

QUARTERLY REPORT FOR THE FIRST QUARTER 2019**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2019**

	As at 31.3.2019 RM'000	As at 31.12.2018 RM'000
Assets:		
Non-current		
Property, plant and equipment	657,399	659,213
Investment properties	453,789	452,718
Investments in associated companies and a joint venture	3,532,592	3,423,984
Intangible assets	1,370	1,461
Right-of-use assets	1,450	-
Inventories	1,181,284	1,174,439
Deferred tax assets	86,275	87,712
Capital financing	220,360	132,667
Trade receivables	17,348	21,860
Other assets	2,091	4,499
	6,153,958	5,958,553
Current		
Inventories	416,896	455,228
Capital financing	374,081	433,307
Trade receivables	222,850	259,593
Contract assets	261,499	299,909
Other assets	54,215	120,711
Biological assets	177	144
Tax recoverable	34,229	36,694
Securities at fair value through profit or loss	218	248
Cash, bank balances and short term funds	417,637	528,611
	1,781,802	2,134,445
Total Assets	7,935,760	8,092,998

QUARTERLY REPORT FOR THE FIRST QUARTER 2019
**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2019 (CONT'D)**

	Note	As at 31.3.2019 RM'000	As at 31.12.2018 RM'000
Liabilities:			
Non-current			
Medium term notes and Sukuk Borrowings	A5(c),(d), B8(a)	939,678	1,069,190
Trade payables	B8(b)	414,356	424,189
Contract liabilities		16,867	20,168
Lease liabilities		126,270	135,396
Deferred tax liabilities		838	-
		119,634	119,495
		1,617,643	1,768,438
Current			
Medium term notes and Sukuk Borrowings	A5(c),(d), B8(a)	20,000	40,329
Trade payables	B8(b)	914,606	941,006
Contract liabilities		85,812	116,470
Lease liabilities		35,112	38,610
Tax payable		706	-
Other liabilities		6,111	5,108
		462,909	513,505
		1,525,256	1,655,028
Total Liabilities		3,142,899	3,423,466
Net Assets		4,792,861	4,669,532
Equity:			
Share capital		2,095,310	2,095,310
Treasury shares, at cost	A5(a)	(30,237)	(30,237)
		2,065,073	2,065,073
Reserves		2,659,085	2,532,465
Issued capital and reserves attributable to Owners of the Company		4,724,158	4,597,538
Non-controlling interests		68,703	71,994
Total Equity		4,792,861	4,669,532
Net Assets per share attributable to Owners of the Company (RM)		2.27	2.21
Number of outstanding ordinary shares in issue ('000)		2,077,200	2,077,200

(The accompanying explanatory notes form an integral part of this quarterly report and should be read in conjunction with the audited financial statements for the year ended 31 December 2018)

QUARTERLY REPORT FOR THE FIRST QUARTER 2019
**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS
FOR THE PERIOD ENDED 31 MARCH 2019**

	Current quarter ended 31.3.2019 RM'000	Comparative quarter ended 31.3.2018 RM'000	Current year to date ended 31.3.2019 RM'000	Preceding year to date ended 31.3.2018 RM'000
Revenue	263,868	282,540	263,868	282,540
Cost of sales	(181,795)	(202,177)	(181,795)	(202,177)
Gross profit	82,073	80,363	82,073	80,363
Other income	9,389	25,039	9,389	25,039
Administrative expenses	(43,223)	(51,075)	(43,223)	(51,075)
Other expenses	(194)	(2,304)	(194)	(2,304)
	48,045	52,023	48,045	52,023
Finance costs	(14,925)	(19,496)	(14,925)	(19,496)
	33,120	32,527	33,120	32,527
Share of results of associated companies and a joint venture, net of tax	73,080	62,313	73,080	62,313
Profit before tax	106,200	94,840	106,200	94,840
Tax expense	(13,330)	(18,458)	(13,330)	(18,458)
Profit after tax	92,870	76,382	92,870	76,382
Profit attributable to:				
Owners of the Company	91,355	75,017	91,355	75,017
Non-controlling interests	1,515	1,365	1,515	1,365
	92,870	76,382	92,870	76,382
Earnings per share attributable to Owners of the Company (sen):				
Basic	4.40	3.61	4.40	3.61
Diluted	4.40	3.61	4.40	3.61

(The accompanying explanatory notes form an integral part of this quarterly report and should be read in conjunction with the audited financial statements for the year ended 31 December 2018)

QUARTERLY REPORT FOR THE FIRST QUARTER 2019
**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD ENDED 31 MARCH 2019**

	Current quarter ended 31.3.2019 RM'000	Comparative quarter ended 31.3.2018 RM'000	Current year to date ended 31.3.2019 RM'000	Preceding year to date ended 31.3.2018 RM'000
Profit after tax	92,870	76,382	92,870	76,382
Other comprehensive income/(expenses) for the period, net of tax				
(a) Items of other comprehensive income/(expenses) will be reclassified subsequently to profit or loss when specific conditions are met:				
- <i>Fair value gain on cash flow hedge</i>	-	209	-	209
- <i>Foreign currency translation</i>	(255)	168	(255)	168
(b) The share of other comprehensive income/(expenses) and reserves of associated companies accounted for using equity method:				
(i) Items that will not be reclassified subsequently to profit or loss:				
- <i>Fair values through other comprehensive income ("FVTOCI") and other reserves</i>	390	(149)	390	(149)
(ii) Items that will be reclassified subsequently to profit or loss when specific conditions are met:				
- <i>Foreign currency translation reserves</i>	(7,607)	(39,092)	(7,607)	(39,092)
- <i>FVTOCI and other reserves</i>	43,055	(2,222)	43,055	(2,222)
Total other comprehensive income/(expenses) for the period, net of tax	35,583	(41,086)	35,583	(41,086)
Total comprehensive income	128,453	35,296	128,453	35,296
Total comprehensive income attributable to:				
Owners of the Company	127,066	34,715	127,066	34,715
Non-controlling interests	1,387	581	1,387	581
	128,453	35,296	128,453	35,296

(The accompanying explanatory notes form an integral part of this quarterly report and should be read in conjunction with the audited financial statements for the year ended 31 December 2018)

QUARTERLY REPORT FOR THE FIRST QUARTER 2019
**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 31 MARCH 2019**

	Attributable to Owners of the Company							Total issued share capital and reserves	Non- controlling interests	Total equity
	Share capital	Treasury shares [Note A5(a)]	Revalua- -tion reserve	Foreign exchange reserves	Other reserves	Retained profits				
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000			
As at 1.1.2019										
As per previously reported	2,095,310	(30,237)	63,451	18,265	14,958	2,435,791	4,597,538	71,994	4,669,532	
Effects of adoption of MFRS 16:										
- subsidiary companies	-	-	-	-	-	(136)	(136)	(7)	(143)	
- an associated company	-	-	-	-	-	(310)	(310)	-	(310)	
As restated	2,095,310	(30,237)	63,451	18,265	14,958	2,435,345	4,597,092	71,987	4,669,079	
Profit after tax	-	-	-	-	-	91,355	91,355	1,515	92,870	
Foreign currency translation	-	-	-	(247)	-	-	(247)	(8)	(255)	
Share of other comprehensive (expenses)/income and reserves of associated companies accounted for using equity method:										
- Foreign currency translation reserves	-	-	-	(7,487)	-	-	(7,487)	(120)	(7,607)	
- FVTOCI and other reserves	-	-	-	-	43,445	-	43,445	-	43,445	
Other comprehensive (expenses)/income	-	-	-	(7,734)	43,445	-	35,711	(128)	35,583	
Total comprehensive (expenses)/income	-	-	-	(7,734)	43,445	91,355	127,066	1,387	128,453	
Dividends paid to non-controlling interests	-	-	-	-	-	-	-	(4,671)	(4,671)	
Total distributions to Owners	-	-	-	-	-	-	-	(4,671)	(4,671)	
As at 31.3.2019	2,095,310	(30,237)	63,451	10,531	58,403	2,526,700	4,724,158	68,703	4,792,861	

QUARTERLY REPORT FOR THE FIRST QUARTER 2019
**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 31 MARCH 2019 (CONT'D)**

	Attributable to Owners of the Company						Total issued share capital and reserves	Non- controlling interests	Total equity	
	Share capital	Treasury shares [Note A5(a)]	Revalua- -tion reserve	Foreign exchange reserves	Hedging reserve	Other reserves				Retained profits
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	
As at 1.1.2018										
As per previously reported	2,095,310	(30,237)	63,451	42,969	(85)	4,110	2,363,172	4,538,690	68,234	4,606,924
Effects of adoption of MFRS 9:										
- subsidiary companies	-	-	-	-	-	-	(1,553)	(1,553)	(44)	(1,597)
- an associated company	-	-	-	26	-	1,614	(123,672)	(122,032)	-	(122,032)
As restated	2,095,310	(30,237)	63,451	42,995	(85)	5,724	2,237,947	4,415,105	68,190	4,483,295
Profit after tax	-	-	-	-	-	-	75,017	75,017	1,365	76,382
Fair value gain on cash flow hedge	-	-	-	-	203	-	-	203	6	209
Foreign currency translation	-	-	-	163	-	-	-	163	5	168
Share of other comprehensive expenses and reserves of associated companies accounted for using equity method:										
- Foreign currency translation reserves	-	-	-	(38,297)	-	-	-	(38,297)	(795)	(39,092)
- FVTOCI and other reserves	-	-	-	-	-	(2,371)	-	(2,371)	-	(2,371)
Other comprehensive (expenses)/income	-	-	-	(38,134)	203	(2,371)	-	(40,302)	(784)	(41,086)
Total comprehensive (expenses)/income	-	-	-	(38,134)	203	(2,371)	75,017	34,715	581	35,296
Acquisitions of additional interests in a subsidiary company from non-controlling interests:										
- Accretion of equity interests	-	-	-	-	-	-	-	-	(87)	(87)
- Gain on acquisitions	-	-	-	-	-	-	10	10	-	10
Exercise of warrants of in a subsidiary company:										
- Shares issued by a subsidiary company	-	-	-	-	-	-	-	-	4	4
- Effects of dilution of interest in a subsidiary company	-	-	-	-	-	-	(5)	(5)	5	-
Total transactions with Owners in their capacity as Owners	-	-	-	-	-	-	5	5	(78)	(73)
As at 31.3.2018	2,095,310	(30,237)	63,451	4,861	118	3,353	2,312,969	4,449,825	68,693	4,518,518

