(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE FIRST QUARTER ENDED 31 Mar 2019

	INDIVIDUAL	QUARTER	CUMULATIVE	E QUARTER
	Current Year Quarter 31 Mar 2019	Preceding Year Corresponding Quarter 31 Mar 2018	Current Year To-date 31 Mar 2019	Preceding Year Corresponding Period 31 Mar 2018
	RM'000	RM'000 (Restated)	RM'000	RM'000 (Restated)
Revenue	7,227	16,591	7,227	16,591
Operating expenses	(8,142)	(14,269)	(8,142)	(14,269)
Other operating income	29	84	29	84
(Loss) / Profit From Operations	(886)	2,406	(886)	2,406
Interest income	69	205	69	205
Interest expenses	(96)	(109)	(96)	(109)
(Loss) / Profit Before Tax	(913)	2,502	(913)	2,502
Taxation	(398)	(991)	(398)	(991)
(Loss) / Profit For The Period	(1,311)	1,511	(1,311)	1,511
Other Comprehensive Income	-	-	-	-
Total Comprehensive Income	(1,311)	1,511	(1,311)	1,511
Attributable to:				
Equity holders of the parent Non-controlling interests	(1,303) (8)	1,508 3	(1,303) (8)	1,508 3
	(1,311)	1,511	(1,311)	1,511
Total Comprehensive Income / (Loss) attrib to equity holders of the parent :	outable			
a) Basic (Loss) / Earnings per share (Sen)	(0.65)	0.76	(0.65)	0.76

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the Year Ended 31 Dec 2018 and the accompanying notes attached to the Interim Financial Statements.

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 Mar 2019

	As at end of Current Quarter 31 Mar 2019	As at Preceding Year Ended 31 Dec 2018
	RM'000	RM'000
ASSETS		
NON-CURRENT ASSETS Property, plant and equipment	1,503	1,605
Investment property	18,297	18,355
Land held for property development	101,169	101,168
Goodwill on consolidation	555	555
	121,524	121,683
CURRENT ASSETS		
Property development expenditure	14,998	63,960
Inventories	113,151	80,344
Contract assets	-	23,191
Trade receivables	26,578	15,738
Other receivables, deposits and prepayments	11,405	12,008
Current tax assets Cash and cash equivalents	577 34,657	1,613 5,604
Casif and Casif equivalents		
	201,366	202,458
TOTAL ASSETS	322,890	324,141
EQUITY AND LIABILITIES		
Equity attributable to equity holders of parent -		
Share capital	199,384	199,384
Irredeemable convertible preference shares	19,094	19,094
Warrants reserve	2,584	2,584
Retained earnings	67,075	68,378
NON-CONTROLLING INTEREST	288,137 469	289,440 477
TOTAL EQUITY	288,606	289,917
NON-CURRENT LIABILITIES		
Obligation under finance leases (Long Term)	358	424
Term Loan (Long Term)	6,380	6,560
Deferred tax liabilities	10,386	10,455
	17,124	17,439
CURRENT LIABILITIES		
Trade payables	7,652	6,825
Other payables and accruals	5,736	5,192
Contract Liabilities Amount due to directors	170 40	- 500
Obligation under finance leases (Short Term)	278	289
Term Loan (Short Term)	720	746
Current tax liabilities	2,564	3,233
	17,160	16,785
TOTAL LIABILITIES	34,284	34,224
TOTAL EQUITY AND LIABILITIES	322,890	324,141
Net assets / share attributable to ordinary equity holders of the parent (RM)	1.45	1.45

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the Year Ended 31 Dec 2018 and the accompanying notes attached to the Interim Financial Statements.

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE FIRST QUARTER ENDED 31 Mar 2019

	Share capital	Irredeem- able convertible preference shares RM'000	Warrant reserve RM'000	Retained earnings	Non - controlling interest RM'000	TOTAL EQUITY RM'000
Current Quarter					555	
Balance as at 1 January 2019	199,384	19,094	2,584	68,378	477	289,917
Loss after Tax Other Comprehensive Income	- -		-	(1,303)	(8)	(1,311) -
Total Comprehensive Loss	-	-	-	(1,303)	(8)	(1,311)
Transaction with owners : Issue of ordinary shares from conversion of warrant Dividend paid	- -	<u>-</u> -	<u> </u>	<u> </u>	- - -	-
Total transactions with owners	-	-	-	-	<u> </u>	-
Balance as at 31 Mar 2019	199,384	19,094	2,584	67,075	469	288,606
Preceding Year's Corresponding Quarter						
Balance as at 1 January 2018	199,384	19,094	2,584	57,330	412	278,804
Profit after Tax Other Comprehensive Income	- -	-	-	1,508 -	3 -	1,511 -
Total Comprehensive Income	-	-	-	1,508	3	1,511
Transaction with owners :						
Issue of ordinary shares from conversion of warrant (*) Dividend paid		- -	- -		- -	<u>.</u> .
Total transactions with owners	-	-	-	-	-	-
Balance as at 31 Mar 2018	199,384	19,094	2,584	58,838	415	280,315

(*): Negligible

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the Year Ended 31 Dec 2018 and the accompanying notes attached to the Interim Financial Statements.

