Operating Segments (continued)***Credit and lending***

For the current year's second quarter, credit and lending division reported profit before tax of RM0.8 million as compared to profit before tax of RM0.5 million in the previous year's corresponding quarter.

The increase in current year second quarter profit before tax was mainly due to the increase in interest income.

For the current period-to-date, this division reported profit before tax of RM2.2 million, as compared to loss before tax of RM1.4 million in the preceding year's period-to-date.

In addition to higher interest income, the increase in the current period-to-date profit before tax was mainly attributable to foreign exchange gain on translation of CAD denominated balances.

Property investment

Property investment division reported profit before tax of RM3.7 million in the current year's second quarter, as compared to profit before tax of RM1.9 million in the previous year's corresponding quarter.

For the current period-to-date, this division reported profit before tax of RM7.7 million, as compared to profit before tax of RM3.4 million in the preceding period.

The increase in current year profit before tax was mainly due to lower finance cost and higher net rental income contributed by a property in Canada.

Property development

Property development division reported profit before tax of RM0.3 million in the current year's second quarter, as compared to profit before tax of RM16.2 million in previous year's corresponding quarter.

Profit before tax in the current year's second quarter was mainly attributable to profit recognition from the Alix Residences and Damansara Avenue projects in Kuala Lumpur. Higher profit before tax was reported in the previous year corresponding quarter due to profit recognition from the Australia development project and income from refund of stamp duty in relation to disposal of properties in Australia.

In the absence of development profit from the Australia project, the Group reported a lower profit before tax of RM1.4 million in the current period-to-date, as compared to profit before tax of RM14.3 million in the preceding period-to-date.

B1 Performance Analysis of the Group's Operating Segments (continued)*Hotel operations*

Hotel operations division registered net operating loss (excluding foreign exchange loss) of RM40.7 million in the current year's second quarter, as compared to net operating profit (excluding foreign exchange gain) of RM12.7 million in the previous year's corresponding quarter.

For the current period-to-date, this division reporting net operating loss of RM13.3 million (excluding foreign exchange loss), as compared to net operating profit of RM43.8 million (excluding foreign exchange gain).

As countries impose restrictions and curbs on travel to stem the spread of COVID-19, hotel occupancies dropped significantly. The adverse impact on hotel revenue, partially mitigated by lower cost resulted from the Group's tight cost-control measures, government subsidies and fair value gain on derivatives, had caused the current year drop in net operating profit.

Foreign exchange translation on THB denominated balances against USD has also affected the hotel operations division performance with a gain of RM33.8 million gain in the current year second quarter, as compared to gain of RM7.6 million in the preceding year corresponding quarter, and loss of RM14.5 million in the current year period-to-date, as compared to gain of RM12.8 million in the preceding period-to-date.

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

The Group reported loss before tax of RM33.0 million in the current year second quarter as compared to loss before tax of RM218.1 million in the preceding quarter. Improved results of the current year second quarter were mainly due to the reduced fair value loss on investments in securities, increase in brokerage income and foreign exchange gain resulted from translation of THB denominated balances against USD, and translation of AUD and CAD balances against RM.

B3 Prospects for the current financial year

The COVID-19 has clouded the near-term outlook for the global economy, pushing multi-lateral agencies including the International Monetary Fund, the World Bank and the OECD to lower their respective GDP projections. Although the scale of the setback is highly uncertain, an escalation in the COVID-19 outbreak could cut global economic growth in half and plunge several countries into recession this year with China remaining the focal point of the economic damage. Against a backdrop of already weak GDP growth, the economies of Japan and the euro-zone could slide into recession this year, while failure in the UK's post-Brexit trade talks with the EU also represented a significant downside risk. Synchronized global cooperation is needed to cope with the crisis. Central banks world-wide are signaling a new effort to cushion the impact of COVID-19 on the global economy. The challenge for central bankers is that they are running low on firepower after a slew of stimulus measures were unleashed in recent years to protect economies from trade wars, geopolitical tensions and the impact of low inflation. With its international business stretching from Australia to Asia and Canada, the Group as a whole is not spared from these anticipated weak GDP growth and economic challenges. As the Group's revenue is mainly derived from property and hospitality sectors spanning across 6 countries, Malaysia, Australia, Singapore, China, Thailand and Canada, the general economic outlook of these countries, the global economic trend and the impact of COVID-19 on various business industries will charter the future prospects, sustainability and viability of the Group's property development, property investment and hospitality business. The outbreak of COVID-19 is expected to cause unprecedented disruptions and negative impact to the various business sectors within the Group during this financial year. The prospects for each business division are summarised below: -

Broking and financial services

Investor sentiment was very fragile in the first four months of 2020 due to the COVID-19. The wide spread of COVID-19 globally has restricted free mobility and caused lock-downs, move restrictions and curfews resulting in various businesses to close indefinitely. The various stimulus measures announced by various government globally failed to lift market sentiment in financial markets around the globe, and such has further impacted the already soft economy.