(The accompanying explanatory notes form an integral part of this quarterly report and should be read in conjunction with the audited financial statements for the year ended 31 December 2018)

QUARTERLY REPORT FOR THE FIRST QUARTER 2019
**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 31 MARCH 2019**

	Current year to date ended 31.3.2019 RM'000	Preceding year to date ended 31.3.2018 RM'000
Cash Flows From Operating Activities		
Profit before tax	106,200	94,840
Adjustments for:		
Non-cash and non-operating items	6,581	(2,223)
Share of results of associated companies and a joint venture	(73,080)	(62,313)
Operating profit before working capital changes	39,701	30,304
<i>Decrease/(Increase) in operating assets:</i>		
Inventories	40,074	17,071
Capital financing	(28,467)	(85,853)
Trade receivables	42,008	44,484
Contract assets	38,423	(28,115)
Other assets	877	(901)
<i>(Decrease)/Increase in operating liabilities:</i>		
Trade payables	(33,892)	(25,190)
Contract liabilities	(12,623)	5,223
Other liabilities	(49,979)	(44,632)
Cash generated from/(used in) operations	36,122	(87,609)
Interest received	16,417	14,586
Interest paid	(14,256)	(7,930)
Income tax paid	(10,324)	(19,896)
Income tax refunded	2,041	25
Net cash generated from/(used in) operating activities	30,000	(100,824)
Cash Flows From Investing Activities		
Acquisitions of additional shares in a subsidiary company from non-controlling interests	-	(77)
Expenditure incurred on investment properties	(1,071)	(624)
Funds distribution income received	2,936	1,546
Proceeds from disposals of property, plant and equipment	68,199	29,727
Purchase of:		
- property, plant and equipment	(5,049)	(4,748)
- software licenses	-	(53)
Net cash generated from investing activities	65,015	25,771

QUARTERLY REPORT FOR THE FIRST QUARTER 2019
**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 31 MARCH 2019 (CONT'D)**

	Note	Current year to date ended 31.3.2019 RM'000	Preceding year to date ended 31.3.2018 RM'000
Cash Flows From Financing Activities			
Dividends paid to non-controlling interests		(4,671)	-
Drawdown of loans		28,134	24,365
(Repayment)/Drawdown of revolving credits - net		(13,040)	46,440
Interest paid		(14,744)	(19,496)
Payment of lease liabilities		(234)	-
Proceeds from:			
- issuance of medium term notes	A5(d)(i)	200,000	-
- exercise of warrants of a subsidiary company		-	4
Redemption of medium term notes	A5(c)	(350,000)	-
Repayment of loans		(51,938)	(74,195)
Net cash used in financing activities		<u>(206,493)</u>	<u>(22,882)</u>
Net decrease in cash and cash equivalents		(111,478)	(97,935)
Effects of exchange rate changes		(107)	774
Cash and cash equivalents at the beginning of the period		528,329	424,158
Cash and cash equivalents at the end of the period		<u>416,744</u>	<u>326,997</u>
Cash and cash equivalents comprised:			
Cash, bank balances and short term funds		417,637	326,997
Bank overdrafts		(893)	-
		<u>416,744</u>	<u>326,997</u>

(The accompanying explanatory notes form an integral part of this quarterly report and should be read in conjunction with the audited financial statements for the year ended 31 December 2018)

QUARTERLY REPORT FOR FIRST QUARTER ENDED 31 MARCH 2019

The unaudited interim financial report ("the quarterly report") have been prepared in accordance with MFRS 134: Interim Financial Reporting issued by the Malaysian Accounting Standards Board ("MASB") and Chapter 9, Part K - Periodic Disclosures of the Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities")

PART A - Explanatory Notes Pursuant to Malaysian Financial Reporting Standard 134: Interim Financial Reporting ("MFRS 134") issued by the MASB

A1. Basis of preparation

This quarterly report should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2018 and the accompanying explanatory notes, which 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 year ended 31 December 2018.

The significant accounting policies and methods of computation applied in preparing the unaudited interim financial statements are consistent with those adopted in the audited financial statements for the year ended 31 December 2018.

(a) The Group adopted the following amendments to published standards and interpretation to the existing MFRSs and standard issued by MASB that are applicable and effective for the Group's financial year beginning on 1 January 2019:

(i) IC 23 Uncertainty over Income Tax Treatments

IC 23 clarifies the application on the recognition and measurement requirements in MFRS 112 'Income Taxes' when there is uncertainty over income tax treatments. In the circumstance of uncertainty over income tax treatment, an entity shall recognise and measure its current or deferred tax asset or liability applying the requirements in MFRS 112 'Income Taxes' based on taxable profit (tax loss), tax bases, unused tax losses, unused tax credits and tax rates and shall assume that a taxation authority will examine amounts it has a right to examine and have full knowledge of all related information when making these examinations.

(ii) Amendments to MFRS 9 'Financial Instruments'

Amendments to MFRS 9 'Financial Instruments' allow companies to measure prepayable financial assets with negative compensation at amortised cost or at fair value through other comprehensive income if certain conditions are met. The Group has no prepayable financial assets, hence Amendments to MFRS 9 'Financial Instruments' has no impact to the Group.

(iii) Amendments to MFRS 128 'Investments in Associates and Joint Ventures'

Amendments to MFRS 128 'Investments in Associates and Joint Ventures' clarify that companies shall apply MFRS 9, including its impairment requirements, to account for long-term interests in an associate or joint venture that, in substance, form part of the net investment in the associate or joint venture to which the equity method is not applied.

A1. Basis of preparation (Cont'd)

- (a) The Group adopted the following amendments to published standards and interpretation to the existing MFRSs and standard issued by MASB that are applicable and effective for the Group's financial year beginning on 1 January 2019: (Cont'd)**

(iv) Annual Improvements to MFRS Standards 2015-2017 Cycle

Annual Improvements to MFRS Standards 2015-2017 Cycle cover minor amendments to MFRS 3 'Business Combinations', MFRS 11 'Joint Arrangements', and MFRS 112 'Income Taxes' and MFRS 123 'Borrowing Costs'.

MFRS 3 'Business Combinations' has been amended to clarify that when a party to a joint arrangement (as defined in MFRS 11 'Joint Arrangements') obtains control of a business that is a joint operation (as defined in MFRS 11), and had rights to the assets and obligations for the liabilities relating to that joint operation immediately before the acquisition date, the transaction is a business combination achieved in stages. The acquirer shall therefore apply the requirements for a business combination achieved in stages, including remeasuring its previously held interest in the joint operation. In doing so, the acquirer shall remeasure its entire previously held interest in the joint operation.

MFRS 11 'Joint Arrangements' has been amended to clarify that a party that participates in, but does not have joint control of, a joint operation might obtain joint control of the joint operation in which the activity of the joint operation constitutes a business as defined in MFRS 3. In such cases, previously held interests in the joint operation are not remeasured.

MFRS 112 'Income Taxes' has been amended to clarify an entity shall recognise the income tax consequences of dividends as defined in MFRS 9 when it recognises a liability to pay a dividend and an entity shall recognise the income tax consequences of dividends in profit or loss, other comprehensive income or equity according to where the entity originally recognised those past transactions or events.

MFRS 123 'Borrowing Costs' has been amended to clarify that to the extent that an entity borrows funds generally and uses them for the purpose of obtaining a qualifying asset, the entity shall determine the amount of borrowing costs eligible for capitalisation by applying a capitalisation rate to the expenditures on that asset. The capitalisation rate shall be the weighted average of the borrowing costs applicable to all borrowings of the entity that are outstanding during the period. However, an entity shall exclude from this calculation borrowing costs applicable to borrowings made specifically for the purpose of obtaining a qualifying asset until substantially all the activities necessary to prepare that asset for its intended use or sale are complete. The amount of borrowing costs that an entity capitalises during a period shall not exceed the amount of borrowing costs it incurred during that period.

The adoption of the above interpretation, amendments to published standards and improvement do not have any material financial impact to the Group.

QUARTERLY REPORT FOR FIRST QUARTER ENDED 31 MARCH 2019

A1. Basis of preparation (Cont'd)

(a) **The Group adopted the following amendments to published standards and interpretation to the existing MFRSs and standard issued by MASB that are applicable and effective for the Group's financial year beginning on 1 January 2019: (Cont'd)**

(v) **MFRS 16 'Leases'**

MFRS 16 supersedes MFRS 117 'Leases' and its related interpretations.

