

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2020

	AS AT 30-SEP-2020 (Unaudited) RM'000	AS AT 31-DEC-2019 (Audited) ⁽ⁱ⁾ RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	1,840,650	2,037,690
Right-of-use assets	344,943	351,579
Investment properties	575,283	580,080
Inventories	636,884	634,323
Intangible assets	285,471	327,784
Investments in associates	15,478	15,589
Investments in joint ventures	5,463	117,599
Investments in securities	1,175	83,421
Receivables	11,256	10,139
Deferred tax assets	12,648	11,941
	<u>3,729,251</u>	<u>4,170,145</u>
Current assets		
Contract assets	20,414	42,381
Contract costs	13,754	9,866
Investments in securities	314,354	173,510
Inventories	211,990	115,328
Receivables	70,767	57,701
Derivatives	6,619	-
Tax recoverable	11,541	13,778
Other investment	-	47,936
Cash and bank balances	701,683	815,691
	<u>1,351,122</u>	<u>1,276,191</u>
TOTAL ASSETS	<u>5,080,373</u>	<u>5,446,336</u>
EQUITY AND LIABILITIES		
Share capital	2,660,862	2,660,862
Reserves	145,165	474,917
Total equity attributable to owners of the Company	<u>2,806,027</u>	<u>3,135,779</u>
Non-controlling interests	50,000	50,000
Total Equity	<u>2,856,027</u>	<u>3,185,779</u>
Non-current liabilities		
Deferred tax liabilities	195,948	202,946
Borrowings	337,788	540,923
Lease liabilities	180	540
Provisions	2,698	5,699
	<u>536,614</u>	<u>750,108</u>
Current liabilities		
Borrowings	1,429,485	1,152,294
Lease liabilities	523	956
Payables	189,369	309,200
Provisions	12,749	12,233
Contract liabilities	52,953	28,310
Income tax payable	2,653	6,205
Derivatives	-	1,251
	<u>1,687,732</u>	<u>1,510,449</u>
Total liabilities	<u>2,224,346</u>	<u>2,260,557</u>
TOTAL EQUITY AND LIABILITIES	<u>5,080,373</u>	<u>5,446,336</u>
Net assets per share attributable to ordinary equity holders of the Company (RM)	<u>0.53</u>	<u>0.59</u>

Note:

⁽ⁱ⁾ *Retrospective adjustment to reflect the effects of purchase price allocation exercise arising from the acquisition of hotel and business of Four Points by Sheraton Bangkok that was completed on 7 August 2019. Please refer Note A2 for more details.*

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

CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2020

(The figures have not been audited)

	INDIVIDUAL QUARTER		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR TO DATE
	30-SEP-2020 RM'000	30-SEP-2019 RM'000	30-SEP-2020 RM'000	30-SEP-2019 RM'000
Revenue	87,417	192,164	295,905	543,109
Other income	26,765	11,281	45,862	56,703
Net gain/(loss) from investments in securities	22,035	700	(97,661)	71,703
Other expenses	(290,242)	(177,872)	(555,371)	(476,750)
Operating (loss)/profit	<u>(154,025)</u>	<u>26,273</u>	<u>(311,265)</u>	<u>194,765</u>
Finance income	315	2,977	3,434	9,847
Finance costs	(9,982)	(15,109)	(37,149)	(43,313)
Share of results in associates, net of tax	1	-	(111)	162
Share of results in joint ventures, net of tax	(14)	-	(4)	18
(Loss)/Profit before tax	<u>(163,705)</u>	<u>14,141</u>	<u>(345,095)</u>	<u>161,479</u>
Income tax	1,315	(7,752)	(8,491)	(24,349)
(Loss)/Profit for the financial period	<u>(162,390)</u>	<u>6,389</u>	<u>(353,586)</u>	<u>137,130</u>
(Loss)/Profit attributable to:				
Owners of the Company	<u>(162,390)</u>	<u>6,389</u>	<u>(353,586)</u>	<u>137,130</u>
Earnings per share attributable to owners of the Company				
Basic (sen)	(3.05)	0.12	(6.64)	2.58
Fully diluted (sen)	(3.05)	0.12	(6.64)	2.58

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

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

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

(The figures have not been audited)

	INDIVIDUAL QUARTER		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER 30-SEP-2020 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 30-SEP-2019 RM'000	CURRENT YEAR TO DATE 30-SEP-2020 RM'000	PRECEDING YEAR TO DATE 30-SEP-2019 RM'000
(Loss)/Profit for the financial period	(162,390)	6,389	(353,586)	137,130
Other comprehensive (loss)/income, next of tax:				
Items that will be reclassified subsequently to profit or loss:				
Net (loss)/gain on foreign currency translation differences	(27,825)	(5,438)	25,174	(8,508)
Debts investments measured at FVOCI				
- Net fair value (loss)/gain	(1,616)	560	(4,676)	13,601
- Reclassification to profit or loss	2,717	-	3,336	452
Other comprehensive (loss)/income for the financial period, net of tax	(26,724)	(4,878)	23,834	5,545
Total comprehensive (loss)/income for the financial period	(189,114)	1,511	(329,752)	142,675
Total comprehensive (loss)/income attributable to:				
Owners of the Company	(189,114)	1,511	(329,752)	142,675

