

INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 31 MAY 2018

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CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE SECOND QUARTER ENDED 31 MAY 2018

The figures have not been audited.

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter 31.05.2018 RM'000	Preceding Year Corresponding Quarter 31.05.2017 RM'000	Current Year To Date 31.05.2018 RM'000	Preceding Year Corresponding Period 31.05.2017 RM'000
Revenue	21,564	24,913	51,010	55,188
Cost of sales	(15,315)	(14,909)	(34,601)	(33,826)
Gross profit	<u>6,249</u>	<u>10,004</u>	<u>16,409</u>	<u>21,362</u>
Other income	6,852	6,715	13,480	10,671
Marketing and promotion expenses	(1,572)	(960)	(3,473)	(2,742)
Administrative expenses	(5,194)	(4,616)	(13,704)	(11,367)
Finance costs	(938)	(750)	(2,032)	(1,337)
Profit before tax	<u>5,397</u>	<u>10,393</u>	<u>10,680</u>	<u>16,587</u>
Tax expense	(1,917)	(2,886)	(3,503)	(4,847)
Profit for the period	<u>3,480</u>	<u>7,507</u>	<u>7,177</u>	<u>11,740</u>
Other comprehensive income (net of tax)	-	-	-	-
Total comprehensive income for the period	<u><u>3,480</u></u>	<u><u>7,507</u></u>	<u><u>7,177</u></u>	<u><u>11,740</u></u>
Profit attributable to :				
Owners of the parent	<u><u>3,480</u></u>	<u><u>7,507</u></u>	<u><u>7,177</u></u>	<u><u>11,740</u></u>
Total comprehensive income attributable to :				
Owners of the parent	<u><u>3,480</u></u>	<u><u>7,507</u></u>	<u><u>7,177</u></u>	<u><u>11,740</u></u>
Basic earnings per ordinary share (sen)	<u><u>3.48</u></u>	<u><u>7.51</u></u>	<u><u>7.18</u></u>	<u><u>11.74</u></u>

(The Condensed Consolidated Statement of Profit Or Loss And Other Comprehensive Income should be read in conjunction with the Audited Financial Statements for the financial year ended 30 November 2017 and the accompanying explanatory notes attached to this interim financial report)

NOTES TO THE CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

Total comprehensive income for the period is arrived at after charging/(crediting) the following items:

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter 31.05.2018 RM'000	Preceding Year Corresponding Quarter 31.05.2017 RM'000	Current Year To Date 31.05.2018 RM'000	Preceding Year Corresponding Period 31.05.2017 RM'000
Fair value gain on investment properties	(6,442)	(6,434)	(12,605)	(9,997)
Interest income	(97)	(110)	(241)	(406)
Other income	(313)	(143)	(634)	(240)
Interest expenses	938	750	2,032	1,337
Depreciation	330	339	658	685
Gain on disposal of property, plant and equipment	-	(28)	-	(28)

Save as disclosed above and in the Condensed Consolidated Statement of Profit Or Loss And Other Comprehensive Income, the other items required by Bursa Malaysia Securities Berhad Main Market Listing Requirements, Chapter 9, Appendix 9B are not applicable to the Group.

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 MAY 2018

	(Unaudited) As At End Of Current Quarter 31.05.2018 RM'000	(Audited) As At Preceding Financial Year End 30.11.2017 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	3,431	3,790
Investment properties	72,267	52,867
Land held for property development	54,221	54,221
Deferred tax assets	518	646
	<u>130,437</u>	<u>111,524</u>
Current assets		
Property development costs	108,678	104,878
Inventories	94,849	108,038
Trade and other receivables	113,073	105,030
Current tax assets	18	12
Cash and cash equivalents	25,712	7,908
	<u>342,330</u>	<u>325,866</u>
Non-current assets held for sale	28,962	28,962
TOTAL ASSETS	<u><u>501,729</u></u>	<u><u>466,352</u></u>
EQUITY AND LIABILITIES		
Equity attributable to owners of the parent		
Share capital	100,124	100,124
Retained profits	231,727	224,550
Total equity	<u>331,851</u>	<u>324,674</u>
Non-current liabilities		
Borrowings	59,434	53,445
	<u>59,434</u>	<u>53,445</u>
Current liabilities		
Provision for liabilities	374	374
Trade and other payables	88,591	58,692
Borrowings	18,910	26,408
Current tax liabilities	2,569	2,759
	<u>110,444</u>	<u>88,233</u>
Total liabilities	<u>169,878</u>	<u>141,678</u>
TOTAL EQUITY AND LIABILITIES	<u><u>501,729</u></u>	<u><u>466,352</u></u>
Net assets per share attributable to owners of the parent (RM)	<u>3.32</u>	<u>3.24</u>

(The Condensed Consolidated Statement Of Financial Position should be read in conjunction with the Audited Financial Statements for the financial year ended 30 November 2017 and the accompanying explanatory notes attached to this interim financial report)

CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE SECOND QUARTER ENDED 31 MAY 2018

The figures have not been audited.