MFRS 16 introduces a new model for lessee accounting which eliminates the distinction between finance and operating leases. MFRS 16 requires lessees to recognise right-of-use assets and lease liabilities for all leases with a term of more than 12 months. Off-balance sheet lease commitment disclosed previously is required to be accounted based on rights and obligations approach under MFRS 16. For lessors, MFRS 16 requires enhanced disclosure on the information about lessors' risk exposure, particularly to residual value risk.

The adoption of MFRS 16 constitutes a change in accounting policy and the Group has applied this standard to its leases retrospectively with the cumulative effect of initial application of MFRS 16 at 1 January 2019 in accordance with the transition requirements. As such, the comparative figure of the report are remained unchanged.

The effects of adoption of MFRS 16 for the Group on items of the Statement of Financial Position as at 1 January 2019 are as follows:

Statement of Financial Position	As at 31.12.2018 RM'000	Effects of adoption of MFRS 16 RM'000	As at 1.1.2019 RM'000
Assets			
Right-of-use assets	-	1,461	1,461
Investment in associated companies and a joint venture	3,423,984	*(310)	3,423,674
Liabilities			
Lease liabilities	-	1,604	1,604
Equity			
Retained profits	2,435,791	*(446)	2,435,345
Non-controlling interests	71,994	(7)	71,987

* Included a share of an associated company effect of adoption of MFRS 16.

A1. Basis of preparation (Cont'd)

(b) The following are standards, amendments to published standards and interpretations to existing MFRSs issued by the MASB that are applicable to the Group but not yet effective for the current financial year:

(i) For financial year beginning on/after 1 January 2020

(1) Revised Conceptual Framework

The following Standards have been amended to update the references and quotations in these Standards according to the revised Conceptual Framework:

Amendments to:

MFRS 2	Share-Based Payment
MFRS 3	Business Combinations
MFRS 6	Exploration for and Evaluation of Mineral Resources
MFRS 14	Regulatory Deferral Accounts
MFRS 101	Presentation of Financial Statements
MFRS 108	Accounting Policies, Changes in Accounting Estimates and Errors
MFRS 134	Interim Financial Reporting
MFRS 137	Provisions, Contingent Liabilities and Contingent Assets
MFRS 138	Intangible Assets
IC Interpretation 12	Service Concession Arrangements
IC Interpretation 19	Extinguishing Financial Liabilities with Equity Instruments
IC Interpretation 20	Stripping Costs in the Production Phase of a Surface Mine
IC Interpretation 22	Foreign Currency Transactions and Advance Consideration
IC Interpretation 132	Intangible Assets - Web Site Costs

(2) Amendments to MFRS 3 'Business Combination'

Amendments to MFRS 3 clarify the definition of a business to assist the entity to determine whether a transaction should be accounted for as a business combination or as an asset acquisition where an acquirer does not recognise goodwill in an asset acquisition.

(3) Amendments to MFRS 101 'Presentation of Financial Statements' and MFRS 108 'Accounting Policies, Changes in Accounting Estimates and Errors'

Amendments to MFRS 101 and MFRS 108 clarify the definition of 'Material' and to align the definition used in the revised Conceptual Framework and the standards themselves. The definition of 'material' is refined by including 'obscuring information' to respond to concerns that the effect of including immaterial information should not reduce the understandability of a company's financial statements.

The adoption of these amendments is not expected to have any material financial impact to the Group.

A1. Basis of preparation (Cont'd)

(b) The following are standards, amendments to published standards and interpretations to existing MFRSs issued by the MASB that are applicable to the Group but not yet effective for the current financial year: (Cont'd)

(ii) For financial year beginning on/after 1 July 2020

IFRIC Agenda Decision - Over time transfer of constructed good

The IFRS Interpretations Committee ("IFRIC") received a request about the capitalisation of borrowing costs in relation to the construction of a residential multi-unit real estate development. The request asked whether the entity has a qualifying asset as defined in IAS 23 'Borrowing Costs' and, therefore, capitalises any directly attributable borrowing costs.

On 20 March 2019, the Committee concluded that:

- (1) a receivable that the entity recognises is not a qualifying asset. Paragraph 7 of IAS 23 specifies that financial assets are not qualifying assets.
- (2) a contract asset that the entity recognises is not a qualifying asset. The contract asset (as defined in Appendix A to IFRS 15) would represent the entity's right to consideration that is conditioned on something other than the passage of time in exchange for transferring control of a unit. The intended use of the contract asset - to collect cash or another financial asset - is not a use for which it necessarily takes a substantial period of time to get ready.
- (3) inventory (work-in-progress) for unsold units under construction that the entity recognises is not a qualifying asset. In the fact pattern described in the request, this asset is ready for its intended sale in its current condition – i.e. the entity intends to sell the part-constructed units as soon as it finds suitable customers and, on signing a contract with a customer, will transfer control of any work-in-progress relating to that unit to the customer.

(iii) Standard deferred to a date to be determined by MASB

Amendments to MFRS 10 and MFRS 128 - Sale or Contribution of Assets between an Investor and its Associate or Joint Venture.

The amendments clarify that gains and losses resulting from transactions involving assets that do not constitute a business, between investor and its associate or joint venture are recognised in the entity's financial statements only to the extent of unrelated investors' interests in the associate or joint venture and gains and losses resulting from transactions involving the sale or contribution to an associate or a joint venture of assets that constitute a business is recognised in full.

The amendments are to be applied prospectively to the sale or contribution of assets occurring in annual periods beginning on or after a date to be determined by MASB. Earlier application is permitted.

QUARTERLY REPORT FOR FIRST QUARTER ENDED 31 MARCH 2019**A2. Seasonality or cyclical nature of interim operations**

Other than the Hotels and Resorts division which is affected by holiday seasons, the other business operations of the Group for the current year to date were not materially affected by any seasonal or cyclical factors.

A3. Unusual items affecting assets, liabilities, equity, net income and cash flows

There were no unusual items affecting assets, liabilities, equity, net income or cash flows of the Group because of their nature, size or incidence.

A4. Changes in estimates of amounts reported previously

There were no significant changes in estimates of amounts reported in prior interim periods or prior years that have a material effect in the current financial period.

A5. Issues, repurchases and repayments of debts and equity securities

Save as disclosed below, there were no issuances, repurchases and repayments of debt and equity securities of the Company for the current year to date.

(a) Share buybacks/Treasury shares of the Company

There were no repurchase of its own equity share capital and sold or reissued during the current year to date. The shares repurchased are being held as treasury shares and treated in accordance with the requirements of Section 127 of the Companies Act 2016. Summary of share buybacks is as follows:

	Number of shares	Highest price RM	Lowest price RM	Average cost (included transaction costs) RM	Total amount paid RM
As at 1.1.2019 / 31.3.2019	18,100,253	2.82	0.90	1.67	30,237,575

QUARTERLY REPORT FOR FIRST QUARTER ENDED 31 MARCH 2019**A5. Issues, repurchases and repayments of debts and equity securities (Cont'd)****(b) Warrants C 2015/2020**

On 23 July 2015, the Company issued 237,732,751 new Warrants C 2015/2020 pursuant to the Bonus Issue of Warrants which were listed on the Main Market of Bursa Securities on 4 August 2015.

There were no Warrants C 2015/2020 being exercised during the current year to date ended 31 March 2019.

The stock name, stock code and ISIN code of the Warrants C 2015/2020 are "OSK-WC", "5053WC" and "MYL5053WCU71" respectively. The main features of Warrants C 2015/2020 are as follows:

- (i) Each warrant entitles the holder to subscribe for one (1) new ordinary share in the Company at an exercise price of RM1.80 at any time during normal business hours up to 5.00 pm on or before 22 July 2020.

On 29 November 2017, the Company issued 118,856,788 additional Warrants C 2015/2020 based on one (1) additional Warrants C for two (2) existing Warrants C held and the exercise price adjusted from RM1.80 to RM1.20 pursuant to the bonus shares as issued in Year 2017. In accordance with Condition 3(i) of the Third Schedule of the Deed Poll dated 7 July 2015 constituting the Warrants C 2015/2020 provides that the exercise price and/or the number of warrants shall from time to time be adjusted, calculated or determined by the Board.

The adjustments to the exercise price and number of the outstanding Warrants C pursuant to the Bonus Issue is set out below:

	Before the Bonus Issue	After the Bonus Issue
Exercise price (RM)	1.80	1.20
No. of outstanding Warrants C 2015/2020	237,720,377	356,577,165

- (ii) Full provisions regarding the transferability of Warrants C 2015/2020 to new ordinary shares, adjustment of the exercise price in certain circumstances, quotation on Bursa Securities and other terms and conditions pertaining to the Warrants C 2015/2020 are set out in details in a Deed Poll executed by the Company on 7 July 2015. The Deed Poll is available for inspection at the registered office of the Company.

As at 31.3.2019, the total number of Warrants C 2015/2020 which remained unexercised was 356,577,165 (31.12.2018: 356,577,165).