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE FIRST QUARTER ENDED 31 Mar 2019

	Current Quarter Ended 31 Mar 2019	Preceding Year Quarter 31 Mar 2018
	RM'000	RM'000
(LOSS) / PROFIT BEFORE TAX	(913)	2,502
Depreciation on property, plant and equipment	102	98
Amortisation of investment property	58	58
Loss on disposal of property, plant and equipment Interest on obligation under finance leases	224 8	12
Term loan interest	88	97
Interest income	(69)	(205)
Operating (Loss) / Profit Before Working Capital Changes	(502)	2,562
CHANGES IN WORKING CAPITAL :		
Decrease/(Increase) in property development costs	48,962	(141)
Decrease/(Increase) in inventories	(32,807)	425
Decrease/(Increase) in contract assets	23,191	-
Decrease/(Increase) in receivables (Decrease)/Increase in payables	(10,237) 1,371	18,313 (21,406)
(Decrease)/Increase in contract liabilities	170	(21,400)
Cash Generated From / (Used In) Operations	30,148	(247)
Taxes paid	(324)	(801)
Net Cash Flows Generated From / (Used In) Operating Activities	29,824	(1,048)
INVESTING ACTIVITIES		
Acquisition of property, plant and equipment	-	(6)
Addition of land held for property development	(1)	-
Interest income	69	205
Net Cash Flows Generated From Investing Activities	68	199
FINANCING ACTIVITIES		
Repayment of obligation under finance lease	(77)	(73)
Repayment of term loan	(206)	(206)
Interest on obligation under finance leases Term loan interest	(8) (88)	(12) (97)
(Repayment to)/Advance from directors	(460)	-
Net Cash Flows Used In Financing Activities	(839)	(388)
NET CHANGE IN CASH AND CASH EQUIVALENTS	29,053	(1,237)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	5,604	30,346
CASH AND CASH EQUIVALENTS AT END OF PERIOD	34,657	29,109
Represented by :		
Cash and bank balances	24,355	23,609
Fixed deposit with licensed bank	10,302	5,500
	34,657	29,109

(The Condensed Consolidated Statement of Cash Flow should be read in conjunction with the Audited Financial Statements for the Year Ended 31 Dec 2018 and the accompanying notes attached to the Interim Financial Statements)

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NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE FIRST QUARTER ENDED 31 Mar 2019

1. BASIS OF PREPARATION

The Interim Financial Statements for the first quarter ended 31 March 2019 are unaudited and have been prepared in accordance with the requirements of MFRS 134 – "Interim Financial Reporting" issued by the Malaysian Accounting Standards Board ("MASB") and Paragraph 9.22 of the Main Market Listing Requirements ("MMLR") of Bursa Malaysia Securities Berhad ("Bursa Securities"). The Interim Financial Statements should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2018.

These explanatory notes attached to the Interim Financial Statements provide an explanation of events and transactions that are significant for an understanding of the changes in the financial position and performance of the Group since the year ended 31 December 2018.

2. CHANGES IN ACCOUNTING POLICIES

The accounting policies and methods of computation adopted by the Group in preparing this Interim Financial Statements are consistent with those adopted in the Audited Financial Statements for the year ended 31 December 2018.

On 1 January 2019, the Group has adopted the following new and amended Malaysian Financial Reporting Standards ("MFRSs") and Issues Committee ("IC") Interpretation mandatory for annual financial periods beginning on or after 1 January 2019:

Amendments to MFRS 9 Prepayments Features with Negative Compensation

MFRS 16 Leases

Amendments to MFRS 3, MFRS 11, Annual Improvements to MFRSs 2015 - 2017 Cycle

MFRS 112 and MFRS 123

Amendments to MFRS 119 Plan amendments, Curtailment or Settlement

Amendments to MFRS 128 Long-term Interest in Associates and Joint Ventures

IC Interpretation 23 Uncertainty over Income Tax Treatments

The adoption of the new and amended MFRSs that came into effect during the financial quarter under review do not have any material effect on the financial performance or position of the Group, except for the Standard described below:

MFRS 16 Leases

MFRS 16 will replace MFRS 117, Leases and the related interpretations. Under MFRS 16, a lessee is required to recognise a right-of-use asset representing its right to use the underlying leased asset and a lease liability representing its obligation to make lease payments. Accordingly, a lessee should recognise depreciation of the right-of-use asset and interest on the lease liability, and also classifies cash repayments of the lease liability into a principal portion and an interest portion and presents them in the statement of cash flows. Also, the right-of-use asset and the lease liability are initially measured on a present value basis. The measurement includes non-cancellable lease payments and also includes payments to be made in optional periods if the lessee is reasonably certain to exercise an option to extend the lease, or not to exercise an option to terminate the lease.

