

TO BE RELEASED TO BURSA



HUA YANG GROUP OF COMPANIES

INTERIM FINANCIAL RESULTS

SECOND QUARTER ENDED 30 SEPTEMBER 2018

Interim Financial Statements for the financial period ended 30 September 2018

The figures have not been audited.

CONDENSED CONSOLIDATED INCOME STATEMENT

	INDIVIDUAL QUARTER			CUMULATIVE QUARTER		
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	%	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING YEAR TO DATE	%
	30/9/2018 RM' 000	30/9/2017 RM' 000 Restated	+ / (-)	30/9/2018 RM' 000	30/9/2017 RM' 000 Restated	+ / (-)
Revenue	64,545	44,330	45.6	131,087	91,384	43.4
Cost of Sales	(48,411)	(29,470)		(96,734)	(64,576)	
Gross Profit	16,134	14,860	8.6	34,353	26,808	28.1
Other Income	412	149		1,104	645	
Selling and Marketing Expenses	(3,009)	(2,673)		(5,614)	(4,877)	
Administrative and General Expenses	(6,976)	(7,365)		(16,924)	(14,481)	
Operating Profit	6,561	4,971	32.0	12,919	8,095	59.6
Finance Costs	(4,020)	(3,081)		(7,936)	(3,834)	
Share of Profit of Associate	1,123	361		2,111	983	
Profit Before Tax	3,664	2,251	62.8	7,094	5,244	35.3
Income Tax Expense	(1,764)	(1,523)		(4,182)	(2,658)	
Profit For The Period	1,900	728	160.9	2,912	2,586	12.6
Profit attributable to:						
Owners of the Company	1,900	728	160.9	2,912	2,586	12.6
Non-controlling Interests	-	-		-	-	
	1,900	728		2,912	2,586	
Earnings Per Share Attributable To Owners Of The Company (sen)						
Basic, for profit for the period	0.54	0.21	160.9	0.83	0.73	12.6

The Condensed Consolidated Income Statement should be read in conjunction with the Annual Financial Statements for the year ended 31 March 2018 and the accompanying explanatory notes attached to the interim financial statements.

Interim Financial Statements for the financial period ended 30 September 2018

The figures have not been audited.

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	INDIVIDUAL QUARTER			CUMULATIVE QUARTER		
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	%	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING YEAR TO DATE	%
	30/9/2018 RM' 000	30/9/2017 RM' 000 Restated	+ /(-)	30/9/2018 RM' 000	30/9/2017 RM' 000 Restated	+ /(-)
Profit For The Period	1,900	728	160.9	2,912	2,586	12.6
Other Comprehensive Income For The Period, Net Of Income Tax	(735)	44	(1,770.5)	(1,595)	44	(3,725.0)
Total Comprehensive Income For The Period, Net Of Income Tax	1,165	772		1,317	2,630	
Total Comprehensive Income Attributable To :						
Owners of the Company	1,165	772	50.9	1,317	2,630	(49.9)
Non-controlling Interests	-	-		-	-	
	1,165	772		1,317	2,630	

Note: Included in the Total Comprehensive Income for the period are the followings:

Interest Income	45	115		142	230	
Other Income Including Investment Income	367	34		962	415	
Interest Expense	4,020	3,081		7,936	3,834	
Depreciation & Amortization	684	379		1,352	759	
Provision For/Write Off of Receivables	(1)	157		(424)	161	
Provision For/Write Off of Inventories	N/A	N/A		N/A	N/A	
Gain/Loss on Disposal of Quoted and Unquoted Investment or Properties	N/A	N/A		N/A	N/A	
Impairment of Assets	-	N/A		-	N/A	
Gain/Loss on Foreign Exchange	(735)	44		(1,595)	44	
Gain/Loss on Derivatives	N/A	N/A		N/A	N/A	

N/A: Not Applicable

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Statements for the year ended 31 March 2018 and the accompanying explanatory notes attached to the interim financial statements.