QUARTERLY REPORT FOR FIRST QUARTER ENDED 31 MARCH 2019

A5. Issues, repurchases and repayments of debts and equity securities (Cont'd)

(c) Medium Term Note Programme ("MTN 1") for the issuance of medium term notes of up to RM990.00 million in nominal value

On 15 October 2015, the Company lodged with the Securities Commission Malaysia ("SC") all the required information and relevant documents relating to the MTN 1 pursuant to the Guidelines on Unlisted Capital Market Products under the Lodge and Launch Framework issued by SC. The MTN 1 will give the Company the flexibility to raise funds via the issuance of MTNs of up to RM990.00 million in nominal value, which can be utilised to refinance its existing borrowings and to fund its working capital requirements. The MTN 1 is unrated and has a tenure of fifteen (15) years from the date of its first issuance.

The total amount of MTN 1 issued and outstanding as at 31 December 2018 stood at RM616.21 million.

On 30 January 2019, the Company redeemed a total of RM350.00 million of MTN 1 which resulted in a decrease in outstanding MTN 1 to RM266.21 million.

The terms of MTN 1 contain various covenants, including the following:

- (a) the Group shall maintain a gearing ratio of not exceeding 1.50 times throughout the tenure of the MTN 1.
- (b) the Company shall maintain a security cover ratio of not less than 1.50 times throughout the tenure of the MTN 1.
- (c) the Company shall maintain a Debt Service Reserve Account ("DSRA") with a minimum amount equivalent to one month interest payment. The amount can be utilised for the payment of interest of MTNs in the event of a default in interest payment obligations. Any utilised funds shall be replenished within 14 days from the date of withdrawal/shortfall.

MTN 1 is secured by:

- (a) first party legal charge by way of Memorandum of Deposit with Power of Attorney over shares and warrants in certain subsidiary companies; and
- (b) first party assignment and charge over the Company's right (including rights to sue), title, interest and benefit in and under the DSRA and Disbursement Account and all monies standing to the credit thereto.

QUARTERLY REPORT FOR FIRST QUARTER ENDED 31 MARCH 2019

A5. Issues, repurchases and repayments of debts and equity securities (Cont'd)

(d) Sukuk Murabahah Programme ("Sukuk 1") and Medium Term Note Programme ("MTN 2") both programmes for the issuance of medium term notes and Sukuk with a combined limit up to RM1.80 billion in nominal value

On 9 March 2018, OSK I CM Sdn. Bhd. ("OSKICM"), a wholly-owned subsidiary company of the Company, lodged a Sukuk 1 with the SC. On 20 April 2018, OSKICM lodged MTN 2 and re-lodged the Sukuk 1 with the SC all the required information and relevant documents pursuant to the Guidelines on Unlisted Capital Market Products under the Lodge and Launch Framework issued by SC. Both Sukuk 1 and MTN 2 are unrated and tradeable with a combined limit of up to RM1.80 billion and have a perpetual tenure.

The programmes will give OSKICM the flexibility to raise funds via the issuance of Sukuk 1 or MTN 2, which can be utilised for working capital requirements and repayments of the Group's borrowings.

(i) Tranche 1 and 2 of MTN 2

The total amount of Tranche 1 of MTN 2 issued and outstanding as at 31 December 2018 stood at RM 232.50 million with maturities commencing from year 2023 to year 2028.

On 30 January 2019, OSKICM issued Tranche 2 of MTN 2 of RM200.00 million in 7 series with maturities commencing from year 2020 to year 2026, redeemable every 12 months commencing 12 months after the first issuance date.

There were no redemption of Tranche 1 and 2 of MTN 2 during the current year to date ended 31 March 2019.

Both Tranche 1 and 2 of MTN 2 require a Security Cover of not less than 2.0 times and are secured by:

- (a) all its rights, titles, interests and benefits in and under the share proceeds account for Tranche 1 and 2 ("Tranche 1 and 2 Proceeds Account") maintained by the Company and all monies from time to time standing to the credit thereto (this proceeds account mainly to capture dividend income receivable from an associated company); and
- (b) shares in an associated company of the Company ("Tranche 1 and 2 Pledged Shares").

QUARTERLY REPORT FOR FIRST QUARTER ENDED 31 MARCH 2019

A5. Issues, repurchases and repayments of debts and equity securities (Cont'd)

(d) Sukuk Murabahah Programme ("Sukuk 1") and Medium Term Note Programme ("MTN 2") both programmes for the issuance of medium term notes and Sukuk with a combined limit up to RM1.80 billion in nominal value (Cont'd)

(ii) Tranche 2 of Sukuk 1

The total amount of Tranche 2 of Sukuk 1 issued and outstanding as at 31 December 2018 stood at RM92.97 million with maturities commencing from year 2021 to year 2024, redeemable every 3 months commencing 36 months after the first issuance date.

There were no redemption of Tranche 2 of Sukuk 1 during the current year to date ended 31 March 2019.

The Tranche 2 of Sukuk 1 is secured by:

- (a) all its rights, titles, interests and benefits in and under the operating account for Tranche 2 ("Tranche 2 Operating Account") maintained by OSKICM and all monies from time to time standing to the credit thereto;
- (b) all its rights, titles, interests and benefits in and under the Finance Service Reserve Account ("FSRA") and Tranche 2 Operating Account maintained by Perspektif Vista Sdn. Bhd. ("PV"), a subsidiary company of OSK Property Holdings Berhad ("OSKPH"), which in turn is a subsidiary company of the Company and all monies from time to time standing to the credit thereto;
- (c) a development land charge under the provisions of the National Land Code 1965;
- (d) a debenture creating a first ranking fixed and floating charge over all its present and future assets in respect of the project; and
- (e) PV shall maintain a FSRA of a minimum amount equivalent to three periodic profit payments.

(iii) Tranche 3 of Sukuk 1

The total amount of Tranche 2 of Sukuk 1 issued and outstanding as at 31 December 2018 stood at RM170.00 million with maturities commencing from year 2021 to year 2025, redeemable every 6 months commencing 36 months after the first issuance date.

There were no redemption of Tranche 3 of Sukuk 1 during the current year to date ended 31 March 2019.

The Tranche 3 of Sukuk 1 requires a Security Cover of not less than 1.5 times and is secured by:

- (a) shares in certain subsidiary companies ("Pledged Shares");
- (b) all its rights, titles, interests and benefits in and under the shares proceeds account for Tranche 3 ("Tranche 3 Proceeds Account") maintained by the Company and all monies from time to time standing to the credit thereto (this proceeds account mainly to capture dividend income receivable from certain subsidiary companies);
- (c) all its rights, titles, interests and benefits in and under FSRA and operating account maintained by OSKICM and all monies from time to time standing to the credit thereto; and
- (d) the OSKICM shall maintain a FSRA of a minimum amount equivalent to one periodic profit payment.

QUARTERLY REPORT FOR FIRST QUARTER ENDED 31 MARCH 2019**A5. Issues, repurchases and repayments of debts and equity securities (Cont'd)****(d) Sukuk Murabahah Programme ("Sukuk 1") and Medium Term Note Programme ("MTN 2") both programmes for the issuance of medium term notes and Sukuk with a combined limit up to RM1.80 billion in nominal value (Cont'd)**

The terms of Sukuk 1 and MTN 2 contain various covenants, including the following:

- (1) the Group shall maintain a gearing ratio of not exceeding 1.50 times at all times throughout the tenure of the Programme.
- (2) OSKICM, shall set up or procure Trustees' Reimbursement Account with RM30,000.00 each in respect of Sukuk 1 and MTN 2 which shall be maintained at all times throughout the tenure of the Programme.

As at 31 March 2019, the outstanding MTNs and Sukuk, the DSRA, FSRA and Proceeds account balances are as follows:

	Outstanding amounts RM'000	DSRA balances RM'000	FSRA balances RM'000	Proceeds Account RM'000
(1) MTN 1	266,206	3,989	-	-
(2) Tranche 1 of MTN 2	232,500	-	-	14
(3) Tranche 2 of MTN 2	200,000	-	-	2
(4) Tranche 2 of Sukuk 1	92,971	-	1,161	-
(5) Tranche 3 of Sukuk 1	170,000	-	717	-
	961,677	3,989	1,878	16

The profit rates of Sukuk 1 and interest rates of MTNs were ranging from 4.63% to 5.13% per annum.

A6. Dividends paid during the current year to date

There were no dividend paid during the current year to date ended 31 March 2019. Nevertheless, in the Annual General Meeting held on 30 April 2019, the Shareholders have approved the final dividend of 3.0 sen per share which has been paid on 23 May 2019 accordingly.

QUARTERLY REPORT FOR FIRST QUARTER ENDED 31 MARCH 2019**A7. Segmental information**

The Group's businesses are organised into five major business segments based on products and services, which are regularly provided to and reviewed by the chief operating decision makers comprising of the Board of Directors and senior management of the Group as follows:

(a) Property

- (i) Property Development - Development of residential and commercial properties for sale, provision of project management services and sharing of results of associated companies and a joint venture.
- (ii) Property Investment and Management - Management and letting of properties, contributing rental yield and appreciation of properties.

(b) Construction

- Building construction works.

(c) Industries

- (i) Olympic Cables - Manufacturing and trading of power cables and wires.
- (ii) Acotec - Manufacturing and sale of Industrialised Building System ("IBS") concrete wall panels and trading of building materials.

(d) Hospitality

- (i) Hotels and Resorts - Management of hotels and resorts including golf course operations.
- (ii) Vacation Club - Management of vacation timeshare membership scheme.

(e) Financial Services & Investment Holding

- (i) Capital Financing - Capital financing activities include generating interest, fee and related income on loans and financing portfolio.
- (ii) Investment Holding - Investing activities and other insignificant business segment, where investments contribute dividend income and interest income as well as sharing of results of the associated companies.