In respect of the lessor accounting, MFRS 16 retains most of the requirements in MFRS 117. Lessor continues to classify its leases as operating leases or finance leases, and account for them differently.

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NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE FIRST QUARTER ENDED 31 Mar 2019

2. CHANGES IN ACCOUNTING POLICIES (Cont'd)

MFRS 16 Leases (Cont'd)

The Group applies the exemptions application to the standard on lease contracts for which the lease terms end within 12 months as of the date of initial application, and lease contracts for which the underlying asset is of low value. The Group has leased of certain office equipment (i.e. photocopying machines) and car park that are considered of low value.

The Group had assessed the application of MFRS 16 and of the opinion that there is no material impact for the Group.

3. AUDITORS' REPORT ON PRECEDING AUDITED FINANCIAL STATEMENTS

The auditors' report on the Audited Financial Statements for the year ended 31 December 2018 was not subject to any qualification.

4. SEASONAL OR CYCLICAL FACTORS

The business operations of the Group for the current financial quarter and year-to-date were not subject to any seasonal or cyclical factors.

5. UNUSUAL ITEMS

There were no unusual items which have a material effect on the assets, liabilities, equity, net income or cash flow of the Group for the current financial quarter and year-to-date.

6. CHANGES IN ESTIMATES

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

7. DEBT AND EQUITY SECURITIES

There was no issuance, cancellation, repurchase, resale and repayment of debt and equity securities of the Company for the current financial quarter and year-to-date.

Warrants 2014/2019

The Company has on 17 November 2014 issued a total of 47,690,767 Warrants 2014/2019 ("Warrants") which was listed on the Main Market of Bursa Securities with effect from 21 November 2014. The Stock Short Name, Stock number of ISIN Code of the Warrants is 'YG-WA' and each Warrants entitles the holder to subscribe for one (1) new ordinary share of RM1.00 each in the Company at an exercise price of RM1.00 per share on or before 16 November 2019.

There was no exercise of Warrants during the current financial quarter and year-to-date.

As at 31 March 2019, the total number of Warrants which remain unexercised was 47,690,576 (31 December 2018: 47,690,576).

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NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE FIRST QUARTER ENDED 31 Mar 2019

8. DIVIDEND PAID

The Company did not make any payment of dividends during the current financial quarter.

9. (LOSS) / PROFIT BEFORE TAX

The following items have been included in arriving at (loss) / profit before tax :

<u>Indivi</u>	<u>lual Quarter</u>	<u>Cumul</u>	<u>ative Quarter</u>
<u>2019</u>	<u>2018</u>	<u>2019</u>	<u>2018</u>
RM'000	RM'000	RM'000	RM'000
102	98	102	98
58	58	58	58
224	-	224	-
666	-	666	-
-	(30)	-	(30)
	2019 RM'000 102 58 224 666	RM'000 RM'000 102 98 58 58 224 - 666 -	2019 2018 2019 RM'000 RM'000 RM'000 102 98 102 58 58 58 224 - 224 666 - 666

Save for the items disclosed in the Statement of Comprehensive Income and the note above, other items pursuant to Appendix 9B Note 16 of the MMLR are not applicable.

10. SEGMENTAL INFORMATION

The analysis of the Group's operations for the current financial year-to-date ended 31 March 2019 are as follows:

	Property Investment & Others RM'000	Property <u>Development</u> RM'000	GROUP RM'000
Segment Revenue - External	173	7,054	7,227
Segment Results	(844)	(42)	(886)
Interest Income Interest Expenses			69 (96)
Loss Before Tax			(913)
Taxation			(398)
Loss For The Period			(1,311)

11. VALUATION OF PROPERTY, PLANT AND EQUIPMENT

The valuation of property, plant and equipment has been brought forward without any amendments from the Audited Financial Statements for the year ended 31 December 2018.

12. MATERIAL EVENTS SUBSEQUENT TO THE END OF THE PERIOD UNDER REVIEW

There were no material events subsequent to the end of the current financial quarter that have not been reflected in the Interim Financial Statements as at the date of this Quarterly Report.