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

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

	-----Attributable to owners of the Company-----							Non-controlling interests RM'000	Total equity RM'000
	-----Non-distributable-----				Distributable				
	Share capital RM'000	Merger deficit RM'000	Fair value reserve RM'000	Exchange translation reserve RM'000	Capital reserve RM'000	Retained earnings RM'000	Total RM'000		
At 1 January 2019	2,660,862	(926,077)	(9,833)	329,045	220	1,048,624	3,102,841	50,000	3,152,841
Total comprehensive income for the financial period									
- Profit for the financial period	-	-	-	-	-	137,130	137,130	-	137,130
- Other comprehensive income/(loss)	-	-	14,053	(8,508)	-	-	5,545	-	5,545
	-	-	14,053	(8,508)	-	137,130	142,675	-	142,675
Contributions by and distributions to owners of the Company									
Dividend to owners of the Company	-	-	-	-	-	(85,148)	(85,148)	-	(85,148)
Redemption of preference shares by subsidiary	-	-	-	-	22,400	(22,400)	-	-	-
Total transaction with owners of the Company	-	-	-	-	22,400	(107,548)	(85,148)	-	(85,148)
At 30 September 2019 (unaudited)	<u>2,660,862</u>	<u>(926,077)</u>	<u>4,220</u>	<u>320,537</u>	<u>22,620</u>	<u>1,078,206</u>	<u>3,160,368</u>	<u>50,000</u>	<u>3,210,368</u>
At 1 January 2020	2,660,862	(926,077)	1,728	311,898	27,620	1,059,748	3,135,779	50,000	3,185,779
Total comprehensive income for the financial period									
- Loss for the financial period	-	-	-	-	-	(353,586)	(353,586)	-	(353,586)
- Other comprehensive (loss)/income	-	-	(1,340)	25,174	-	-	23,834	-	23,834
	-	-	(1,340)	25,174	-	(353,586)	(329,752)	-	(329,752)
At 30 September 2020 (unaudited)	<u>2,660,862</u>	<u>(926,077)</u>	<u>388</u>	<u>337,072</u>	<u>27,620</u>	<u>706,162</u>	<u>2,806,027</u>	<u>50,000</u>	<u>2,856,027</u>

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

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

(The figures have not been audited)

	9 months ended	
	30-SEP-2020	30-SEP-2019
	RM'000	RM'000
Cash flows from operating activities		
Cash generated from operations	87,742	138,134
Interest received	3,367	4,475
Taxes paid	(17,518)	(95,613)
Net cash generated from operating activities	73,591	46,996
Cash flows from investing activities		
Interest received, net	34,153	32,177
Disposal of subsidiary, net of cash disposed	-	11,488
Acquisition of business	-	(317,345)
Dividend received	958	1,403
Purchase of property, plant and equipment	(5,223)	(10,162)
Purchase of intangible assets	(3)	(327)
Purchase of properties under construction	(99,195)	-
Proceeds from disposal of property, plant and equipment	376	40
Proceeds from redemption of other investment	47,936	-
Purchase of investment properties	(1,972)	(6,045)
Purchase of investment securities	(1,450,981)	(680,992)
Net settlement/ proceeds from derivatives	7,444	1,724
Net cash outflow from deconsolidation of subsidiaries	(457)	-
Proceeds from disposal of investment securities	1,146,825	771,042
Proceeds from redemption of bonds	100,500	-
Decrease in pledged deposits for investing facilities	78,327	175,525
Decrease/(increase) in restricted cash	6,426	(4,330)
Net cash used in investing activities	(134,886)	(25,802)
Cash flows from financing activities		
Dividend paid to owners of the Company	-	(85,148)
Interest paid	(37,149)	(43,313)
Net drawdown of borrowings	69,351	(29,634)
Payment of lease liabilities	(763)	-
Net cash generated from/ (used in) financing activities	31,439	(158,095)
Net decrease in cash and cash equivalents	(29,856)	(136,901)
Cash and cash equivalents at beginning of the period	241,831	338,687
Effects of exchange rate changes	601	(1,108)
	242,432	337,579
Cash and cash equivalents at end of the period	212,576	200,678
Cash and cash equivalents comprise of:		
Cash and bank balances	701,683	631,625
Less: Pledged for bank facilities	(443,004)	(382,295)
Restricted cash	(46,103)	(48,652)
	212,576	200,678

PART A: EXPLANATORY NOTES PURSUANT TO MFRS 134

A1 Basis of Preparation

The interim financial statements are unaudited and have been prepared in accordance with the Malaysian Financial Reporting Standard (MFRS) 134: *Interim Financial Reporting*, International Accounting Standard (IAS) 34 *Interim Financial Reporting* and Paragraph 9.22 of the Bursa Malaysia Securities Berhad Listing Requirements.

The interim financial statements should be read in conjunction with the Group's audited financial statements for the financial year ended 31 December 2019.

A2 Changes in Accounting Policies

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

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

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

Completion of Purchase Price Allocation

During the current financial period, the Group has completed the purchase price allocation (“PPA”) exercise to determine the fair values of the net assets of Four Points by Sheraton Bangkok, within the stipulated time period, i.e. twelve (12) months from the acquisition date of 7 August 2019, in accordance with MFRS 3, *Business Combinations*.