The Group expects the financial market sentiment to improve in the second half of 2020 as the COVID-19 curve starts to flatten and certain business industry starts to strengthen following massive monetary and fiscal stimulus measures implemented by the central banks and key trading nations. The global economy is expected to improve if COVID-19 could be contained in the near future or when a vaccine is found. As such, the Group will continue to practice prudent risk management to meet challenges ahead whilst continuing to enhance our products to be competitive and improve market share.

The Group expect its Corporate Finance teams to continue contributing to its fee-based income by providing comprehensive financial advisory services and also contributions from its pool of proprietary traders. With the opening of latest branch in Johor Bahru on 1 November 2019, the Group has ten branches throughout Malaysia to seize the market recovery opportunities and the Group will continue to look for suitable locations to further its branch network.

B3 Prospects for the current financial year (continued)***Credit and lending***

The FY2020 is expected to be challenging for the credit and lending division. However, the division will strive to increase financing activities by providing short and medium-term loans to corporate clients who wish to expand their business and individual clients for expansion of their investment portfolio. The Group's financial packages are customised to the needs of clients with flexible repayment terms at competitive interest rate and pricing.

Property investment

The Group's portfolio of office, retail & commercial units in our investment property business provides stable recurring rental income to the Group. Despite disruptions caused by COVID-19 where the Group expects to face reduction in rental revenue in countries like Malaysia and Canada pursuant to the respective government directives to offer reduction in rental, the Group expects the business to contribute to higher earnings and yield soon as the Group completes the retail components in its property development projects. The Group also anticipates a recovery and progressive increase in rental revenue upon completion of the upgrading works in Menara TA One, Kuala Lumpur.

Property development

The property development activities of the Group in Malaysia are also negatively impacted by the COVID-19, resulting in lacklustre sales, additional time required to complete projects, additional overhead expenses and other expenses in managing the risks of COVID-19 at its construction sites. Although all these additional expenses and costs may put a strain on the profitability of the Group's property development earnings for the FY2020, nevertheless, the Group will continue to be dedicated to its reputation and brand by developing high-quality real estate products and services in its various projects that will enrich people and the communities where its development projects are constructed.

Hotel operations

Hotel operations for the FY2020 is expected to be negatively impacted by COVID-19 as it rapidly spread across the globe, disrupting global travel and supply chains and adversely impacted global commercial activity. As the Group's hotels operate on a global platform, any changes in global, national, or regional economies and governmental policies (in areas such as trade, travel, immigration, healthcare and related issues) due to COVID-19 will materially impact the Group's hotel performances if these conditions extend longer than anticipated, or in other circumstances that are not able to predict or mitigate. The current decreases in travel resulting from weak economic conditions, changes in energy prices and currency values, heightened travel security measures, disruptions in air travel, and concerns over COVID-19 infection has caused three of the Group's hotels to be closed temporarily. With the decline in hotels revenue during this COVID-19, the Group took steps to reduce operating costs and increase efficiency. Even though the Group's hotels may eventually reopen for business in the later part of year 2020, the overall hotels' performance depending on the market outlook of the respective countries, may take some time to stabilize and recover to their pre-COVID-19 performance levels. With the uncertainty of the aftermath of COVID-19, the Group is uncertain what the future holds for the travel and hospitality industry and hotels as it is not known exactly when travellers will be back in force.

B3 Prospects for the current financial year (continued)
Hotel operations (continued)

However, together with the Group's hotel operators, the Group will prepare for the months and years ahead in a post COVID-19 world as history has shown us that travel is one of the world's most resilient industries and we are certain that the travellers will be back to our hotels as soon as economies and international borders starts to open up. Given time, the Group's hotels will recover its loss grounds due to COVID-19 and start contributing effectively to the Group's future financial performance.

Barring any unforeseen circumstances, the Group's financial performance is expected to be challenging for the financial year ending 31 December 2020.