	Current Year-To- Date 31.05.2018 RM'000	Preceding Corresponding Period 31.05.2017 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	10,680	16,587
Adjustments for :-		
Fair value gain on investment properties	(12,605)	(9,997)
Depreciation of property, plant and equipment	658	685
Gain on disposal of property, plant and equipment	-	(28)
Interest income	(241)	(406)
Interest expense	2,032	1,337
Operating profit before changes in working capital	<u>524</u>	<u>8,178</u>
Changes in working capital :		
Property development costs	(3,800)	(11,581)
Inventories	6,393	7,394
Trade and other receivables	(7,935)	(6,781)
Trade and other payables	29,899	15,891
Cash generated from operations	<u>25,081</u>	<u>13,101</u>
Tax paid	(3,570)	(3,126)
Tax refunded	-	935
Net cash from operating activities	<u>21,511</u>	<u>10,910</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received	134	316
Proceeds from disposal of property, plant and equipment	-	28
Purchase of property, plant and equipment	(47)	(92)
Net cash from investing activities	<u>87</u>	<u>252</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Drawdown of borrowings	6,685	5,026
Interest paid	(2,032)	(1,337)
Repayment of borrowings	(1,266)	(21,574)
Repayment of finance lease creditors	(354)	(418)
Net cash from/(used in) financing activities	<u>3,033</u>	<u>(18,303)</u>
Net increase/(decrease) in cash and cash equivalents	24,631	(7,141)
Cash and cash equivalents at beginning of year	1,055	10,888
Cash and cash equivalents at end of period	<u>25,686</u>	<u>3,747</u>

(The Condensed Consolidated Statement Of Cash Flows should be read in conjunction with the Audited Financial Statements for the financial year ended 30 November 2017 and the accompanying explanatory notes attached to this interim financial report)

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

The figures have not been audited.

	Share capital RM'000	Share premium RM'000	Retained earnings RM'000	Total equity RM'000
As at 1 December 2017	100,124	-	224,550	324,674
Profit for the financial period	-	-	7,177	7,177
Other comprehensive income, net of tax	-	-	-	-
Total comprehensive income	-	-	7,177	7,177
As at 31 May 2018	100,124	-	231,727	331,851
As at 1 December 2016	100,000	124	201,082	301,206
Profit for the financial period	-	-	11,740	11,740
Other comprehensive income, net of tax	-	-	-	-
Total comprehensive income	-	-	11,740	11,740
Transfer pursuant to Companies Act, 2016*	124	(124)		
As at 31 May 2017	100,124	-	212,822	312,946

* With the Companies Act 2016 ("New Act") coming into effect on 31 January 2017, the credit standing in the share premium account of RM124,000 has been transferred into the share capital account. Pursuant to the subsection 618 (3) of the New Act, the Group may exercise the right to use the credit amounts being transferred from the share premium account within 24 months after the commencement of the New Act.

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the financial year ended 30 November 2017 and the accompanying explanatory notes attached to this interim financial report)

A. NOTES TO THE INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 31 MAY 2018
A1. Basis of Preparation

The unaudited interim financial report has been prepared in accordance with *FRS 134 : Interim Financial Reporting* and *Chapter 9 Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad*.

The unaudited interim financial report should be read in conjunction with the audited financial statements of the Group for the year ended 30 November 2017. The explanatory notes attached to the unaudited interim financial report provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 30 November 2017.

A2. Changes in Accounting Policies

On 8 September 2015, the Malaysian Accounting Standards Board ('MASB') announced that the effective date of MFRS 15 *Revenue from Contracts with Customers* will be deferred to annual periods beginning on or after 1 January 2018. As a result, the effective date for Transitioning Entities (TEs) to apply the Malaysian Financial Reporting Standards (MFRSs) will also be deferred to annual periods beginning on or after 1 January 2018.