As permitted under MFRS 3, *Business Combinations*, the Group restated its 31 December 2019 comparative figures upon the completion of the PPA on its acquisition of Four Points by Sheraton Bangkok.

PART A: EXPLANATORY NOTES PURSUANT TO MFRS 134
A2 Changes in Accounting Policies (cont'd)
Completion of Purchase Price Allocation (cont'd)

The effects of the finalisation of the PPA on the 31 December 2019 comparative figures are as follows:

	As previously stated RM'000	Finalisation of PPA on Four Points acquisition RM'000	As restated RM'000
As at 31 December 2019			
Consolidated Statement of Financial Position			
<u>Assets</u>			
Intangible assets	328,879	(1,095)	327,784
<u>Liabilities</u>			
Deferred tax liabilities	204,041	(1,095)	202,946

A3 Auditors' Report of Preceding Annual Financial Statements

The auditors' report of the preceding annual financial statements was not qualified.

A4 Seasonal or Cyclical Factors

The Group's operations are affected by seasonal and cyclical factors especially on the hotel operations which may be affected by seasonal factors impacting the occupancy and room rates and the cyclical factors affecting the general economy.

PART A: EXPLANATORY NOTES PURSUANT TO MFRS 134

A5 Unusual Items Affecting the Financial Statements

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

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

The decline in hotel occupancy has also caused an impairment loss of RM179.6 million being recognised on certain hotel properties as their carrying amounts exceeded their estimated recoverable amounts.

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

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

A6 Changes in Accounting Estimates

There were no changes in estimates that have had a material effect in the current financial period's results.

A7 Debt and Equity Securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities since the last annual reporting date.

A8 Dividends Paid

No dividend was paid during the current financial quarter.

PART A: EXPLANATORY NOTES PURSUANT TO MFRS 134
A9 Segmental Information

Segmental revenue and results for the current financial period to date:

	Investment holding and Others RM'000	Finance and related services RM'000	Property investment RM'000	Property development RM'000	Hotel operations RM'000	Elimination RM'000	Consolidated RM'000
Revenue							
External revenue	2,850	-	62,938	47,723	182,394	-	295,905
Inter-segment revenue	73,277	-	1,773	-	-	(75,050)	-
Total revenue	<u>76,127</u>	<u>-</u>	<u>64,711</u>	<u>47,723</u>	<u>182,394</u>	<u>(75,050)</u>	<u>295,905</u>
Results							
Net segment results	(120,738)	(52)	25,764	8,181	(183,239)	-	(270,084)
Foreign exchange gain/ (loss)	1,450	113	8	12	(33,281)	-	(31,698)
Operating (loss)/profit	<u>(119,288)</u>	<u>61</u>	<u>25,772</u>	<u>8,193</u>	<u>(216,520)</u>	<u>-</u>	<u>(301,782)</u>
Finance income	2,424	240	302	165	303	-	3,434
Finance costs	(8,782)	-	(8,343)	(3,078)	(16,946)	-	(37,149)
Share of results of an associate, net of tax	-	-	(111)	-	-	-	(111)
Share of results of joint venture, net of tax	-	-	-	(4)	-	-	(4)
Segment (loss)/profit	<u>(125,646)</u>	<u>301</u>	<u>17,620</u>	<u>5,276</u>	<u>(233,163)</u>	<u>-</u>	<u>(335,612)</u>
Unallocated corporate expenses							<u>(9,483)</u>
Loss before tax							<u>(345,095)</u>
Income tax							<u>(8,491)</u>
Loss for the financial period							<u><u>(353,586)</u></u>
Loss attributable to:							
Equity holders of the Company							<u><u>(353,586)</u></u>

PART A: EXPLANATORY NOTES PURSUANT TO MFRS 134

A10 Disaggregation of revenue

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

For 9 months ended 30 September <i>In RM'000</i>	Reportable segments									
	Investment holding and Others		Property investment		Property development		Hotel operations		Consolidated	
	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019
Primary geographical markets										
Malaysia	2,850	2,859	17,806	19,783	47,723	24,563	141	508	68,520	47,713
Australia	-	-	-	-	-	11,094	64,131	138,113	64,131	149,207
Canada	-	-	45,132	44,944	-	-	26,074	88,480	71,206	133,424
Singapore	-	-	-	-	-	-	52,365	122,836	52,365	122,836
China	-	-	-	-	-	-	11,038	24,754	11,038	24,754
Thailand	-	-	-	-	-	-	28,645	65,175	28,645	65,175
	2,850	2,859	62,938	64,727	47,723	35,657	182,394	439,866	295,905	543,109
Major products/service lines										
Revenue from contracts with customers										
Hotel room rental and related revenue	-	-	-	-	-	-	140,954	334,279	140,954	334,279
Sales of food and beverage	-	-	-	-	-	-	41,440	105,587	41,440	105,587
Management fees	2,850	2,859	14	477	-	-	-	-	2,864	3,336
Sales of properties	-	-	-	-	46,278	34,176	-	-	46,278	34,176
Utility fees from tenants	-	-	356	1,020	-	-	-	-	356	1,020
Maintenance charges recoveries from tenants	-	-	18,137	22,093	-	-	-	-	18,137	22,093
	2,850	2,859	18,507	23,590	46,278	34,176	182,394	439,866	250,029	500,491
Other revenue										
Rental income	-	-	44,431	41,137	1,445	1,481	-	-	45,876	42,618
	-	-	44,431	41,137	1,445	1,481	-	-	45,876	42,618
Total revenue	2,850	2,859	62,938	64,727	47,723	35,657	182,394	439,866	295,905	543,109

A11 Subsequent Events

There were no material events subsequent to the end of the current financial period.