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
Current tax expense		
Malaysian - current year	6,039	8,046
- prior year	1,168	1,168
Foreign - current year	3,513	7,540
- prior year	1,984	1,984
Deferred tax expense		
Origination and reversal of temporary differences	(1,516)	(2,980)
	11,188	15,758

Income tax is calculated at the Malaysian statutory tax rate of 24% (2019: 24%) of the estimated assessable profit for the period. Taxation for the other jurisdictions is calculated at the rates prevailing in the respective jurisdictions.

The current quarter and year-to-date effective tax rate of the Group was higher than the Malaysian statutory tax rate mainly due to the expenses incurred by certain subsidiaries not allowable for tax purpose.

B6 Corporate Proposals

There is no corporate proposal announced or not completed by the Group as at the date of this report, except as disclosed below: -

On 12 February 2020, the Company announced the following: -

- (i) the Company proposed to acquire additional interest in TA Global Bhd (“TAG”) via a proposed conditional voluntary take-over offer (“Proposed VGO”) to acquire up to 2,119,389,362 ordinary shares in TAG (“Offer Shares”), representing up to 39.83% equity interest in TAG, for a consideration of RM0.28 per Offer Share, which shall be satisfied by way of the following:
 - (a) a cash consideration of RM0.28 for every 1 Offer Share surrendered (“Cash Option”); or
 - (b) a share exchange based on an exchange ratio of 0.4211 new ordinary share in TAE “(TAE Shares)” (“Consideration Shares”) to be issued at an issue price of RM0.665 each for every 1 Offer Share surrendered; and
- (ii) the Company proposed to issue up to 550,539,554 new ordinary shares (“Subscription Shares”) at an issue price of RM0.665 each to be subscribed by Datuk Tiah Thee Kian to fund the Cash Option pursuant to the Proposed VGO (“Proposed Subscription”).

The Proposed VGO is conditional upon the following:

- (i) approval of Bursa Malaysia Securities Berhad for the listing of and quotation for the Consideration Shares and Subscription Shares on the Main Market of Bursa Securities; and
- (ii) approval of the non-interested shareholders of the Company in relation to the Proposed VGO and the Proposed Subscription at an extraordinary general meeting of the Company to be convened.

B7 Group Borrowings and Debt Securities

Total Group borrowings as at 30 June 2020 were as follows: -

	Secured RM'000	Unsecured RM'000	Total RM'000
<u>Long term borrowings</u>			
Term loans	521,761	-	521,761
Bridging loan	4,072	-	4,072
	<u>525,833</u>	<u>-</u>	<u>525,833</u>
<u>Short term borrowings</u>			
Term loans	92,290	-	92,290
Revolving credits	175,020	232,750	407,770
Bridging loans	22,966	-	22,966
Bank overdraft	11,168	-	11,168
Other short-term loans	1,260,704	-	1,260,704
	<u>1,562,148</u>	<u>232,750</u>	<u>1,794,898</u>
Total borrowings	<u>2,087,981</u>	<u>232,750</u>	<u>2,320,731</u>

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

	Long term borrowings RM'000	Short term borrowings RM'000	Total RM'000
Ringgit Malaysia ("RM")	4,072	470,733	474,805
Canadian Dollar ("CAD")	222,047	233,691	455,738
Singapore Dollar ("SGD")	299,714	-	299,714
United States Dollar ("USD")	-	1,031,599	1,031,599
Euro ("EUR")	-	58,875	58,875
Total borrowings	<u>525,833</u>	<u>1,794,898</u>	<u>2,320,731</u>

B8 Material Litigation

As at 19 August 2020, there were no changes in material litigation since the last financial year ended 31 December 2019.

B9 Dividend

No dividend was declared as at the date of this announcement.

B10 Disclosure of derivatives

The Group has entered into geared equity accumulators, decumulators, forwards and options 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 techniques as stated in **B8(ii)(a)(ii)**. 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 RM'000	Fair value liability RM'000
Forward Exchange Contract - Less than 1 year	324,641	-	(1,047)
Stock Options - Less than 1 year	50,650	86	-

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 30 June 2020	PRECEDING YEAR CORRESPONDING QUARTER 30 June 2019	CURRENT YEAR TO DATE 30 June 2020	PRECEDING YEAR TO DATE 30 June 2019
Basic earnings per share				
(Loss)/Profit for the period - attributable to owners of the Company (RM'000)	(42,034)	(18,534)	(190,669)	144,570
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)	(2.46)	(1.08)	(11.14)	8.44

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
 26 August 2020