The Group monitors the operating results of its business segments separately for the purpose of making decision about resources allocation and performance assessment. Business segment performance is evaluated based on operating profit or loss which in certain aspects are measured differently from profits or loss in the consolidated financial statements. The Group income taxes are not allocated to operating segment.

Business segment revenue and results include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. The inter-segment transactions have been entered into at arms-length with terms mutually agreed between the segments and have been eliminated to arrive at the Group's results. During the current year to date, there is no single external customer amounted to ten percent or more of the Group's revenue.

QUARTERLY REPORT FOR FIRST QUARTER ENDED 31 MARCH 2019
A7. Segmental information (Cont'd)
(a) Business segment analysis

The following table provides an analysis of the Group's revenue and results by business segments:

	Property RM'000	Cons- truction RM'000	Industries RM'000	Hospitality RM'000	Financial Services & Investment Holding RM'000	Consolidated RM'000
Current year to date ended 31.3.2019						
Revenue						
Total revenue	159,482	58,364	71,202	18,306	254,035	561,389
Inter-segment revenue	(1,543)	(58,105)	(757)	(59)	(12,123)	(72,587)
Dividends from subsidiary companies	-	-	-	-	(224,934)	(224,934)
Revenue from external parties	157,939	259	70,445	18,247	16,978	263,868
Results						
Segment profit/(loss)	30,228	113	6,341	(2,559)	1,130	35,253
Share of results of associated companies and a joint venture	13,467	-	-	-	59,613	73,080
	43,695	113	6,341	(2,559)	60,743	108,333
(Eliminations of unrealised profit)/ realisation of profit upon completion of sale	(839)	576	-	-	(1,870)	(2,133)
Profit/(Loss) before tax	42,856	689	6,341	(2,559)	58,873	106,200
Tax expense						(13,330)
Profit after tax						92,870
Preceding year to date ended 31.3.2018						
Revenue						
Total revenue	167,771	84,809	69,132	23,445	62,831	407,988
Inter-segment revenue	(876)	(76,948)	(923)	(144)	(13,117)	(92,008)
Dividends from subsidiary companies	-	-	-	-	(33,440)	(33,440)
Revenue from external parties	166,895	7,861	68,209	23,301	16,274	282,540
Results						
Segment profit/(loss)	20,101	4,102	7,586	(5,911)	(9,412)	16,466
Gain on disposal of a hotel property	-	-	-	17,505	-	17,505
Share of results of associated companies and a joint venture	7,062	-	-	-	55,251	62,313
	27,163	4,102	7,586	11,594	45,839	96,284
Eliminations of unrealised profit	-	(335)	-	-	(1,109)	(1,444)
Profit before tax	27,163	3,767	7,586	11,594	44,730	94,840
Tax expense						(18,458)
Profit after tax						76,382
Comparison of profit/(loss) before tax:						
Increase/(Decrease) in profit/(loss) before tax	15,693	(3,078)	(1,245)	(14,153)	14,143	11,360
Percentage of increase/(decrease)	58%	(82%)	(16%)	(>100%)	32%	12%

QUARTERLY REPORT FOR FIRST QUARTER ENDED 31 MARCH 2019
A7. Segmental information (Cont'd)
(a) Business segment analysis (Cont'd)

The following table provides an analysis of the Group's assets and liabilities by business segments:

	Property RM'000	Cons- truction RM'000	Industries RM'000	Hospitality RM'000	Financial Services & Investment Holding RM'000	Consolidated RM'000
As at 31.3.2019						
Assets						
Tangible assets	2,888,140	62,828	219,683	385,275	725,368	4,281,294
Intangible assets	377	-	-	-	993	1,370
	2,888,517	62,828	219,683	385,275	726,361	4,282,664
Investments in associated companies and a joint venture	528,934	-	-	-	3,003,658	3,532,592
Segment assets	3,417,451	62,828	219,683	385,275	3,730,019	7,815,256
Deferred tax assets and tax recoverable						120,504
Total assets						7,935,760
Liabilities						
Segment liabilities	1,382,319	93,071	38,270	267,176	1,236,318	3,017,154
Deferred tax liabilities and tax payable						125,745
Total liabilities						3,142,899
As at 31.12.2018						
Assets						
Tangible assets	2,942,688	71,136	228,413	555,298	745,612	4,543,147
Intangible assets	414	-	-	-	1,047	1,461
	2,943,102	71,136	228,413	555,298	746,659	4,544,608
Investments in associated companies and a joint venture	519,429	-	-	-	2,904,555	3,423,984
Segment assets	3,462,531	71,136	228,413	555,298	3,651,214	7,968,592
Deferred tax assets and tax recoverable						124,406
Total assets						8,092,998
Liabilities						
Segment liabilities	1,457,361	112,396	49,077	278,923	1,401,106	3,298,863
Deferred tax liabilities and tax payable						124,603
Total liabilities						3,423,466
Comparison of segment assets:						
(Decrease)/Increase in segment assets	(45,080)	(8,308)	(8,730)	(170,023)	78,805	(153,336)
Percentage of (decrease)/increase	(1%)	(12%)	(4%)	(31%)	2%	(2%)
Comparison of segment liabilities:						
Decrease in segment liabilities	(75,042)	(19,325)	(10,807)	(11,747)	(164,788)	(281,709)
Percentage of decrease	(5%)	(17%)	(22%)	(4%)	(12%)	(9%)

QUARTERLY REPORT FOR FIRST QUARTER ENDED 31 MARCH 2019
A7. Segmental information (Cont'd)
(b) Geographical segments analysis

The Group's operations are mainly based in Malaysia and Australia. Other geographical segments mainly include Vietnam, British Virgin Islands and Cayman Islands. In presenting information on the basis of geographical areas, segment performance is based on the geographical location of customers.

The following table provides an analysis of the Group's revenue and results by geographical segments:

	Malaysia RM'000	Australia RM'000	Others RM'000	Consolidated RM'000
Current year to date ended 31.3.2019				
Revenue	<u>257,437</u>	<u>-</u>	<u>6,431</u>	<u>263,868</u>
Profit/(Loss) before tax	<u>100,401</u>	<u>6,157</u>	<u>(358)</u>	<u>106,200</u>
Preceding year to date ended 31.3.2018				
Revenue	<u>276,315</u>	<u>301</u>	<u>5,924</u>	<u>282,540</u>
Profit/(Loss) before tax	<u>79,046</u>	<u>16,468</u>	<u>(674)</u>	<u>94,840</u>

The following table provides an analysis of the Group's assets and liabilities by geographical segments:

	Malaysia RM'000	Others RM'000	Consolidated RM'000
As at 31.3.2019			
Non-current assets [^]	<u>2,288,590</u>	<u>5,252</u>	<u>2,293,842</u>
As at 31.12.2018			
Non-current assets [^]	<u>2,282,416</u>	<u>5,415</u>	<u>2,287,831</u>

[^] The non-current assets excluding financial instruments, deferred tax assets and investments in associated companies and a joint venture are presented based on the geographical location of the assets.

QUARTERLY REPORT FOR FIRST QUARTER ENDED 31 MARCH 2019**A8. Effects of changes in the composition of the Group for the current year to date**

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

A9. Events subsequent to the end of the current quarter that have not been reflected in this quarterly report**(a) Acquisitions of additional equity interests in PJD after 31 March 2019**

From 1 April 2019 to 21 May 2019, the Company further acquired the following ordinary shares of PJD:

	Shares
Number of units	34,000
Average price per unit (RM)	1.20
Total purchase consideration (RM)	<u>40,800</u>

(b) Issuance of 170,800 PJD's ordinary shares pursuant to conversion of PJD's Warrants C

From 1 April 2019 to 21 May 2019, PJD issued 170,800 new ordinary shares for cash pursuant to the exercise of warrants for the equivalent numbers by the registered holders.

Arising from (a) and (b) above, the Company's effective interest in ordinary shares of PJD decrease from 96.96% to 96.94% and warrants of PJD increase from 91.88% to 91.99%.

(c) Medium Term Note Programme ("MTN 3") for the issuance of medium term notes of up to RM980.00 million in nominal value

On 25 April 2019, OSKICM lodged a MTN 3 with the SC all the required information and relevant documents pursuant to the Guidelines on Unlisted Capital Market Products under the Lodge and Launch Framework issued by SC. MTN 3 are unrated and tradeable with a limit of up to RM980.00 million and have a perpetual tenure. The proceeds raised from the issuance of the MTN shall be utilised by the Issuer and the OSKH Group for (i) Investment activities; (ii) Capital expenditure; (iii) Working capital requirements; (iv) General corporate exercise; and (v) Refinancing of existing financing/borrowing.

On 10 May 2019, OSKICM issued Tranche 1 of MTN 3 of RM164.2 million in 15 series with maturities commencing from year 2020 to year 2034, redeemable every 12 months commencing 12 months after the first issuance date.

The terms of the MTN 3 contain various covenants, including the following:

- (1) the Group shall maintain a gearing ratio of not exceeding 1.50 times throughout the tenure of the Programme.
- (2) OSKICM shall set up or procure Trustees' Reimbursement Account with a sum of RM30,000.00 in respect of MTN 3 which shall be maintained at all times throughout the tenure of the Programme.