A12 Changes in the Composition of the Group

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

Voluntary liquidation of TA Antarabangsa Development Limited (“TAADL”)

On 27 May 2020, TAADL, a wholly-owned subsidiary of the Group, was placed under voluntary liquidation pursuant to the BVI Business Companies Act, 2004.

On 16 June 2020, the liquidation process was completed and TAADL has been effectively dissolved.

The liquidation of the above subsidiary does not have significant financial and operation effect to the Group during the current financial period.

Deconsolidation of TA Hotel Management Limited Partnership (“TAHMLP”) and TA Hotel GP Ltd (“TAHGPL”)

On 27 August 2020, TAHMLP, a limited partnership formed in the Province of British Columbia, Canada under the Partnership Act of British Columbia that operates the Trump International Hotel & Tower Vancouver and TAHGPL as its general partner, both wholly-owned subsidiaries of the Group, appointed Grant Thornton Limited to act as a Trustee pursuant to an Assignment in Bankruptcy made under Section 49(4) of the Bankruptcy and Insolvency Act (“BIA”) of Canada.

As a result, the Group has deconsolidated both subsidiaries due to loss of control and accordingly, derecognized the related assets and liabilities of these subsidiaries.

PART A: EXPLANATORY NOTES PURSUANT TO MFRS 134
A12 Changes in the Composition of the Group (cont'd)
Deconsolidation of TA Hotel Management Limited Partnership (“TAHMLP”) and TA Hotel GP Ltd (“TAHGPL”) (cont'd)

The deconsolidation has the following effect on the Group’s assets and liabilities:

	RM'000
Identifiable assets and liabilities deconsolidated	
Equipment	287
Right-of-use assets	143
Inventories	1,538
Receivables	643
Cash and bank balances	457
Payables	(11,839)
Net identifiable liabilities deconsolidated	<u>(8,771)</u>
Transfer from exchange translation reserve	111
Gain on deconsolidation of subsidiaries	<u>8,660</u>
Proceeds from deconsolidation of subsidiaries	-
Less: Cash and cash equivalents in deconsolidated subsidiaries	<u>(457)</u>
Net cash outflow arising from deconsolidation of subsidiaries	<u>(457)</u>

A13 Changes in Contingent Liabilities or Contingent Assets

There were no changes in contingent liabilities or contingent assets since the last annual reporting date as at 31 December 2019.

A14 Commitments

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

	RM'000
Approved and contracted for:-	
- Property, plant and equipment	13,704
- Investment properties	<u>17,531</u>
	<u>31,235</u>

PART A: EXPLANATORY NOTES PURSUANT TO MFRS 134

A15 Financial Instruments

(i) Accounting classifications

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

30 September 2020 <i>In RM'000</i>	Carrying amount					Fair value			
	Mandatorily at FVTPL	FVOCI - debt instrument	Financial assets at amortised cost	Financial liabilities at amortised cost	Total	Level 1	Level 2	Level 3	Total
Financial assets measured at fair value									
Investment in quoted shares	312,544	-	-	-	312,544	312,544	-	-	312,544
Investment in unquoted bonds	-	1,175	-	-	1,175	-	1,175	-	1,175
Investment in quoted unit trusts	1,810	-	-	-	1,810	-	1,810	-	1,810
Derivatives	6,619	-	-	-	6,619	-	6,619	-	6,619
	320,973	1,175	-	-	322,148	312,544	9,604	-	322,148
Financial assets not measured at fair value									
Financial receivables	-	-	12	-	12	-	-	-	-
Trade receivables and other receivables **	-	-	58,277	-	58,277	-	-	-	-
Cash and bank balances	-	-	701,683	-	701,683	-	-	-	-
	-	-	759,972	-	759,972	-	-	-	-
Financial liabilities not measured at fair value									
Trade payables and other payables **	-	-	-	188,702	188,702	-	-	-	-
Lease liabilities	-	-	-	703	703	-	-	-	-
Borrowings - non-current	-	-	-	337,788	337,788	-	-	337,788	337,788
Borrowings - current	-	-	-	1,429,485	1,429,485	-	-	-	-
	-	-	-	1,956,678	1,956,678	-	-	337,788	337,788

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

PART A: EXPLANATORY NOTES PURSUANT TO MFRS 134

A15 Financial Instruments (cont'd)

(i) Accounting classifications (cont'd)