Accordingly, as a transitioning entity as defined by the MASB, the Group has elected to continue to apply the FRS Framework up until its financial year ending 30 November 2018 and will adopt the MFRS Framework that were issued by the MASB for the financial year ending 30 November 2019.

The accounting policies and methods of computation adopted by the Group are consistent with those adopted in the preparation of the audited financial statements for the year ended 30 November 2017 except for the adoption of the following new/revised FRSs, amendments to FRSs, IC Interpretations and Amendments to Interpretations:

Effective for annual financial period beginning on or after 1 January 2017

Amendments to FRS 112 <i>Recognition of Deferred Tax Assets for Unrealised Losses</i>	1 January 2017
Amendments to FRS 107 <i>Disclosure Initiative</i>	1 January 2017
Amendments to FRS 12 <i>Annual Improvements to MFRS Standards 2014 - 2016 Cycle</i>	1 January 2017

The above Amendments to FRSs and IC Interpretation are expected to have no significant impact on the financial performance and position of the Group.

A3. Audit Report Of Preceding Annual Financial Statements

The auditor's report for the financial statements for the year ended 30 November 2017 was not subject to any qualification.

A4. Seasonality or Cyclicity of Operations

The operations of the Group were not substantially affected by any seasonal or cyclical factors.

A5. Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flows

There were no unusual items for the current financial year to date.

A6. Material Changes in Estimates

There were no material changes in estimates of amounts reported in prior interim periods of the current financial year or changes in estimates of amounts reported in prior financial years that give rise to a material effect in the current interim period.

A7. Changes in Debt and Equity Securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities for the current financial year to date.

A8. Dividends Paid

There were no payment of dividend during the current quarter and financial year to date.

A9. Segmental Information

The segment analysis for the current financial year to date is set out below: -

6 months period ended 31 May 2018	Property Development RM'000	Investment Holding RM'000	Others RM'000	Total RM'000
Total revenue	50,932	-	316	51,248
Inter-segment revenue	-	-	(238)	(238)
Revenue from external customers	50,932	-	78	51,010
Interest Income	126	165	-	291
Finance costs	(1,654)	(428)	-	(2,082)
	(1,528)	(263)	-	(1,791)
Inter-segment income	-	(50)	-	(50)
Inter-segment finance	50	-	-	50
Net finance expense	(1,478)	(313)	-	(1,791)
Depreciation	623	35	-	658
Segment profit before income tax	12,791	(2,014)	(194)	10,583
Taxation	(3,503)	-	-	(3,503)
Segment profit after income tax	9,288	(2,014)	(194)	7,080

A9. Segmental Information (continued)

6 months period ended 31 May 2017	Property Development RM'000	Investment Holding RM'000	Others RM'000	Total RM'000
Total revenue	55,149	-	364	55,513
Inter-segment revenue	-	-	(325)	(325)
Revenue from external customers	55,149	-	39	55,188
Interest Income	406	421	-	827
Finance costs	(1,277)	(481)	-	(1,758)
	(871)	(60)	-	(931)
Inter-segment income	-	(421)	-	(421)
Inter-segment finance	421	-	-	421
Net finance expenses	(450)	(481)	-	(931)
Depreciation	638	47	-	685
Segment profit before income tax	17,557	(927)	(113)	16,517
Taxation	(4,847)	-	-	(4,847)
Segment profit after income tax	12,710	(927)	(113)	11,670

Reconciliation of reportable segment profit or loss to the Group's corresponding amounts are as follows :-

Profit for the financial period	31.05.2018 RM'000	31.05.2017 RM'000
Total profit for the reportable segment	10,583	16,517
Elimination of inter-segment profits	97	70
Profit before tax	10,680	16,587
Taxation	(3,503)	(4,847)
Profit for the financial period	7,177	11,740

Segmental reporting by geographical locations has not been presented as all the activities of the Group's operations are carried out in Malaysia only.

A10. Valuation of Property, Plant and Equipment

The valuations of the Group's property, plant and equipment have been brought forward without amendment from the latest audited annual financial statements.

Additional investment properties of the Group were recognised in the current financial quarter and are measured at fair value. The recognition of the said investment properties at fair value resulted in an additional fair value gain of RM6.442 million for the current quarter and RM12.605 million for the financial year to date.

A11. Material Events Subsequent to the end of the Interim Period

Save as disclosed under B8, there are no material events subsequent to the end of the financial quarter under review.