QUARTERLY REPORT FOR FIRST QUARTER ENDED 31 MARCH 2019

A9. Events subsequent to the end of the current quarter that have not been reflected in this quarterly report (Cont'd)

(c) Medium Term Note Programme ("MTN 3") for the issuance of medium term notes of up to RM980.00 million in nominal value (Cont'd)

The Tranche 1 of MTN 3 is secured by:

- (1) all its rights, titles, interests and benefits to and in, amongst others:
 - (i) the Atria Mall Revenue Account and Carpark Revenue Account ("Revenue Accounts") maintained by Atria Shopping Gallery Sdn. Bhd. ("ASGSB") and Atria Parking Management Sdn. Bhd ("APMSB") respectively, subsidiary companies of OSKPH, which in turn is a subsidiary company of the Company and all monies from time to time standing to the credit thereto;
 - (ii) Atria Mall Rental Proceed and Carpark Rental Proceed ("Rental Proceeds") maintained by ASGSB and APMSB respectively, and all monies from time to time standing to the credit thereto;
 - (iii) the Debt Service Reserve Account ("DSRA") maintained by a subsidiary company, ASGSB and all monies from time to time standing to the credit thereto;
 - (iv) the Insurances of ASGSB and APMSB;
 - (v) the Atria Mall and Carpark under the Sale and Purchase Agreement entered between ASGSB, APMSB and Atria Damansara Sdn. Bhd. ("ADSB"), a subsidiary company of OSKPH, which in turn is a subsidiary company of the Company;
- (2) debentures by ASGSB and APMSB creating a first fixed charge over Atria Mall and Carpark respectively, all fixtures, fittings, equipment, machinery, systems and all other appurtenant thereto both present and future affixed to or installed in or within Atria Mall and Carpark; and
- (3) a piece of land owned by ADSB together with all buildings and fixtures erected thereon, charge under the provisions of the National Land Code 1965.

QUARTERLY REPORT FOR FIRST QUARTER ENDED 31 MARCH 2019

A10. Commitments

	As at 31.3.2019 RM'000	As at 31.12.2018 RM'000
(a) Significant unrecognised contractual commitments		
Contracted but not provided for:		
- Acquisition of office equipment and software licences	2,265	1,121
- Renovation costs	1,777	1,166
	<u>4,042</u>	<u>2,287</u>
(b) Operating lease commitments - the Group as lessor		
Not later than one year	24,572	26,275
Later than one year and not later than five years	30,855	34,663
Later than five years	32,131	32,713
	<u>87,558</u>	<u>93,651</u>

A11. Changes in contingent liabilities or contingent assets

There were no significant changes in contingent liabilities or contingent assets of the Group since the previous audited financial statements.

A12. Significant related party transactions

Entities	Nature of transactions	Income/(Expenses) Current year to date ended 31.3.2019 RM'000
(a) Associated companies:		
RHB Asset Management Sdn. Bhd.	- Fund distribution income	2,715
RHB Bank Berhad	- Office rental income	211
	- Interest expense	(6,836)
RHB Islamic Bank Berhad	- Interest expense	<u>(2,933)</u>
(b) Other related parties:		
DC Services Sdn. Bhd.	- Insurance premium expense	(307)
Dindings Design Sdn. Bhd.	- Renovation costs	(3,629)
Nova Terrace Sdn. Bhd.	- Project management fee income	300
Raslan Loong, Shen & Eow	- Legal fees expense	(335)
Sincere Source Sdn. Bhd.	- Insurance premium expense	<u>(920)</u>

QUARTERLY REPORT FOR FIRST QUARTER ENDED 31 MARCH 2019

A13. Fair value measurement

Fair value hierarchy

The Group uses the following hierarchy for determining and disclosing the fair value of financial instruments:

- Level 1: quoted (unadjusted) prices in active markets for identical assets.
- Level 2: other techniques for which all inputs which have a significant effect on the recorded fair values are observable for the assets, either directly or indirectly.
- Level 3: techniques which use inputs which have a significant effect on the recorded fair value that are not based on observable market data for the assets.

The following table shows an analysis of financial assets and non-financial assets recorded at fair value within the fair value hierarchy:

	Level 1 RM'000	Level 2 RM'000	Level 3 RM'000	Total RM'000
As at 31.3.2019				
Non-financial assets				
Biological assets	-	-	177	177
Investment properties	-	91,518	362,271	453,789
Financial assets				
Securities at fair value through profit or loss	218	-	-	218
Short term funds	298,583	-	-	298,583
	298,801	91,518	362,448	752,767
As at 31.12.2018				
Non-financial assets				
Biological assets	-	-	144	144
Investment properties	-	91,518	361,200	452,718
Financial assets				
Securities at fair value through profit or loss	248	-	-	248
Short term funds	376,928	-	-	376,928
	377,176	91,518	361,344	830,038

The fair value of financial instruments traded in active markets is based on quoted market prices at the reporting date. A market is regarded as active if quoted prices are readily and regularly available from an exchange dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis. The quoted market price used for financial assets held by the Group is the last bid price.

Financial instruments carried at amortised cost

The carrying amounts of financial assets and financial liabilities which were classified as amortised cost assets were approximated their fair values. These financial assets and liabilities including trade and other receivables or payables, capital financing, cash and bank balances, Medium term notes and Sukuk and borrowings.

QUARTERLY REPORT FOR FIRST QUARTER ENDED 31 MARCH 2019
PART B - Explanatory Notes Pursuant to Chapter 9, Part K - Periodic Disclosures, Part A of Appendix 9B, of the Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities")
B1. Performance analysis of the Group for the current quarter and current year to date ended 31 March 2019

The Group's overview financial performance is shown as follows:

	Current quarter ended 31.3.2019 1Q19 RM'000	Comparative quarter ended 31.3.2018 1Q18 RM'000	% change	Current year to date ended 31.3.2019 3M19 RM'000	Preceding year to date ended 31.3.2018 3M18 RM'000	% change
Overall performance analysis						
Revenue	263,868	282,540	(7%)	263,868	282,540	(7%)
Pre-tax profit from the business	33,120	32,527	2%	33,120	32,527	2%
Share of results of associated companies and a joint venture	73,080	62,313	17%	73,080	62,313	17%
Pre-tax profit	106,200	94,840	12%	106,200	94,840	12%
Profit before interest and tax	121,125	114,336	6%	121,125	114,336	6%
Profit after tax	92,870	76,382	22%	92,870	76,382	22%
Profit attributable to Owners of the Company	91,355	75,017	22%	91,355	75,017	22%
Pre-tax profit analysis for business segments						
1. Property	42,856	27,163	58%	42,856	27,163	58%
2. Construction	689	3,767	(82%)	689	3,767	(82%)
3. Industries	6,341	7,586	(16%)	6,341	7,586	(16%)
<i>Segment performance</i>	(2,559)	(5,911)	57%	(2,559)	(5,911)	57%
<i>Gain on disposal of a hotel</i>	-	17,505		-	17,505	
4. Hospitality	(2,559)	11,594	(>100%)	(2,559)	11,594	(>100%)
<i>Capital Financing</i>	7,800	8,216	(5%)	7,800	8,216	(5%)
<i>Investment Holding</i>	51,073	36,514	40%	51,073	36,514	40%
5. Financial Services & Investment Holding	58,873	44,730	32%	58,873	44,730	32%
Pre-tax profit	106,200	94,840	12%	106,200	94,840	12%

QUARTERLY REPORT FOR FIRST QUARTER ENDED 31 MARCH 2019**B1. Performance analysis of the Group for the current quarter and current year to date ended 31 March 2019 (Cont'd)***Current Quarter ("1Q19") compared with Comparative Quarter of Preceding Year ("1Q18")*

The Group registered revenue of RM263.87 million and pre-tax profit of RM106.20 million in 1Q19 compared to revenue of RM282.54 million and pre-tax profit of RM94.84 million in 1Q18, representing a decrease of RM18.67 million or 7% in revenue and an increase of RM11.36 million or 12% in pre-tax profit. Despite the lower revenue generated, higher profit was recorded mainly contributed by the Property and Financial Services & Investment Holding Segments which offset the lower contributions from the Construction, Industries and Hospitality Segments.

The Property Segment recorded revenue of RM157.94 million and pre-tax profit of RM42.86 million in 1Q19 compared with revenue of RM166.90 million and pre-tax profit of RM27.16 million in 1Q18, representing a decrease of RM8.96 million or 5% in revenue and an increase of RM15.70 million or 58% in pre-tax profit. The decrease in revenue is mainly due to completion of a project in 2018, i.e. Emira. Therefore, despite lower revenue reported, the pre-tax profit increased due to higher share of results from an associated company as a result of reversal of tax over provision coupled with additional profit recognised from the finalisation of accounts of completed projects. In addition, the Property Investment Segment also recorded an improvement in rental income as a result of higher occupancy rate at Plaza OSK.

The Construction Segment registered total revenue of RM58.36 million and pre-tax profit of RM0.69 million in 1Q19 compared with total revenue of RM84.81 million and pre-tax profit of RM3.77 million in 1Q18, representing a decrease of RM26.45 million or 31% in total revenue and RM3.08 million or 82% in pre-tax profit. The decrease in both revenue and pre-tax profit were due to lower revenue generated from projects and lower realisation of profit from internal projects.

The Industries Segment registered revenue of RM70.45 million and pre-tax profit of RM6.34 million in 1Q19 compared with revenue of RM68.21 million and pre-tax profit of RM7.59 million in 1Q18, representing an increase of RM2.24 million or 3% in revenue and a decrease of RM1.25 million or 16% in pre-tax profit. Despite the increase in revenue, the lower pre-tax profit were resulted from lower demand for cables and slower take up by customers for IBS products.