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

31 December 2019 <i>In RM'000</i>	Carrying amount					Fair value			
	Mandatorily at FVTPL	FVOCI - debt instrument	Financial assets at amortised cost	Financial liabilities at amortised cost	Total	Level 1	Level 2	Level 3	Total
Financial assets measured at fair value									
Investment in quoted shares	60,578	-	-	-	60,578	60,578	-	-	60,578
Investment in unquoted bonds	19,179	97,748	-	-	116,927	-	116,927	-	116,927
Investment in quoted unit trusts	23,230	-	-	-	23,230	-	23,230	-	23,230
Investment in unquoted securities	56,196	-	-	-	56,196	-	56,196	-	56,196
	159,183	97,748	-	-	256,931	60,578	196,353	-	256,931
Financial assets not measured at fair value									
Financial receivables	-	-	15	-	15	-	-	-	-
Trade receivables and other receivables *	-	-	51,466	-	51,466	-	-	-	-
Cash and bank balances	-	-	815,691	-	815,691	-	-	-	-
Other investment	-	-	47,936	-	47,936	-	-	-	-
	-	-	915,108	-	915,108	-	-	-	-
Financial liabilities measured at fair value									
Derivatives	1,251	-	-	-	1,251	-	1,251	-	1,251
	1,251	-	-	-	1,251	-	1,251	-	1,251
Financial liabilities not measured at fair value									
Trade payables and other payables *	-	-	-	294,101	294,101	-	-	-	-
Lease liabilities	-	-	-	1,496	1,496	-	-	-	-
Borrowings - non-current	-	-	-	540,923	540,923	-	-	544,033	544,033
Borrowings - current	-	-	-	1,152,294	1,152,294	-	-	-	-
	-	-	-	1,988,814	1,988,814	-	-	544,033	544,033

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

A15 Financial Instruments (cont'd)

(ii) Fair values

(a) Financial instruments measured at fair value

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

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

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

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

Quoted unit trusts, unquoted bonds and derivatives are measured at Level 2.

Quoted unit trusts

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

Unquoted bonds

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

Structured securities

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

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

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

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

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

A15 Financial Instruments (cont'd)

(ii) Fair values (cont'd)

(a) Financial instruments measured at fair value (cont'd)

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

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

(b) Financial instruments not measured at fair value

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

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

**PART B: EXPLANATORY NOTES PURSUANT TO MAIN MARKET LISTING REQUIREMENTS OF
BURSA MALAYSIA**
B1 Performance Analysis of the Group's Operating Segments

	CURRENT YEAR QUARTER 30 SEP 2020 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 30 SEP 2019 RM'000	CURRENT YEAR-TO-DATE 30 SEP 2020 RM'000
Revenue	87,417	192,164	295,905
Other income			
- Gain on deconsolidation of subsidiaries	8,660	-	8,660
- Gain on disposal of property, plant and equipment	197	17	415
- Reversal of impairment loss on investment securities	-	47	-
- Others	17,908	11,217	36,787
	26,765	11,281	45,862
Net gain/(loss) from investments in securities			
- Net fair value gain/(loss)	3,932	(8,979)	(136,041)
- Interest income	15,176	9,161	34,086
- Gross dividend income	190	160	3,336
- Net gain from disposal/redemption	2,737	358	958
	22,035	700	(97,661)
Other expenses			
- Amortisation and depreciation	(24,640)	(26,104)	(74,508)
- Property development expenditure recognised as expense	(16,264)	(12,753)	(33,942)
- Hotel operational and personnel cost	(38,574)	(101,976)	(159,250)
- Cost of inventories	(4,839)	(10,589)	(17,074)
- Personnel cost and others	(20,186)	(21,926)	(54,659)
- Impairment loss on property, plant and equipment	(132,682)	-	(132,682)
- Impairment loss on intangible assets	(45,011)	-	(45,011)
- Impairment loss on rights of use assets	(1,885)	-	(1,885)
- Net impairment on financial assets	(4,820)	(16)	(4,662)
- Foreign exchange loss	(1,341)	(4,508)	(31,698)
	(290,242)	(177,872)	(555,371)
Finance income	315	2,977	3,434
Finance costs	(9,982)	(15,109)	(37,149)
Share of results in associates	1	-	(111)
Share of results in joint venture	(14)	-	(4)
(Loss)/Profit before tax	(163,705)	14,141	(345,095)

**PART B: EXPLANATORY NOTES PURSUANT TO MAIN MARKET LISTING REQUIREMENTS OF
BURSA MALAYSIA**

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

The Group reported revenue of RM87.4 million and loss before tax of RM163.7 million for the current year's third quarter as compared to revenue of RM192.2 million and profit before tax of RM14.1 million reported in the previous year's corresponding quarter.

Loss for the quarter was mainly attributed to hotel operation division due to impairment loss amounting to RM179.6 million. The impairment loss was partially offsetted by net gain from investments in securities amounting to RM22.0 million for the quarter.

For current period-to-date, the Group reported revenue of RM295.9 million and loss before tax of RM345.1 million, as compared to revenue of RM543.1 million and profit before tax of RM161.5 million reported in the previous corresponding year.

The loss before tax for the current financial period was mainly due to losses from investment holding and hotel operations divisions.

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

Investment holding and others

Investment holding and others division reported segment profit before tax of RM32.6 million in the current year's third quarter, as compared to segment loss before tax of RM6.3 million in the previous year's corresponding quarter.

Operating profit (excluding foreign exchange gain) before tax for the current quarter amounted to RM17.5 million whereas for previous year's corresponding quarter, operating profit (excluding foreign exchange loss) before tax amounted to RM4.7 million. Operating profit during the current quarter was mainly due to interest income from investment securities amounting to RM15.2 million and realised gain on redemption of investment securities amounting to RM2.7 million.