A12. Changes in Composition of the Group

There were no changes in the composition of the Group for the current financial year to date.

A13. Changes in Contingent Assets or Contingent Liabilities

There were no contingent assets and contingent liabilities since the last annual reporting date.

A14. Commitments

	31.05.2018	31.05.2017
	RM'000	RM'000
Capital expenditure in respect of purchase of land held for property development:		
Contracted but not provided	279,000	-

A15. Significant Related Party Transactions

There were no related party transactions for the current financial year to date.

B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (PART A OF APPENDIX 9B)
B1. Review of Performance

	INDIVIDUAL QUARTER			CUMULATIVE QUARTER		
	Current Year Quarter 31.05.2018 RM'000	Preceding Year Corresponding Quarter 31.05.2017 RM'000	Changes %	Current Year To Date 31.05.2018 RM'000	Preceding Year Corresponding Period 31.05.2017 RM'000	Changes %
Revenue	21,564	24,913	(13)	51,010	55,188	(8)
Gross profit	6,249	10,004	(38)	16,409	21,362	(23)
Profit before interest and tax	6,335	11,143	(43)	12,712	17,924	(29)
Profit before tax	5,397	10,393	(48)	10,680	16,587	(36)
Profit after tax	3,480	7,507	(54)	7,177	11,740	(39)
Profit attributable to : Owners of the parent	3,480	7,507	(54)	7,177	11,740	(39)

a. Performance of the current quarter against the preceding year corresponding quarter

The Group registered a revenue and profit before tax of RM21.6 million and RM5.4 million respectively for the current quarter under review as compared to the revenue and profit before tax of RM24.9 million and RM10.4 million respectively in the preceding year corresponding quarter.

The revenue and profit before tax were mainly derived from the property development division. The Group achieved a higher number of properties sold for the current quarter that mainly comprised of the three storey cluster houses under the *Winter Sonata* series that was recently launched in May 2018 where the contribution to revenue and profit was marginal in view of the early stage of construction progress together with the sales of the affordable homes under the Rumah Mampu Milik Johor (RMMJ) scheme where the contribution to revenue and profit was not significant.

Revenue and profit before tax decreased by 13% and 48% respectively. Revenue and profit before tax was higher in the preceding year corresponding quarter due to the contribution from the sale of One Sentral Serviced Residences, the advanced stage of completion for the 3 storey terrace houses (superlink) and the 3 storey cluster houses under the *Spring Meadow* series that were developed and sold.

b. Performance of the current financial year to date against the corresponding preceding financial year to date

For the current financial year to date, the Group recorded a revenue and profit before tax of RM51.0 million and RM10.7 million respectively as compared to the revenue and profit before tax of RM55.2 million and RM16.6 million respectively in the corresponding preceding year period.

The revenue and profit before tax were mainly derived from the property development division. The revenue and profit before tax decreased by 8% and 36% respectively. The Group achieved a higher number of properties sold for the current financial year to date that mainly comprised of the three storey cluster houses under the *Winter Sonata* series that was recently launched in May 2018 where the contribution to revenue and profit was marginal in view of the early stage of construction progress together with the sales of the affordable homes under the Rumah Mampu Milik Johor (RMMJ) scheme where the contribution to revenue and profit were not significant. The revenue and profit for the corresponding preceding financial year to date was also higher due to the contribution from the sale of One Sentral Serviced Residences and the advanced stage of completion for the three storey terrace houses (superlink) that were developed and sold.

B2. Material Changes in the Quarterly Results for the Current Quarter as compared with the Immediate Preceding Quarter

	Current Year Quarter 31.05.2018 RM'000	Immediate Preceding Quarter 28.02.2018 RM'000	Changes %
Revenue	21,564	29,446	(27)
Gross profit	6,249	10,160	(38)
Profit before interest and tax	6,335	6,377	(1)
Profit before tax	5,397	5,283	2
Profit after tax	3,480	3,697	(6)
Profit attributable to owners of the Company	3,480	3,697	(6)

For the second quarter ended 31 May 2018, the Group recorded a revenue and gross profit of RM21.6 million and RM6.3 million respectively as compared to the revenue and gross profit of RM29.4 million and RM10.2 million respectively in the immediate preceding quarter.