Interim Financial Statements for the financial period ended 30 September 2018

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	(UNAUDITED) As at 30/9/2018 RM' 000	(UNAUDITED) As at 31/3/2018 RM' 000 Restated
ASSETS		
Non-current assets		
Property, plant and equipment	15,687	16,611
Concession assets	8,244	8,559
Inventories - Land held for property development	533,757	456,353
Investment properties	1,717	1,739
Investment in associate	189,956	189,440
Other receivables	8,315	8,753
Fixed deposit with licenced bank	3,213	3,188
Intangible assets	28,969	15,182
Deferred tax assets	13,815	14,405
	<u>803,673</u>	<u>714,230</u>
Current assets		
Inventories - Completed properties	66,489	106,069
Inventories - Property development costs	240,679	239,308
Contract assets	88,365	45,489
Trade and other receivables	45,980	76,888
Other current assets	159	311
Tax recoverable	5,502	5,784
Cash and bank balances	14,669	16,280
	<u>461,843</u>	<u>490,129</u>
TOTAL ASSETS	<u>1,265,517</u>	<u>1,204,359</u>
EQUITY AND LIABILITIES		
Current liabilities		
Contract liabilities	1,571	1,361
Trade and other payables	127,097	132,110
Short term borrowings	155,187	211,715
	<u>283,855</u>	<u>345,186</u>
Net current assets	<u>177,987</u>	<u>144,943</u>
Non-current liabilities		
Trade and other payables	19,982	18,988
Deferred tax liabilities	31,801	19,248
Long term borrowings	316,730	230,106
	<u>368,513</u>	<u>268,342</u>
TOTAL LIABILITIES	<u>652,369</u>	<u>613,528</u>
Net assets	<u>613,148</u>	<u>590,831</u>
Total equity attributable to owners of the Company		
Share capital	352,000	352,000
Reserves	240,148	238,831
	<u>592,148</u>	<u>590,831</u>
Non-controlling interests	21,000	-
TOTAL EQUITY	<u>613,148</u>	<u>590,831</u>
TOTAL EQUITY AND LIABILITIES	<u>1,265,517</u>	<u>1,204,359</u>
Net Assets Attributable to Owners of the Company	<u>613,148</u>	<u>590,831</u>
Net Assets Per Share Attributable to Owners of the Company (RM)	<u>1.74</u>	<u>1.68</u>

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Financial Statements for the year ended 31 March 2018 and the accompanying explanatory notes attached to the interim financial statements.

Interim Financial Statements for the financial period ended 30 September 2018

The figures have not been audited.

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	<----- Attributable to Owners of the Company ----->					
	<----- Non-distributable ----->		<- Distributable ->			
	Share Capital	Foreign Currency Exchange Reserve	Retained Earnings	Sub-Total	Non-controlling Interests	Total Equity
	RM' 000	RM' 000	RM' 000	RM' 000	RM' 000	RM' 000
<u>6 months ended 30 September 2017</u>						
Balance as at 1 April 2017	352,000	-	243,398	595,398	-	595,398
Effects of adoption of the MFRS Framework	-	-	75	75	-	75
Balance as at 1 April 2017 (restated)	352,000	-	243,473	595,473	-	595,473
Total comprehensive income for the period	-	-	2,586	2,586	-	2,586
Balance as at 30 September 2017 (restated)	352,000	-	246,059	598,059	-	598,059
<u>6 months ended 30 September 2018</u>						
Balance as at 1 April 2018	352,000	-	238,188	590,188	-	590,188
Effects of adoption of the MFRS Framework	-	-	643	643	-	643
Balance as at 1 April 2018 (restated)	352,000	-	238,831	590,831	-	590,831
Profit for the period	-	-	2,912	2,912	-	2,912
Other comprehensive income for the period	-	(1,595)	-	(1,595)	-	(1,595)
Total comprehensive income for the period	-	(1,595)	2,912	1,317	-	1,317
Changes in ownerships interests in subsidiary	-	-	-	-	21,000	21,000
Balance as at 30 September 2018	352,000	(1,595)	241,743	592,148	21,000	613,148

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Statements for the year ended 31 March 2018 and the explanatory notes attached to the interim financial statements.