The division also reported foreign exchange gain of RM17.4 million for the current quarter mainly resulting from translation of AUD and CAD denominated balances.

For the current period-to-date, this division reported segment loss of RM125.6 million, as compared to segment profit of RM72.6 million in the preceding period, mainly due to fair value loss from investment in securities.

**PART B: EXPLANATORY NOTES PURSUANT TO MAIN MARKET LISTING REQUIREMENTS OF
BURSA MALAYSIA**

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

Finance and related services

For the current year's third quarter, finance and related services division reported segment profit before tax of RM0.3 million as compared to segment profit before tax of RM0.6 million in the previous year's corresponding quarter. Current quarter's segment profit was lower compared to previous year's corresponding quarter mainly due to lower interest income.

For the current period-to-date, this division reported segment profit of RM0.3 million, as compared to segment profit of RM0.4 million in the preceding period. The slight increase was mainly due to foreign exchange gain resulting from translation of CAD denominated balances as compared to previous preceding period.

Property investment

Property investment division reported segment profit before tax of RM7.1 million in the current year's third quarter, as compared to segment profit before tax of RM4.1 million in the previous year's corresponding quarter.

The increase in the current quarter's operating profit before tax was mainly due to higher contributed from the Canada property and lower finance cost as compared to previous year's corresponding quarter.

For the current period-to-date, this division reported segment profit of RM17.6 million, as compared to segment profit of RM10.6 million in the preceding period. The increase was mainly due to higher contribution from the Canada property and lower finance costs.

Property development

Property development division reported segment profit before tax of RM3.9 million in the current year's third quarter, as compared to segment loss before tax of RM0.7 million in previous year's corresponding quarter.

Higher segment profit before tax in the current quarter as compared to previous year's corresponding quarter was mainly due to profit recognition from the Alix Residences project in North Kiara and Damansara Avenue project in Bandar Sri Damansara.

For the current period-to-date, this division reported segment profit of RM5.3 million, as compared to segment profit of RM13.6 million in the preceding period. Higher segment profit in the preceding period was mainly due to profit recognition from the Australia project and income from refund of stamp duty in relation to prior year disposal of properties in Australia.

**PART B: EXPLANATORY NOTES PURSUANT TO MAIN MARKET LISTING REQUIREMENTS
OF BURSA MALAYSIA****B1 Performance Analysis of the Group's Operating Segments (cont'd)*****Hotel operations***

Hotel operations division registered segment loss (excluding foreign exchange loss) before tax of RM185.6 million in the current year's third quarter, as compared to segment profit (excluding foreign exchange gain) before tax of RM17.4 million in the previous year's corresponding quarter.

As countries impose restrictions and curbs on travel to stem the spread of COVID-19, hotel occupancies dropped significantly. The adverse impact on hotel revenue coupled with impairment losses for hotel properties in China, Canada and Thailand have resulted in current quarter's significant losses, even though the impact was partially mitigated by lower hotel operation cost resulted from the Group's tight cost-control measures, government subsidies, gain on deconsolidation of subsidiaries and fair value gain on derivatives.

Foreign exchange loss was recorded in the current year's third quarter due to translation of THB denominated balances against USD.

For the current period-to-date, this division reporting segment loss of RM233.2 million, as compared to segment profit of RM76.1 million in the preceding period. This was mainly due to impairment loss resulting from the adverse impact COVID-19 had on the hotel business. Furthermore, there was a foreign exchange loss in the current period mainly due to translation of THB denominated balances against USD.

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

The Group reported loss before tax of RM163.7 million in the current year's quarter as compared to profit before tax of RM1.5 million in the preceding quarter.

Higher loss before tax in the current quarter was mainly attributable to impairment losses and hotel operating losses as well as foreign exchange loss resulted from the translation of THB denominated balances against USD.

B3 Prospects for the current financial year

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

The prospects for each business division are summarised below: -

Finance and related services

The financial and related services shall continue to support the property development and property investment divisions for the financial year 2020. The Group will continue to explore investment opportunities to maximise income and strengthen its financial position for future property development and property investment activities.

Property investment

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

**PART B: EXPLANATORY NOTES PURSUANT TO MAIN MARKET LISTING REQUIREMENTS
OF BURSA MALAYSIA****B3 Prospects for the current financial year (cont'd)*****Property development***

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

Hotel operations

Hotel operations for the FY2020 is expected to be negatively impacted by COVID-19 as it rapidly spread across the globe, disrupting global travel and supply chains and adversely impacted global commercial activity. As the Group's hotels operates on a global platform, any changes in global, national, or regional economies and governmental policies (in areas such as trade, travel, immigration, healthcare, and related issues) due to COVID-19 will materially impact the Group's hotel performance if these conditions are extend longer than anticipated, or in other circumstances that we not able to predict or mitigate. The current decreases in travel resulting from weak economic conditions, changes in energy prices and currency values, heightened travel security measures, disruptions in air travel, and concerns over COVID-19 infection has caused two of our hotels to remain closed temporarily. With the decline in hotels revenue during this COVID-19, we took steps to reduce operating costs and increase efficiency. Even though the Group's hotels may eventually reopen for business in the later part of year 2020, the overall hotels' performance depending on the market outlook of the respective countries, may take some time to stabilize and recover to their pre-COVID-19 performance levels. With the uncertainty of the aftermath of COVID-19, we are uncertain what the future holds for the travel and hospitality industry and our hotels as we do not know exactly when travelers will be back in force. However, together with our hotel operators, we will prepare for the months and years ahead in a post COVID-19 world as history has shown us that travel is one of the world's most resilient industries and we are certain that the travelers will be back to our hotels as soon as economies and international borders starts to open up. Given time, the Group's hotels will recover its lost grounds due to COVID-19 and start contributing effectively to the Group's future financial performance.