The Hospitality Segment reported revenue of RM18.25 million and pre-tax loss of RM2.56 million in 1Q19 compared with revenue of RM23.30 million and pre-tax loss of RM5.91 million excluding the gain on disposal of a hotel in Sydney, Australia of RM17.50 million in 1Q18, representing a decrease of RM5.05 million or 22% in revenue and an improvement of RM3.35 million or 57% in pre-tax performance. The Segment's pre-tax performance improved despite lower revenue was mainly contributed by Vacation Club Division's sale of its membership and cessation of operating losses recognised upon disposal of a hotel in Kuala Lumpur.

The Capital Financing Division registered revenue of RM15.88 million and pre-tax profit of RM8.30 million excluding one-off expense of RM0.50 million in 1Q19 compared with revenue of RM15.19 million and pre-tax profit of RM8.22 million in 1Q18, representing an increase of RM0.69 million or 5% in revenue and RM0.08 million or 1% in pre-tax profit. Capital Financing Division contributed slightly higher pre-tax profit due to higher interest income generated.

The Investment Holding Division reported pre-tax profit of RM51.07 million in 1Q19 compared to RM36.51 million in 1Q18, representing an increase of RM14.56 million or 40% in pre-tax profit. The increase in pre-tax profit was mainly due to higher contribution from share of RHB group's profit of RM59.61 million in 1Q19 as compared to RM55.25 million in 1Q18 and lower finance cost of RM9.63 million in 1Q19 as compared to RM14.3 million in 1Q18.

QUARTERLY REPORT FOR FIRST QUARTER ENDED 31 MARCH 2019
B2. Commentary on pre-tax profit for current quarter compared with immediate preceding quarter

The Group's review of financial performance are analysed as follows:

	Current quarter ended 31.3.2019 1Q19 RM'000	Immediate preceding quarter ended 31.12.2018 4Q18 RM'000	%
			change
Overall performance analysis			
Revenue	263,868	317,412	(17%)
Pre-tax profit from the business	33,120	107,071	(69%)
Share of results of associated companies and a joint venture	73,080	54,915	33%
Pre-tax profit	106,200	161,986	(34%)
Profit before interest and tax	121,125	183,022	(34%)
Profit after tax	92,870	155,583	(40%)
Profit attributable to Owners of the Company	91,355	152,215	(40%)
Pre-tax profit analysis for business segments			
1. Property	42,856	35,343	21%
2. Construction	689	4,686	(85%)
3. Industries	6,341	4,560	39%
<i>Segment performance</i>	(2,559)	(4,657)	45%
<i>Gain on disposal of a hotel</i>	-	75,952	
4. Hospitality	(2,559)	71,295	(>100%)
<i>Capital Financing</i>	7,800	6,477	20%
<i>Investment Holding</i>	51,073	39,625	29%
5. Financial Services & Investment Holding	58,873	46,102	28%
Pre-tax profit	106,200	161,986	(34%)

QUARTERLY REPORT FOR FIRST QUARTER ENDED 31 MARCH 2019**B2. Commentary on pre-tax profit for current quarter compared with immediate preceding quarter (Cont'd)***Current Quarter ("1Q19") compared with Immediate Preceding Quarter ("4Q18")*

The Group registered revenue of RM263.87 million and pre-tax profit of RM106.20 million in 1Q19 compared with revenue of RM317.41 million and pre-tax profit of RM86.04 million excluding the gain of RM75.95 million on disposal of a hotel property in 4Q18, representing a decrease of RM53.54 million or 17% in revenue and an increase of RM20.16 million or 23% in pre-tax profit. Despite a drop in revenue, the Property, Industries, Hospitality and Financial Services & Investment Holding Segments reported higher profits offset by lower contribution from Construction Segment.

The Property Segment recorded revenue of RM157.94 million and pre-tax profit of RM42.86 million in 1Q19 compared with revenue of RM196.73 million and pre-tax profit of RM35.34 million in 4Q18, representing a decrease of RM38.79 million or 20% in revenue and an increase of RM7.52 million or 21% in pre-tax profit. Lower revenue generated from progress billing from projects that are close to completion (Windmill and TimurBay) and higher profits was contributed by an associated company, Agile Mont Kiara project which has reached advanced stage of sales and construction progress. In addition, the results of the Property Investment Division shown an improvement due to higher occupancy.

The Construction Segment recorded total revenue of RM58.36 million and pre-tax profit of RM0.69 million in 1Q19 compared with total revenue of RM70.10 million and pre-tax profit of RM4.69 million in 4Q18, representing a decrease of RM11.74 million or 17% in total revenue and RM4.00 million or 85% in pre-tax profit. The decrease in revenue and pre-tax profit were due to lower realisation of profit from internal projects which were close to completion.

The Industries Segment recorded revenue of RM70.45 million and pre-tax profit of RM6.34 million in 1Q19 compared with revenue of RM77.08 million and pre-tax profit of RM4.56 million in 4Q18, representing a decrease of RM6.63 million or 9% in revenue and an increase of RM1.78 million or 39% in pre-tax profit. Despite lower revenue, there was an increase in pre-tax profit mainly due to sale of higher margin cable products.

The Hospitality Segment registered revenue of RM18.25 million and pre-tax loss of RM2.56 million in 1Q19, compared with revenue of RM26.48 million and pre-tax loss of RM4.65 million, excluding a gain on disposal of a hotel in Kuala Lumpur of RM75.95 million in 4Q18, representing a decrease of RM8.23 million or 31% in revenue and an improvement of RM2.09 million or 45% in pre-tax performance. The decrease in revenue was mainly due to lower revenue generated from Hotel Division upon disposal of a hotel in Kuala Lumpur. The better performance for the Segment was mainly contributed by Vacation Club Division's sale of its new membership scheme and cessation of operating losses from the hotel sold.

The Capital Financing Division recorded revenue of RM15.88 million and pre-tax profit of RM7.80 million in 1Q19 compared with revenue of RM14.35 million and pre-tax profit of RM6.48 million in 4Q18, representing an increase of RM1.53 million or 11% in revenue and RM1.32 million or 20% in pre-tax profit. The increase in revenue and pre-tax profit were mainly due to higher interest income generated from higher loan portfolio.

The Investment Holding Division reported pre-tax profit of RM51.07 million in 1Q19 compared to RM39.63 million in 4Q18, representing an increase of RM11.44 million or 29% in pre-tax profit. The improvement in pre-tax profit was mainly due to higher contributions from share of RHB group's profit of RM59.61 million in 1Q19 as compared to RM52.68 million in 4Q18 coupled with reduction in interest cost amounting to RM1.68 million.

QUARTERLY REPORT FOR FIRST QUARTER ENDED 31 MARCH 2019**B3. Commentary on remaining year prospects and progress on previously announced revenue or profit forecast****(a) Prospects for the remaining year 2019**

The performance of the **Property Development Division** continues to be led by sales and progress billings from the existing on-going projects i.e. (i) Ryan & Miho in Section 13, Petaling Jaya, Tower 1 and Tower 2 and (ii) Phase 1 & 2 of Pastura and Astera, Iringan Bayu township in Seremban with combined gross development value ("GDV") amounting to RM1.00 billion and projects which are due for completion in FY2019 namely Windmill, TimurBay and Luminari which have achieved good take-up rate.

The Melbourne Square project in Australia recorded good take-up rate of above 65% since its launch and the construction is progressing as scheduled. FY2019 will see the maiden profit recognition from Melbourne Square upon completion and settlement of Stage 1 towards end of 2019 in accordance with MFRS 15 'Revenue from Contracts with Customers'.

Apart from the foregoing, for sustainability of the Property Development Division, the Group will launch 3 new projects i.e. You City III in Cheras, Precinct 3, 4 and 5 at Bandar Puteri Jaya in Sungai Petani, Kedah and 3A Single Storey Terrace Homes and 3C Double Storey Terrace Homes of Riyasana at Iringan Bayu Township in Seremban with a combined GDV of RM955 million.

As at 31 March 2019, the Group has unbilled sales of RM1.53 billion with minimal unsold completed stocks due to continuous efforts to sell these unsold properties. The Group currently has 1,730 acres of land bank with an estimated gross development value of RM11.30 billion in Klang Valley, Sungai Petani, Butterworth, Kuantan, Seremban and Melbourne, Australia.

The Property Investment Division is expected to contribute steady rental income from its commercial and retail tenants. Occupancy at Plaza OSK and Faber Towers saw a gradual increase over the period. The opening of the cinema in early January 2019 at Atria Shopping Gallery has attracted higher footfall into the mall and the average occupancy rate remains strong at 93%.

The Construction Segment will continue to focus on delivering its current order book on time. The property-construction collaboration under the Prop-Con Model is expected to yield better cost efficiency and development planning for internal projects for the remaining year 2019. The outstanding order book of this Segment stood at RM327.88 million as at 31 March 2019.

The Industries Segment is anticipated to perform satisfactorily as it continues to tap on private and public sectors projects undertaken by its customers. The Segment will also continue to explore new customer bases and look to expand its product offerings.