Interim Financial Statements for the financial period ended 30 September 2018

The figures have not been audited.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	6 months ended 30/9/2018 RM' 000	6 months ended 30/9/2017 RM' 000 Restated
OPERATING ACTIVITIES		
Profit before taxation	7,094	5,244
Adjustments for :		
Non-cash items	(1,183)	475
Non-operating items	7,794	3,604
Operating profit before changes in working capital	13,705	9,323
<i>Net change in current assets</i>		
Receivables	(10,953)	30,620
Inventories	39,580	(6,860)
Inventories - property development costs	(1,307)	(279)
<i>Net change in current liabilities</i>		
Payables	(3,809)	(31,494)
Cash generated from operations	37,216	1,310
Tax paid	(3,929)	(10,343)
Interest received	142	230
Net cash from/(used in) operating activities	33,429	(8,803)
INVESTING ACTIVITIES		
Purchase of property, plant and equipment and intangible assets	(91)	(932)
Net cash outflow on acquisition of a subsidiary	(69,337)	-
Net cash outflow on acquisition of an associate	-	(124,007)
Proceeds from disposal of shares in subsidiary	21,000	-
Additions to inventories - land held for future development	(8,609)	(40,621)
Net cash used in investing activities	(57,037)	(165,560)
FINANCING ACTIVITIES		
Proceeds from borrowings	187,915	174,000
Repayment of borrowings	(163,852)	(32,402)
Fixed deposits	(26)	-
Interest paid	(7,936)	(3,834)
Net cash from financing activities	16,101	137,764
NET DECREASE IN CASH AND CASH EQUIVALENTS	(7,507)	(36,599)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	478	44,629
CASH AND CASH EQUIVALENTS AT END OF PERIOD	(7,029)	8,030
Cash and cash equivalents comprise of :		
Deposits, bank and cash balances	14,669	17,403
Bank overdrafts	(21,698)	(9,373)
	(7,029)	8,030

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Financial Statements for the year ended 31 March 2018 and the accompanying notes attached to the interim financial statements.

PART A - EXPLANATORY NOTES PURSUANT TO MFRS 134

1 Basis of Preparation

The interim financial report is unaudited and has been prepared in accordance with Malaysian Financial Reporting Standard ("MFRS") 134 *Interim Financial Reporting* and paragraph 9.22 of the Bursa Malaysia Securities Berhad Listing Requirements.

The interim financial statements should be read in conjunction with the audited financial statements for the year ended 31 March 2018 which were prepared under Financial Reporting Standards ("FRS"). These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to the understanding of the changes in the financial position and performance of the Group since the financial year ended 31 March 2018.

The Group is adopting the MFRS framework for the current financial reporting period beginning 1 April 2018 and MFRS 1 *First-time Adoption of Malaysian Financial Reporting Reporting Standards* has been applied. The Group has consistently applied the same accounting policies in its opening MFRS Statement of Financial Position as at 1 April 2017, being the transition date, and throughout all comparable interim financial statements presented, as if these policies had always been in effect.