(Incorporated in Malaysia)

NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE FIRST QUARTER ENDED 31 Mar 2019

13. CHANGES IN COMPOSITION OF THE GROUP

There was no material change in the composition of the Group for the current financial quarter and year todate.

14. CHANGES IN CONTINGENT LIABILITIES AND CONTINGENT ASSETS

There was no material contingent liabilities and/or contingent assets as at the date of this Quarterly Report.

15. CAPITAL COMMITMENTS

There was no material capital commitments which are not provided for in the Interim Financial Statements as at the date of this Quarterly Report.

16. FINANCIAL REVIEW FOR CURRENT QUARTER AND FINANCIAL YEAR-TO-DATE

The Group's revenue was mainly derived from the development activities for the current financial quarter and year-to-date ended 31 March 2019.

	Individual (Quarter and	
	Cumulative Quart	er (Year-To-Date)	
	Current Year	Preceding Year	
	Current	Corresponding	
	Quarter and	Quarter and	
	Year-To-Date	Year-To-Date	
	31 Mar 2019	31 Mar 2018	
	("Q1FY19 and	("Q1FY18 and	
	"YTD2019")	"YTD2018")	Changes
	RM'000	RM'000	RM'000
Revenue	7,227	16,591	(9,364)
Operating (Loss)/Profit	(501)	2,562	(3,063)
(Loss)/Profit Before Interest and Tax	(817)	2,611	(3,428)
(Loss)/Profit Before Tax ('LBT'/'PBT')	(913)	2,502	(3,415)
(Loss)/Profit After Tax ('LAT'/'PAT')	(1,311)	1,511	(2,822)
(Loss)/Profit Attributable to Ordinary Equity Holders of the Parent	(1,303)	1,508	(2,811)

The Group recorded a lower revenue of RM7.23 million for both current Q1FY19 and YTD2019 as compared to the preceding year's Q1FY18 and YTD2018 of RM16.59 million. The significant drop in revenue by RM9.36 million for the current financial quarter and year-to-date was mainly due to the continuing weak market condition and also lesser on-going development projects following the completion and/or near completion of several development projects during and towards the end of preceding year 2018.

The Group posted a LAT of RM1.31 million in the current Q1FY19 and YTD2019 as compared to a PAT of RM1.51 million reported in the preceding year's Q1FY18 and YTD2018 primarily due the significant drop in the current financial quarter's revenue as above-mentioned.

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NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE FIRST QUARTER ENDED 31 Mar 2019

17. FINANCIAL REVIEW FOR CURRENT QUARTER COMPARED WITH IMMEDIATE PRECEDING QUARTER

	Current Quarter 31 Mar 2019 Q1FY19 RM'000	Preceding Quarter 31 Dec 2018 Q4FY18	Changes RM'000
Revenue	7,227	13,698	(6,471)
Operating (Loss)/Profit	(501)	6,694	(7,195)
(Loss)/Profit Before Interest and Tax	(817)	6,661	(7,478)
(Loss)/Profit Before Tax ('LBT'/'PBT')	(913)	6,507	(7,420)
(Loss)/Profit After Tax ('LAT'/'PAT')	(1,311)	4,716	(6,027)
(Loss)/Profit Attributable to Ordinary Equity Holders of the Parent	(1,303)	4,679	(5,982)

The Group's revenue for the current Q1FY19 decreased to RM7.23 million, from RM13.70 million recorded in the immediate preceding Q4FY18 primarily due to the continuing weak market condition and also lesser ongoing development projects.

The Group posted a LBT of RM0.91 million in the current Q1FY19 as compared to a PBT of RM6.51 million reported in the immediate preceding Q4FY18 mainly due to the significant drop in current financial quarter's revenue as above-mentioned coupled with the recognition of development-related miscellaneous income in the immediate preceding Q4FY18.

18. PROSPECTS

The Group opines that products with value proposition, strategic location and attractive promotional package will continue to generate demand and create sales. As the Group's product offering include primarily affordable and mid-market segments, it is confident of competing effectively by differentiating itself through creative and innovative marketing strategies such as digital marketing through social media, informative blogs, search engine marketing and email marketing to entice the younger generation homebuyers' interest to its products.

The government's initiative to increase home ownership as well as to stimulate the sluggish real estate market by giving a six-month stamp duty exemption for first-time buyers of houses priced between RM300,000 to RM1 million, effective from January 1, 2019, will help to reduce the current property overhang in the market. The Group stands to benefit from the above government's initiative.