B2. Material Changes in the Quarterly Results for the Current Quarter as compared with the Immediate Preceding Quarter (continued)

The Group achieved a higher number of properties sold for the current quarter that mainly comprised of the three storey cluster houses under the *Winter Sonata* series that was recently launched in May 2018 where the contribution to revenue and profit was marginal in view of the early stage of construction progress together with the sales of the affordable homes under the Rumah Mampu Milik Johor (RMMJ) scheme where the contribution to revenue and profit was not significant.

The profit before tax for the current quarter increased by 2% despite a decrease in revenue by 27% in the current quarter mainly due to lower marketing and promotion expenses, administrative expenses as well as lower finance costs incurred in the current quarter.

B3. Prospects Commentary

The Group remains cautious in view of the continued stringent lending requirements by the financial institutions, the intense competition among developers and weak market sentiments.

Nevertheless, the Group expects to record improved financial results for the financial year ending 30 November 2018 as the Group via its wholly owned subsidiary, Country View Land had on 14 December 2017, entered into a conditional sale and purchase agreement to dispose of the lands in Kulim, Kedah for a total sale consideration of RM119,948,703.70. The proposed disposal is expected to be completed by the 4th quarter of the financial year ending 30 November 2018 and is expected to realise a net gain of RM74.667 million as per our announcement dated 14 December 2017.

The Group had on 30 October 2017, via Country View Resources Sdn Bhd, a wholly-owned subsidiary, entered into a conditional sale and purchase agreement with Bandar Nusajaya Development Sdn Bhd, for the proposed acquisition of a piece of land located in Mukim Pulau, District of Johor Bahru, Iskandar Puteri, measuring 163.9205 acres for a total cash consideration of RM310,000,000. This represents a strategic purchase as the land is situated in Iskandar Puteri which is in close proximity to the Group's existing on-going development project in *Taman Nusa Sentral* and will allow the Group to capitalise on its already established presence in Iskandar Puteri and Johor Bahru.

The Group expects its revenue and profit for the current financial year to be driven by the three storey cluster houses (*Spring Meadow* and *Winter Sonata* series), three storey terrace houses (superlink XL), three storey shop offices and One Sentral Serviced Residences at *Taman Nusa Sentral*, Iskandar Puteri. The Group had launched its affordable homes under the Rumah Mampu Milik Johor (RMMJ) and Perumahan Komuniti Johor (PKJ) schemes in *Taman Nusa Sentral* on 13 January 2018.

B4. Variance of Actual Profit from Forecast Profit

Not applicable as there was no profit forecast published by the Group.

B5. Taxation

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter 31.05.2018 RM'000	Preceding Year Corresponding Quarter 31.05.2017 RM'000	Current Year To Date 31.05.2018 RM'000	Preceding Year Corresponding Period 31.05.2017 RM'000
Current taxation	1,878	2,837	3,375	4,779
Over provision for prior year	-	(16)	-	(16)
Deferred taxation	39	65	128	84
	1,917	2,886	3,503	4,847

The Group's effective tax rate for the quarter and financial year to date is higher than the statutory tax rate principally due to certain expenses that are not deductible for tax purposes.

B6. Sale of Unquoted Investments and/or Properties

There were no sales of unquoted investments and/or properties for the current quarter and financial year-to-date not in the ordinary course of the Group's business.

B7. Purchase/Disposal of Quoted Securities other than Securities in Existing Subsidiaries and Associated Companies

- (a) There were no purchases or disposal of quoted securities for the current quarter and financial year to date.
- (b) There were no investments in quoted securities for the current quarter and financial year to date.

B8. Status of Corporate Proposals

Other than as disclosed below, there were no outstanding corporate proposals for the current quarter and financial year to date :-

- (I) On 30 October 2017, Country View Resources Sdn Bhd (CVRSB), a wholly-owned subsidiary, entered into a conditional Sale and Purchase agreement with Bandar Nusajaya Development Sdn Bhd (BNDSB), for the proposed acquisition of a piece of land located in Mukim Pulai, District of Johor Bahru, State of Johor measuring 163.9205 acres for a total cash consideration of RM310,000,000.

As announced on 26 June 2018, CVRSB had entered into a Supplementary Agreement with BNDSB, whereby CVRSB and BNDSB had mutually agreed to vary and/or supplement the terms of the Acquisition SPA in respect of the Proposed Land Acquisition.