A number of new standards and amendments to Standards and Issues Committee ("IC") Interpretations are effective for the current financial period beginning 1 April 2018. None of these is expected to have a significant effect on the consolidated financial statements of the Group except for the following set out below:

MFRS 1	First-time Adoption of Malaysian Financial Reporting Standards
MFRS 15	Revenue from Contracts with Customers

The financial impact to the interim financial statements of the Group arising from the adoption of MFRS 15 are as follows:

1 Basis of Preparation (continued)

**CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 MARCH 2018**

	As previously stated RM' 000	Adjustments RM' 000	As restated RM' 000
ASSETS			
Non-current assets			
Property, plant and equipment	16,611	-	16,611
Concession assets	8,559	-	8,559
Inventories - Land held for property development	456,353	-	456,353
Investment properties	1,739	-	1,739
Investment in associate	189,440	-	189,440
Other receivables	8,753	-	8,753
Fixed deposit with licenced bank	3,188	-	3,188
Intangible assets	15,182	-	15,182
Deferred tax assets	14,608	(203)	14,405
	<u>714,433</u>	<u>(203)</u>	<u>714,230</u>
Current assets			
Inventories - Completed properties	106,069	-	106,069
Inventories - Property development costs	239,308	-	239,308
Contract assets	-	45,489	45,489
Trade and other receivables	76,888	-	76,888
Other current assets	44,954	(44,643)	311
Tax recoverable	5,784	-	5,784
Cash and bank balances	16,280	-	16,280
	<u>489,283</u>	<u>846</u>	<u>490,129</u>
TOTAL ASSETS	<u>1,203,716</u>	<u>643</u>	<u>1,204,359</u>
EQUITY AND LIABILITIES			
Current liabilities			
Contract liabilities	-	1,361	1,361
Trade and other payables	132,110	-	132,110
Other current liabilities	1,361	(1,361)	-
Short term borrowings	211,715	-	211,715
	<u>345,186</u>	<u>-</u>	<u>345,186</u>
Net current assets	<u>144,097</u>	<u>846</u>	<u>144,943</u>
Non-current liabilities			
Trade and other payables	18,988	-	18,988
Deferred tax liabilities	19,248	-	19,248
Long term borrowings	230,106	-	230,106
	<u>268,342</u>	<u>-</u>	<u>268,342</u>
TOTAL LIABILITIES	<u>613,528</u>	<u>-</u>	<u>613,528</u>
Net assets	<u>590,188</u>	<u>643</u>	<u>590,831</u>
Total equity attributable to owners of the Company			
Share capital	352,000	-	352,000
Reserves	238,188	643	238,831
TOTAL EQUITY	<u>590,188</u>	<u>643</u>	<u>590,831</u>
TOTAL EQUITY AND LIABILITIES	<u>1,203,716</u>	<u>643</u>	<u>1,204,359</u>

1 Basis of Preparation (continued)

**CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2017**

	As previously stated RM' 000	Adjustments RM' 000	As restated RM' 000
Revenue	93,154	(1,770)	91,384
Cost of Sales	(64,576)	-	(64,576)
Gross Profit	<u>28,578</u>	<u>(1,770)</u>	<u>26,808</u>
Other Income	645	-	645
Selling and Marketing Expenses	(7,021)	2,144	(4,877)
Administrative and General Expenses	(14,481)	-	(14,481)
Operating Profit	<u>7,721</u>	<u>374</u>	<u>8,095</u>
Finance Costs	(3,834)	-	(3,834)
Share of Profit of Associate	983	-	983
Profit Before Taxation	<u>4,870</u>	<u>374</u>	<u>5,244</u>
Income Tax Expense	(2,568)	(90)	(2,658)
Profit For The Period	<u>2,302</u>	<u>284</u>	<u>2,586</u>
Other comprehensive income, net of tax: Items that will be reclassified subsequently to profit or loss			
Share of loss of equity accounted associate	44	-	44
Total comprehensive income for the period	<u><u>2,346</u></u>	<u><u>284</u></u>	<u><u>2,630</u></u>
Profit attributable to:			
Owners of the Company	2,302	284	2,586
Non-controlling Interests	-	-	-
	<u>2,302</u>	<u>284</u>	<u>2,586</u>
Total comprehensive income attributable to:			
Owners of the Company	2,346	284	2,630
Non-controlling Interests	-	-	-
	<u>2,346</u>	<u>284</u>	<u>2,630</u>