Moving forward, the Group is prudent in its project developments by offering suitable products at affordable prices to meet the market needs. At the same time, the Group will concentrate on unlocking the values of its existing stocks besides pursuing its expansion diligently.

The Group's unbilled sales stood at RM47.56 Million as at 31 March 2019, which is expected to continue to contribute positively to the Group's earnings in the near future.

19. PROFIT FORECAST AND PROFIT GUARANTEE

Not applicable as the Company did not issue any profit forecast and/or profit guarantee.

(Incorporated in Malaysia)

NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE FIRST QUARTER ENDED 31 Mar 2019

20. TAXATION

The taxation charge for the Group are as follows:

	Current Quarter RM'000	Current Year-To-Date RM'000
Income Tax – Estimated current year tax Income Tax – Prior year tax	(467)	(467)
Deferred Tax – Reversal of deferred tax liability	69	69
	(398)	(398)

Despite of the losses suffered for the current financial quarter and year-to-date, the Group still incurred some income tax liability mainly due to the non-group tax relief (ie., business losses suffered by certain subsidiaries cannot be set-off against profits earned by the other subsidiaries).

21. SALE OF UNQUOTED INVESTMENTS AND PROPERTIES

There was no sale of unquoted investments and/or properties for the current financial quarter and year-to-date.

22. QUOTED SECURITIES

There was no purchase or disposal of quoted securities for the current financial quarter and year-to-date.

23. TRADE RECEIVABLES

Property Development
Management Fee

GROUP		
As At 31 Mar 2019	As At 31 Dec 2018	
RM'000	RM'000	
24,248	13,408	
2,330	2,330	
26,578	15,738	

Trade receivables comprise receivables from property development and management fee.

The trade receivables from property development comprises progress billings receivable from on-going development projects and received retention sums of completed development projects held by the solicitors as stakeholder in pursuant to the sale and purchase agreements. The progress billings are due within 21 days while, the retention sums are due upon the expiry of the defect liability period of 12 to 24 months. Other credit terms are assessed and approved on a case-to-case basis.

The trade receivables from the progress billings are creditworthy debtors with mainly good payment records and have obtained and/or in the process of obtaining end financing to fund their purchase of the Group's development properties.

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NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE FIRST QUARTER ENDED 31 Mar 2019

24. GROUP BORROWINGS AND DEBT SECURITIES

The Group's borrowings and debts securities as at 31 March 2019 are analysed as follows:

			TOTAL
	Short Term	<u>Long Term</u>	BORROWINGS
	RM'000	RM'000	RM'000
<u>Secured</u>			
Term Loan	720	6,380	7,100
Hire Purchase	278	358	636
TOTAL	998	6,738	7,736

There was no borrowing or debt security denominated in foreign currencies.

25. OFF BALANCE SHEET FINANCIAL INSTRUMENTS

There was no financial instrument with off balance sheet risk as at the date of this Quarterly Report.

26. MATERIAL LITIGATION

As at the date of this Quarterly Report, the Group has the following material litigation and the changes and status of the said material litigation since the previous Quarterly Report are as follows:

Y&G Corporation Bhd ("Y&G") and Nusa Wibawa Sdn Bhd ("NWSB") (collectively known as "the Plaintiffs")
Vs AmanahRaya Development Sdn Bhd ("AmanahRaya")
Kuala Lumpur High Court Suit No. WA-22NCVC-627-10/2016
Court of Appeal Malaysia Civil Appeal No. W-02(NCVC)(W)-2578-12/2017

Since the date of the previous Quarterly Report dated 27 February 2019, the hearing of the application for leave to appeal to the Federal Court has been vacated pursuant to a letter from the court dated 26 March 2019. Instead, a case management on 2.4.2019 has been fixed to set a new hearing date for the application for leave to appeal to the Federal Court which has been re-fixed on 4 July 2019 at the Federal Court, Putrajaya.

27. DIVIDEND

The Board of Directors does not recommend any dividend for the current financial quarter and year-to-date.

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NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE FIRST QUARTER ENDED 31 Mar 2019

28. LOSS PER SHARE

Loss per share is calculated by dividing the total comprehensive income attributable to equity holders of the parent for the current financial quarter and year-to-date by the weighted average of ordinary shares in issue during the said quarter and year-to-date.

	Individual Quarter	Cumulative Quarter
Loss attributable to equity holders of the parent (RM'000)	(1,303)	(1,303)
Weighted average number of ordinary share in issue ('000)	199,384	199,384
Loss per share (sen)	(0.65)	(0.65)

By Order of the Board

Rebecca Lee Ewe Ai (MAICSA 0766742) Secretary Kuala Lumpur

Date: 30 May 2019