B8. Status of Corporate Proposals (continued)

(II) On 14 December 2017, Country View Land Sdn Bhd (CVLSB), a wholly-owned subsidiary, entered into a conditional Sale and Purchase agreement with ECK Property Sdn Bhd (EPSB), for the proposed disposal of :-

- (i) a piece of land held under H.S. (D) 16287 PT 4182 Pekan Sungai Karangan, Daerah Kulim, Kedah measuring approximately 792,251 square metres; and
- (ii) one hundred and thirty-eight (138) pieces of lands (collectively referred to as the “Subdivided Lands”) with an aggregate net land area of 944,103 square metres, which were subdivided from the master title originally held under H.S.(D) 1876/97 PT 4183 Mukim of Padang Meha, Daerah Kulim, Kedah with a land area of 1,436,471 square metres;

for a total sale consideration of RM119,948,703.70.

As announced on 8 June 2018, CVLSB had entered into a supplementary agreement with EPSB, whereby CVLSB and EPSB had mutually agreed to vary the terms and manner of payment of the Disposal Balance Sum and the terms of the Disposal SPA in respect of the Proposed Land Disposal.

B9. Group Borrowings

The Group's borrowings (all denominated in Malaysian currency) as at 31 May 2018 and 31 May 2017 are as follows:-

As at 31 May 2018	Short Term Borrowings RM'000	Long Term Borrowings RM'000	Total Borrowings RM'000
<i>Secured</i>			
Bank overdraft	26	-	26
Revolving credits	17,000	6,312	23,312
Term loans	1,273	51,996	53,269
Finance lease creditors	611	1,126	1,737
	18,910	59,434	78,344

B9. Group Borrowings (continued)

As at 31 May 2017

	Short Term Borrowings	Long Term Borrowings	Total Borrowings
	RM'000	RM'000	RM'000
<i>Secured</i>			
Bank overdraft	1,906	-	1,906
Revolving credits	17,000	-	17,000
Term loans	1,272	28,908	30,180
Finance lease creditors	780	1,491	2,271
	20,958	30,399	51,357

The weighted average interest rate at the end of the reporting period are at follows:

	As at 31.05.2018	As at 31.05.2017
	%	%
Floating interest rate	6.92	6.90
Fixed interest rate	4.82	4.82

The term loans for the Group had increased as at 31 May 2018 as the Group utilised its term loan facility of RM25 million in November 2017 as part payment of the deposit on the acquisition of a piece of land located in Mukim Pulau, District of Johor Bahru, State of Johor, measuring 163.9205 acres for a total cash consideration of RM310 million. The revolving credit for the Group also increased as the Group utilised its revolving credit facility as payment of property development cost at Taman Nusa Sentral.

There were no bank borrowings denominated in foreign currencies as at the reporting date.

B10. Derivative Financial Instruments

There were no outstanding derivative financial instruments for the current quarter and financial year-to-date.

B11. Changes in Material Litigation

There is no pending material litigation since the last audited annual reporting date up to 21st July 2018, being a date not earlier than 7 days from the date of issue of the quarterly report.

B12. Dividend

There were no payments of dividend during the current quarter and financial year to date.

B13. Earnings Per Share

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current Year Quarter 31.05.2018 RM'000	Preceding Year Corresponding Quarter 31.05.2017 RM'000	Current Year To Date 31.05.2018 RM'000	Preceding Year Corresponding Period 31.05.2017 RM'000
Basic/Diluted earnings per share				
Profit for the period attributable to owners of the parent	3,480	7,507	7,177	11,740
Weighted number of ordinary shares in issue	100,000	100,000	100,000	100,000
Basic earnings per share (sen)	3.48	7.51	7.18	11.74

The diluted earnings per share of the Group are the same as the basic earnings per ordinary share of the Group as the Company has no dilutive ordinary shares.

B14. Disclosure of Realised And Unrealised Profits/(Losses)

The following analysis is prepared in accordance with Guidance on Special Matter No.1, Determination of Realised and Unrealised Profits or Losses in the context of disclosure pursuant to Bursa Malaysia Securities Berhad Listing Requirements, as issued by the Malaysian Institute of Accountants (“MIA Guidance”) and the directive of Bursa Malaysia Securities Berhad.

	31.05.2018 RM '000	28.02.2018 RM '000
Total retained profits of the Company and its subsidiaries :		
- Realised profits	182,738	185,700
- Unrealised profits	46,186	39,782
	228,924	225,482
Add : Consolidation adjustments	2,803	2,765
Total Group retained profits as per consolidated accounts	231,727	228,247