1 Basis of Preparation (continued)

**CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2017**

	As previously stated	Adjustments	As restated
	RM' 000	RM' 000	RM' 000
Net cash used in operating activities	(8,803)	-	(8,803)
Net cash used in investing activities	(165,560)	-	(165,560)
Net cash from financing activities	137,764	-	137,764
Net decrease in cash and cash equivalents	(36,599)	-	(36,599)
Cash and cash equivalents at 1 April 2017	44,629	-	44,629
Cash and cash equivalents at 30 September 2017	8,030	-	8,030

PART A - EXPLANATORY NOTES PURSUANT TO MFRS 134

1 Basis of Preparation (continued)

The Group has yet to adopt the following MFRSs, amendments to MFRSs and IC Interpretations that have been issued but not yet effective:

	Effective for financial periods beginning on or after
Annual Improvements to MFRSs 2015-2017 Cycle	1 January 2019
MFRS 16 Leases	1 January 2019
IC Interpretation 23 Uncertainty over Income Tax Treatments	1 January 2019
Amendments to MFRS 9 Prepayment Features with Negative Compensation	1 January 2019
Amendments to MFRS 119 Employee Benefits (Plan Amendment, Curtailment or Settlement)	1 January 2019
Amendments to MFRS 128 Long-term Interests in Associates and Joint Ventures	1 January 2019
Amendments to MFRS 3 Business Combinations	1 January 2020
Amendments to MFRS 101 Presentation of Financial Statements	1 January 2020
Amendments to MFRS 10 and MFRS 128 Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	To be announced

These new and amended standards will have no material impact on the financial statements of the Group upon their initial application.

2 Auditors' Report on Preceding Annual Financial Statements

The auditors' report on the financial statements for the year ended 31 March 2018 was not qualified.

3 Seasonal or Cyclical Factors

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

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

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the financial period under review.

5 Changes in Estimates

There were no changes in estimates of amounts reported in prior financial years that have a material effect in the current quarter.

6 Debt and Equity Securities

Status of Sukuk Murabahah Programme announced and completed:

On 29 April 2014, Public Investment Bank Berhad had, on behalf of the Board announced that the Company has obtained approval from the Securities Commission Malaysia on 28 April 2014 with regards to the proposed Sukuk Murabahah Programme of up to RM250.0 million in nominal value.

Proceed raised from the Sukuk Murabahah Programme issuance shall be utilised to part finance the acquisition cost of the Shariah compliant development land(s) and/or such other Shariah compliant property(ies).

The cumulative drawdown of the facility at the end of the reporting period are as follows:

Date of drawdown	Amount drawdown (RM' 000)
31 March 2016	18,450
26 April 2016	21,250
28 September 2017	13,000
Total	52,700

Save for the above, there were no other issuance and repayment of debts and equity, repurchases, share cancellation or new issuance during the quarter under review and financial year-to-date.

PART A - EXPLANATORY NOTES PURSUANT TO MFRS 134

7 Dividends Paid

No dividend has been paid during the quarter under review.

8 Segment Information

	Property Development		Other Operation		Adjustments and Eliminations		Per Consolidated Financial Statements	
	30/9/2018 RM' 000	30/9/2017 RM' 000	30/9/2018 RM' 000	30/9/2017 RM' 000	30/9/2018 RM' 000	30/9/2017 RM' 000	30/9/2018 RM' 000	30/9/2017 RM' 000
Revenue:								
External customers	130,550	90,371	537	1,013	-	-	131,087	91,384
Inter-segment	3,308	4,059	-	-	(3,308)	(4,059)	-	-
	133,858	94,430	537	1,013	(3,308)	(4,059)	131,087	91,384
Results:								
Interest income	5,895	5,934	-	-	(5,753)	(5,704)	142	230
Depreciation and amortisation	(1,035)	(450)	(315)	(307)	(2)	(2)	(1,352)	(759)
Other non-cash income / (expenses)	(0)	(689)	424	(10)	-	-	424	(699)
Share of results from associated company	2,111	983	-	-	-	-	2,111	983
Interest expenses	(14,337)	(9,362)	(163)	(176)	6,564	5,704	(7,936)	(3,834)
Segment profit / (loss)	7,140	5,504	(46)	(260)	-	-	7,094	5,244
Assets:								
Additions to non-current assets	25,704	41,427	3	-	-	-	25,707	41,427
Segment assets	1,791,254	1,617,925	9,956	9,914	(535,694)	(423,480)	1,265,517	1,204,359
Segment liabilities	1,133,997	977,939	12,842	12,582	(494,470)	(376,993)	652,369	613,528