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

PART B: EXPLANATORY NOTES PURSUANT TO MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA
B4 Variance between Actual Profit and Forecast Profit

Not applicable.

B5 Taxation

Taxation for the current financial period is as follows:

	CURRENT QUARTER	YEAR TO DATE
	RM'000	RM'000
Current tax expense		
Malaysian - current year	(252)	2,818
- prior year	943	1,078
Foreign - current year	3,785	11,325
- prior year	(1,713)	272
Deferred tax expense		
Origination and reversal of temporary differences	<u>(4,078)</u>	<u>(7,002)</u>
	<u>(1,315)</u>	<u>8,491</u>

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

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

B6 Corporate Proposals

There is no corporate proposal announced or not completed by the Group as at the date of this report.

PART B: EXPLANATORY NOTES PURSUANT TO MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA
B7 Group Borrowings and Debt Securities

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

	SECURED	UNSECURED	TOTAL
<u>Long term borrowings</u>	RM'000	RM'000	RM'000
Term loans	332,363	-	332,363
Bridging loans	5,425	-	5,425
	337,788	-	337,788
<u>Short term borrowings</u>			
Term loans	269,056	-	269,056
Revolving credits	95,500	90,200	185,700
Bridging loans	22,966	-	22,966
Other bank borrowings	951,763	-	951,763
	1,339,285	90,200	1,429,485
Total borrowings	1,677,073	90,200	1,767,273

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

	Long term	Short term	Total
	borrowings	borrowings	RM'000
	RM'000	RM'000	
Ringgit Malaysia ("RM")	41,425	208,666	250,091
Canadian Dollar ("CAD")	-	448,787	448,787
Singapore Dollar ("SGD")	296,363	-	296,363
United States Dollar ("USD")	-	685,924	685,924
Hong Kong Dollar ("HKD")	-	11,983	11,983
Euro ("EUR")	-	74,125	74,125
Total borrowings	337,788	1,429,485	1,767,273

**PART B: EXPLANATORY NOTES PURSUANT TO MAIN MARKET LISTING REQUIREMENTS OF
BURSA MALAYSIA**

B8 Material Litigation

As at 11 November 2020, there were no changes in material litigation since the last financial year ended 31 December 2019, except as disclosed below:

(i) Menara TA Sdn Bhd vs Tien Entertainment Sdn Bhd

On 13 October 2020, Menara TA Sdn Bhd (“MTA”) (“Defendant”), a wholly-owned subsidiary of the Group received a copy of the Writ of Summons and Statement of Claim both dated 25 September 2020 from the solicitors of Tien Entertainment Sdn Bhd (“Plaintiff”).

The suit arose from the alleged breaches on the following agreements: -

- (a) Tenancy Agreement dated 22 February 2013 between the Plaintiff and TA Properties Sdn Bhd (“TAP”), the holding company of MTA (“the Original Tenancy Agreement”); and
- (b) Novation and Amendment Agreement dated 6 October 2016 between TAP, the Plaintiff and MTA (“the Amended Tenancy Agreement”).

The Plaintiff claims that the Defendant wrongfully terminated the Original Tenancy Agreement and the Amended Tenancy Agreement and that the Defendant had also breached certain clauses in both Agreements.

The relief sought by the Plaintiff against the Defendant are as follows: -

- (a) A declaration that the Notice of Termination dated 28 February 2018 is unlawful, null, void and that the Tenancy Agreement dated 22 February 2013 and the Novation and Amendment Agreement dated 6 October 2016 were wrongful terminated;
- (b) Refund of all deposits of RM329,970.40;
- (c) The rent paid to Defendant of a total sum of RM1,548,067.10;
- (d) Fees paid to Plaintiff’s contractors of a total sum of RM1,284,175.10 for work done;
- (e) Payroll of a total sum of RM3,917,848.00;
- (f) License fees of RM46,680.00;
- (g) Annual loss of profit of RM31,049,670.00 which the Plaintiff could have earned for the period determined by High Court;
- (h) Other expenses of RM394,246.00;
- (i) Exemplary damages;
- (j) Aggravated damages;
- (k) Further and/or alternatively, that the Defendant to be ordered to pay general damages to be assessed and fixed by the High Court;
- (l) Interest of 5% per annum on all the sums above awarded by the High Court from the date of the Letter of demand dated 28 August 2018 until the date of full payment by the Defendant;
- (m) Costs; and
- (n) Any further reliefs that the High Court deems fit and suitable.