The Hospitality Segment is expected to improve with marketing efforts to attract local and foreign travellers. Renovation plans including new attractions for some of the hotels are underway and occupancy and room rates are expected to increase once the renovations are completed. The Vacation Club Division launched a 15 years SGI Vacation Club Membership Scheme 2 ("Scheme 2") that is expected to continue to receive strong take-up rate. The sale of the new membership Scheme 2 will be the main focus for the Division in year 2019 in addition to contribution from the annual maintenance fee from the previous scheme.

The Financial Services & Investment Holding Segment's contribution will mainly depend on the performance of RHB Group while the Capital Financing Division is expected to perform satisfactorily based on its existing portfolio and new target market segment.

Premised on the foregoing, the Board is confident that the Group will deliver satisfactory results for the remaining year.

QUARTERLY REPORT FOR FIRST QUARTER ENDED 31 MARCH 2019

B3. Commentary on remaining year prospects and progress on previously announced revenue or profit forecast (Cont'd)

(b) Progress and steps to achieve revenue or profit estimate, forecast, projection and internal targets previously announced

There were no revenue or profit forecast previously announced by the Company.

B4. Statement of the Board of Directors' opinion on achievability of revenue or profit estimate, forecast, projection and internal targets previously announced

There were no revenue or profit forecast previously announced by the Company.

B5. Profit forecast/profit guarantee previously announced

There were no profit forecast or profit guarantee previously announced by the Company.

B6. Tax expense

	Current quarter ended 31.3.2019 RM'000	Current year to date ended 31.3.2019 RM'000
In respect of the current year income tax	(11,971)	(11,971)
Over provision of income tax in respect of prior years	221	221
Deferred income tax	(1,580)	(1,580)
Income tax expense	<u>(13,330)</u>	<u>(13,330)</u>

Excluding share of results of associated companies and a joint venture, the effective tax rate for the current year to date is higher than the statutory tax rate of 24% mainly due to non-deductibility of certain expenses and losses in certain subsidiary companies that are not available to offset against taxable profits in other subsidiary companies within the Group.

B7. Status of corporate proposals and utilisation of proceeds

As at 21 May 2019 (being the latest practicable date which is not earlier than 7 days from the date of issue of this Quarterly Report):

(a) **Status of corporate proposal announced but not completed**

There were no corporate proposals announced but not completed.

(b) **Status of utilisation of proceeds raised from any corporate proposal**

There were no proceeds raised from any corporate proposal.

QUARTERLY REPORT FOR FIRST QUARTER ENDED 31 MARCH 2019
B8. Borrowings and debt securities as at the end of the reporting period

The Group's borrowings and debt securities at the end of the current year to date, denominated in Ringgit Malaysia ("MYR") and Vietnamese Dong ("VND"), are as follows:

(a) Debt securities

	Non-current	Current	Total
	RM'000	RM'000	RM'000
As at 31.3.2019			
Secured			
Medium term notes and Sukuk - MYR	939,678	20,000	959,678
As at 31.12.2018			
Secured			
Medium term notes and Sukuk - MYR	1,069,190	40,329	1,109,519

The details of Medium term notes and Sukuk are disclosed in Note A5(c) and (d).

(b) Borrowings

	Non-current		Current		Total
	Foreign		Foreign		
	Currency		Currency		
	'000	RM'000	'000	RM'000	RM'000
As at 31.3.2019					
Secured					
Bankers' acceptances - MYR	-	-	-	1,800	1,800
Revolving credits - MYR	-	-	-	155,650	155,650
Term/Bridging - MYR	-	414,356	-	71,038	485,394
		414,356		228,488	642,844
Unsecured					
Bank overdrafts - MYR	-	-	-	893	893
Revolving credits - MYR	-	-	-	680,230	680,230
Trust receipt - VND (100 : 0.0176)	-	-	VND28,329,415	4,995	4,995
		-		686,118	686,118
Total		414,356		914,606	1,328,962
As at 31.12.2018					
Secured					
Bankers' acceptances - MYR	-	-	-	5,280	5,280
Revolving credits - MYR	-	-	-	180,050	180,050
Term/Bridging - MYR	-	424,189	-	88,300	512,489
		424,189		273,630	697,819
Unsecured					
Bank overdrafts - MYR	-	-	-	282	282
Revolving credits - MYR	-	-	-	663,355	663,355
Trust receipt - VND (100 : 0.0872)	-	-	VND4,286,996	3,739	3,739
		-		667,376	667,376
Total		424,189		941,006	1,365,195

QUARTERLY REPORT FOR FIRST QUARTER ENDED 31 MARCH 2019

B8. Borrowings and debt securities as at the end of the reporting period (Cont'd)

The Group's borrowings and debt securities at the end of the current year to date, denominated in Ringgit Malaysia ("MYR") and Vietnamese Dong ("VND"), are as follows: (Cont'd)

(c) Commentaries on the Group borrowings and debt securities

- (i) During the period, there were no material changes in borrowings other than the changes for working capital requirements. The details of MTN and Sukuk are disclosed in Note A5(c) and (d);
- (ii) The decrease in the borrowings were due to repayment of borrowings; and
- (iii) The VND28.33 billion (equivalent to approximately RM5.00 million) borrowings has not been hedged due to the borrowings were used as working capital for business operations in Vietnam.

B9. Changes in material litigation

Since the date of the last annual report, the Group is not engaged in any material litigation which might materially and adversely affect the financial position of the Group.

B10. Dividends for the year

No dividend has been declared for the current year to date ended 31 March 2019.

QUARTERLY REPORT FOR FIRST QUARTER ENDED 31 MARCH 2019
B11. Earnings Per Share ("EPS")

	Current quarter ended 31.3.2019	Comparative quarter ended 31.3.2018	Current year to date ended 31.3.2019	Preceding year to date ended 31.3.2018
(a) Basic				
Profit attributable to Owners of the Company (RM'000)	91,355	75,017	91,355	75,017
Weighted average number of ordinary shares outstanding ('000)	2,077,200	2,077,200	2,077,200	2,077,200
Basic EPS (sen)	4.40	3.61	4.40	3.61
(b) Diluted				
Profit attributable to Owners of the Company (RM'000)	91,355	75,017	91,355	75,017
Weighted average number of ordinary shares outstanding ('000)	2,077,200	2,077,200	2,077,200	2,077,200
Effect of dilution of assumed conversion of Warrants C 2015/2020 ('000)^	-	-	-	-
Adjusted weighted average number of ordinary shares in issue and issuable ('000)	2,077,200	2,077,200	2,077,200	2,077,200
Diluted EPS (sen)	4.40	3.61	4.40	3.61

^ The Company's Warrants C 2015/2020 that could potentially dilute basic earnings per share in the future were not included in the calculation of the diluted earnings per share because they are anti-dilutive for the current and previous years.

B12. Audit report of preceding annual financial statements

The audit report of the Group's annual financial statements for the preceding year were not subject to any qualification.

QUARTERLY REPORT FOR FIRST QUARTER ENDED 31 MARCH 2019
B13. Items included in the Statement of Profit or Loss and Statement of Comprehensive Income

	Current quarter ended 31.3.2019 RM'000	Comparative quarter ended 31.3.2018 RM'000	Current year to date ended 31.3.2019 RM'000	Preceding year to date ended 31.3.2018 RM'000
Profit before tax is arrived at after crediting/(charging):				
(i) <u>Revenue</u>				
Interest income	14,010	12,765	14,010	12,765
Rental income	10,514	9,799	10,514	9,799
(ii) <u>Cost of sales</u>				
Interest expense	(5,040)	(4,112)	(5,040)	(4,112)
(iii) <u>Other income</u>				
Funds distribution income	2,936	1,546	2,936	1,546
Gain on disposals of:				
- property, plant and equipment	191	17,543	191	17,543
Gain on fair valuation of:				
- biological assets	33	-	33	-
Gain on foreign exchange transactions	181	166	181	166
Gain on foreign exchange translations	43	24	43	24
Interest income	2,407	1,821	2,407	1,821
Recovery of bad debts of:				
- trade receivables	-	360	-	360
Write back of allowance for impairment losses on:				
- trade and other receivables:				
- collective assessment	310	-	310	-
- individual assessment	46	181	46	181
(iv) <u>Administrative expenses</u>				
Depreciation and amortisation	(5,301)	(5,959)	(5,301)	(5,959)
(v) <u>Other items of expense</u>				
Impairment loss on:				
- capital financing:				
- individual assessment	-	(49)	-	(49)
- trade and other receivables:				
- individual assessment	-	(471)	-	(471)
Loss on disposals of:				
- plant and equipment	(11)	(1)	(11)	(1)
Loss on fair valuation of securities at fair value through profit or loss	(30)	(14)	(30)	(14)
Loss on foreign exchange transactions	(11)	(1,025)	(11)	(1,025)
Loss on foreign exchange translations	(36)	(458)	(36)	(458)
Write off of:				
- plant and equipment	(20)	(2)	(20)	(2)
<u>Finance costs</u>				
Interest expense	(14,925)	(19,496)	(14,925)	(19,496)

Items for other comprehensive income are disclosed in the Statement of Comprehensive Income. There were no impairment of assets other than items disclosed above.

QUARTERLY REPORT FOR FIRST QUARTER ENDED 31 MARCH 2019

B14. Derivative financial instruments

There were no outstanding derivative financial instruments as at 31 March 2019.

B15. Gains or losses arise from fair value changes of financial liabilities

There were no gains or losses arise from fair value changes of financial liabilities for the current year to date ended 31 March 2019.

By Order of the Board

Tan Sri Ong Leong Huat
Executive Chairman
Kuala Lumpur
27 May 2019