9 Valuation of Property, Plant and Equipment

The valuation of property, plant and equipment have been brought forward, without any amendments from the previous annual audited financial statements for the year ended 31 March 2018.

10 Material Events Subsequent to the End of the Reporting Period

There were no material events subsequent to the statement of financial position date up to 24 October 2018, being the latest practicable date from the date of issuance of this Interim Financial Report.

11 Changes in the Composition of the Group

The Company had on 8 August 2018 received the Notice of Registration from the Companies Commission of Malaysia on the incorporation of the Company's wholly owned subsidiary, Huayang Ventures Sdn Bhd ("HVSB"). The intended principal activities of HVSB are for investment holding and general trading and services.

On 30 August 2018, the Company had entered into a conditional Share Sale Agreement ("SSA") with non-related party for the disposal of 900,000 ordinary shares being 30% of the paid up share capital of Kajang Heights Development Sdn Bhd ("KHDSB") for a total cash consideration of RM21,000,000.00.

Save for the above, there were no changes in the composition of the Group during the quarter under review.

12 Changes in Contingent Liabilities and Contingent Assets

There were no changes in contingent liabilities or contingent assets since the last annual statement of financial position as at 31 March 2018.

13 Capital Commitments

There were no outstanding capital commitments for the Group as at 30 September 2018.

**PART B - EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF
BURSA MALAYSIA SECURITIES BERHAD**

14 Income Tax Expense

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 30/9/2018 RM' 000	Preceding Year Corresponding Quarter 30/9/2017 RM' 000 Restated	Current Year to Date 30/9/2018 RM' 000	Preceding Year Corresponding Year to Date 30/9/2017 RM' 000 Restated
Malaysian income tax	(1,234)	(1,528)	(3,845)	(2,505)
Deferred tax	(530)	5	(337)	(153)
	<u>(1,764)</u>	<u>(1,523)</u>	<u>(4,182)</u>	<u>(2,658)</u>
Over/(Under) provision of Malaysian income tax in prior years	-	-	-	-
	<u>(1,764)</u>	<u>(1,523)</u>	<u>(4,182)</u>	<u>(2,658)</u>

15 Corporate Proposals

As of 24 October 2018, the Company has not announced any corporate proposal.

16 Borrowings - Secured

	As at 30/9/2018 RM' 000	As at 31/3/2018 RM' 000
Short Term Bank Borrowings	155,187	211,715
Long Term Bank Borrowings	316,730	230,106
	<u>471,917</u>	<u>441,821</u>

17 Changes in Material Litigation

There were no material litigation since the date of the last annual statement of financial position to the date of this report.

18 Dividends Payable

No dividend has been declared for the quarter under review.

**PART B - EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF
BURSA MALAYSIA SECURITIES BERHAD**

19 Earnings Per Share

Basic earnings per share is calculated by dividing profit for the period attributable to owners of the company by the weighted average number of ordinary shares in issue during the period.