PART B: EXPLANATORY NOTES PURSUANT TO MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA**B8 Material Litigation (cont'd)**

As at 11 November 2020, there were no changes in material litigation since the last financial year ended 31 December 2019, except as disclosed below: (cont'd)

(i) Menara TA Sdn Bhd vs Tien Entertainment Sdn Bhd (cont'd)

Pursuant to the above, the Board has appointed Messrs Khairuddin Ngiam & Tan (Solicitor) to defend the legal suit. The Board has also instructed the said Solicitor to file a counterclaim for the rental in arrears against the Plaintiff. The Board is confident of the success of MTA in the defence against the legal suit and its pursuit of the counterclaim

(ii) Siam Resorts Company Limited vs Destination Resorts Co., Ltd

On 2 November 2020, Siam Resorts Company Limited (“Siam Resorts”), a wholly-owned subsidiary of the Group filed a civil complaint (“Civil Lawsuit”) against Destination Resorts Co., Ltd (“Destination Resorts”).

On 13 January 2020, Siam Resorts issued a Demand for Performance of Obligations (“Demand”) to Destination Resorts and has demanded for a payment of Thai Baht (“THB”) 10,002,732.39 plus default interest at 7.5% per annum until the aforesaid is fully paid (“Interest”) by 31 January 2020 (“Demanded Sum”), failing which legal recovery actions will be taken against Destination Resorts. On 23 March 2020, Siam Resorts issued a Final Demand for Performance of Obligations (“Final Demand”) to Destination Resorts for the Demanded Sum by 23 April 2020.

The Demand originated from a Sale and Purchase Agreement entered between Siam Resorts and Destination Resorts dated 24 July 2019 (“SPA”), of which the parties to the SPA agreed to the sale and purchase of hotel and business of Four Points by Sheraton Bangkok for a total cash consideration of THB 2,250,000,000.00. Pursuant to Clause 6 of the SPA and Net Working Capital Adjustment Statement, as at the completion of the SPA on 7 August 2019, it was established that Siam Resorts shall receive a Net Capital Adjustment Payment (“NCA”) of THB 11,102,732.39 from Destination Resorts within 5 business days from the expiry of reconciliation period or by 15 October 2019. On 26 November 2020, Destination Resorts instructed that the security deposit of THB 1,100,000.00 due to its related company Destination Eats Co. Ltd, be utilised towards the payment of the NCA, thus reducing the NCA to the Demanded Sum. The Demanded Sum remain payable to Siam Resorts since 8 November 2019.

Siam Resorts engaged PKF Advisory (Thailand) Ltd for auditor determination of the NCA pursuant to Clause 6.4 of the SPA and it was independently determined on 6 October 2020 that the NCA payable to Siam Resorts was actually in the calculated amount of THB 10,074,530.07 (“Determined Amount”). On 12 October 2020, Siam Resorts demanded a total sum of THB 10,762,530.07 comprising of the Determined Amount and the cost of the auditor determination from Destination Resorts (“Further Demanded Sum”).

The Further Demanded Sum remain unpaid as at current date and the Civil Lawsuit is now undertaken against Destination Resorts to recover the Further Demanded Sum and default interest payable.

PART B: EXPLANATORY NOTES PURSUANT TO MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA
B9 Dividend

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

B10 Disclosure of derivatives

The Group has entered into geared equity accumulators, decumulators, forwards and options which formed part of the Group's investment portfolio with an objective to maximise the Group's performance.

These contracts were stated at fair values, using valuation technique as stated in *A15(ii)(a)(ii)*. Derivatives with positive market values are included under current assets and derivatives with negative market values are included under current liabilities. Any changes in fair values during the period are taken directly into the income statement.

Types of derivatives/Maturity	Contract/Notional value RM'000	Fair value asset RM'000	Fair value liability RM'000
Stock Options -Less than 1 year	26,883	35	-
Forward Exchange Contract -Less than 1 year	315,014	6,572	-
Decumulators -Less than 1 year	15,772	12	-

B11 Disclosure of gains/losses arising from fair value changes of financial liabilities

There were no gains/losses arising from fair value changes of financial liabilities for the current financial period, other than as disclosed in Note B1 on derivatives.

PART B: EXPLANATORY NOTES PURSUANT TO MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA
B12 Earnings per share attributable to owners of the Company

	INDIVIDUAL QUARTER		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER 30 Sep 2020	PRECEDING YEAR CORRESPONDING QUARTER 30 Sep 2019	CURRENT YEAR TO DATE 30 Sep 2020	PRECEDING YEAR TO DATE 30 Sep 2019
Basic earnings per share				
(Loss)/Profit for the period - attributable to owners of the Company (RM'000)	(162,390)	6,389	(353,586)	137,130
Weighted average number of ordinary shares in issue ('000)	5,321,724	5,321,724	5,321,724	5,321,724
Basic earnings per share (sen)	(3.05)	0.12	(6.64)	2.58

Basic earnings per share was calculated based on the Group's (loss)/ profit attributable to owners of the Company divided by the weighted average number of ordinary shares outstanding during the reporting period.

Diluted earnings per share were not computed for the current and preceding period as the Company does not have any dilutive potential ordinary shares in issue as at the end of the reporting period.

BY ORDER OF THE BOARD
 Chuah Wen Pin

Kuala Lumpur
 18 November 2020