		3 months ended 30/9/2018	3 months ended 30/9/2017 Restated
(a) Basic earnings per share			
Profit for the period	(RM' 000)	<u>2,912</u>	<u>2,586</u>
Weighted average number of ordinary shares	('000)	<u>352,000</u>	<u>352,000</u>
Basic earnings per share	(sen)	0.83	0.73
(b) Diluted earnings per share	(sen)	N/A	N/A

20 Review of Group Performance

For the quarter under review, the Group achieved profit after tax of RM1.90 million, representing an increase of RM1.17 million (161%) as compared to the preceding year's corresponding quarter.

Revenue achieved for the quarter under review of RM64.55 million was RM20.22 million (46%) higher than the preceding year corresponding quarter.

Total unbilled sales at the end of the quarter under review stood at RM258.34 million. The Group's has undeveloped landbank of 466 acres across key regions with an estimated GDV of RM5.3 billion.

The Group's earnings per share for the period ended 30 September 2018 was 0.83 sen.

The performance of the respective operating business segments is analysed as follows:

	Individual Quarter			Cumulative Quarter		
	Current Year Quarter 30/9/2018 RM' 000	Preceding Year Corresponding Quarter 30/9/2017 RM' 000 Restated	% + / (-)	Current Year to Date 30/9/2018 RM' 000	Preceding Year Corresponding Year to Date 30/9/2017 RM' 000 Restated	% + / (-)
Revenue						
Property Development	64,277	43,824	46.7	130,550	90,371	44.5
Other Operation	268	506	(47.0)	537	1,013	(47.0)
	<u>64,545</u>	<u>44,330</u>	45.6	<u>131,087</u>	<u>91,384</u>	43.4
Profit before tax						
Property Development	3,883	2,500	55.3	7,140	5,504	29.7
Other Operation	(219)	(249)	(12.0)	(46)	(260)	(82.2)
	<u>3,664</u>	<u>2,251</u>	62.8	<u>7,094</u>	<u>5,244</u>	35.3

**PART B - EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF
BURSA MALAYSIA SECURITIES BERHAD**

20 Review of Group Performance (contd.)

(a) Property development:

For the quarter under review, revenue and profit before tax increased by 47% and 55% respectively as compared to the previous financial year corresponding quarter. The improved results were driven by higher sales achieved.

(b) Other operations:

Revenue and profit from other operations mainly consist of rental income derived from the operation of commercial properties under the "build, operate and transfer" concession with local authorities.

21 Material Changes in the Quarterly Results compared to the Results of the Immediate Preceding Quarter

The Group's profit before tax for the quarter under review of RM3.66 million was RM0.23 million or 7% higher than the immediate preceding quarter ended 30 June 2018 of RM3.43 million.

	Quarter Ended		%
	30/9/2018	30/6/2018	
	RM' 000	RM' 000	+ / (-)
		Restated	
Revenue	64,545	66,542	(3.0)
Cost of Sales	<u>(48,411)</u>	<u>(48,323)</u>	
Gross Profit	16,134	18,219	(11.4)
Other Income	412	692	
Selling and Marketing Expenses	(3,009)	(2,605)	
Administrative and General Expenses	<u>(6,976)</u>	<u>(9,948)</u>	
Operating Profit	6,561	6,358	3.2
Finance Costs	(4,020)	(3,916)	
Share of Profit of Associate	<u>1,123</u>	<u>988</u>	
Profit Before Tax	3,664	3,430	6.8
Income Tax Expense	<u>(1,764)</u>	<u>(2,418)</u>	
Profit After Tax	<u>1,900</u>	<u>1,012</u>	87.7

22 Current Year Prospects

Despite the current depressed economic and market conditions, the Company managed to post a better set of financial results as compared to the financial year ended 31 March 2018.

Barring unforeseen circumstances, the Company expects to see further improvement in the financial results for the remaining period of this financial year.

23 Explanatory Notes for Variance of Actual Profit from Forecast Profit / Profit Guarantee

Not applicable.

24 Authorisation For Issue

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the Directors passed at the Board of Directors' meeting held on 24 October 2018.