

Y&G CORPORATION BHD. (6403-X)

(Incorporated in Malaysia)

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2019**

	----- INDIVIDUAL QUARTER -----		----- CUMULATIVE QUARTER -----	
	Current Year Quarter 30 Sep 2019	Preceding Year Corresponding Quarter 30 Sep 2018	Current Year To-date 30 Sep 2019	Preceding Year Corresponding Period 30 Sep 2018
	RM'000	RM'000 (Restated)	RM'000	RM'000 (Restated)
Revenue	16,371	13,972	45,306	51,288
Operating expenses	(14,084)	(11,361)	(40,718)	(41,798)
Other operating income	15	88	615	213
Profit From Operations	2,302	2,699	5,203	9,703
Interest income	182	133	408	580
Interest expenses	(113)	(133)	(328)	(380)
Profit Before Tax	2,371	2,699	5,283	9,903
Taxation	(837)	(957)	(2,415)	(3,506)
Profit For The Period	1,534	1,742	2,868	6,397
Other Comprehensive Income	-	-	-	-
Total Comprehensive Income	1,534	1,742	2,868	6,397
Attributable to:				
Equity holders of the parent	1,531	1,739	2,873	6,369
Non-controlling interests	3	3	(5)	28
	1,534	1,742	2,868	6,397
Total Comprehensive Income / (Loss) attributable to equity holders of the parent :				
a) Basic Earnings per share (Sen)	0.77	0.87	1.44	3.19
b) Diluted Earnings per share (Sen)	0.58	0.65	1.08	2.39

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.

Y&G CORPORATION BHD. (6403-X)

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CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2019

	As at end of Current Quarter 30 Sep 2019	As at Preceding Year Ended 31 Dec 2018
	RM'000	RM'000
ASSETS		
NON-CURRENT ASSETS		
Property, plant and equipment	1,297	1,605
Investment property	18,181	18,355
Land held for property development	147,791	101,168
Goodwill on consolidation	-	555
	167,269	121,683
CURRENT ASSETS		
Property development expenditure	22,566	63,960
Inventories	86,538	80,344
Contract assets	123	23,191
Trade receivables	38,219	15,738
Other receivables, deposits and prepayments	594	12,008
Current tax assets	427	1,613
Cash and cash equivalents	48,141	5,604
	196,608	202,458
TOTAL ASSETS	363,877	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	71,251	68,378
	292,313	289,440
NON-CONTROLLING INTEREST	472	477
TOTAL EQUITY	292,785	289,917
NON-CURRENT LIABILITIES		
Obligation under finance leases (Long Term)	239	424
Term Loan (Long Term)	6,020	6,560
Deferred tax liabilities	9,995	10,455
	16,254	17,439
CURRENT LIABILITIES		
Trade payables	10,252	6,825
Other payables and accruals	40,142	5,192
Contract liabilities	1,287	-
Amount due to directors	202	500
Obligation under finance leases (Short Term)	251	289
Term Loan (Short Term)	720	746
Current tax liabilities	1,984	3,233
	54,838	16,785
TOTAL LIABILITIES	71,092	34,224
TOTAL EQUITY AND LIABILITIES	363,877	324,141
Net assets / share attributable to ordinary equity holders of the parent (RM)	1.47	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.

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**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2019**

	Share capital	Irredeem- able convertible preference shares	Warrant reserve	Retained earnings	Non - controlling interest	TOTAL EQUITY
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Current Quarter						
Balance as at 1 January 2019	199,384	19,094	2,584	68,378	477	289,917
Profit after Tax	-	-	-	2,873	(5)	2,868
Other Comprehensive Income	-	-	-	-	-	-
Total Comprehensive Income	-	-	-	2,873	(5)	2,868
Transaction with owners :						
Issue of ordinary shares from conversion of warrant	-	-	-	-	-	-
Dividend paid	-	-	-	-	-	-
Total transactions with owners	-	-	-	-	-	-
Balance as at 30 Sep 2019	199,384	19,094	2,584	71,251	472	292,785
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	-	-	-	6,369	28	6,397
Other Comprehensive Income	-	-	-	-	-	-
Total Comprehensive Income	-	-	-	6,369	28	6,397
Transaction with owners :						
Issue of ordinary shares from conversion of warrant	-	-	-	-	-	-
Dividend paid	-	-	-	-	-	-
Total transactions with owners	-	-	-	-	-	-
Balance as at 30 Sep 2018	199,384	19,094	2,584	63,699	440	285,201

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.

Y&G CORPORATION BHD. (6403-X)

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**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2019**

	Current Quarter Ended 30 Sep 2019	Preceding Year Quarter 30 Sep 2018
	RM'000	RM'000
PROFIT BEFORE TAX	5,283	9,903
Depreciation on property, plant and equipment	309	260
Amortisation of investment property	174	174
Written off - Others	70	-
Written Off - Goodwill on conso	555	-
Loss on disposal of property, plant and equipment	234	1
Interest on obligation under finance leases	22	34
Term loan interest	306	346
Interest income	(408)	(580)
Gain on disposal of property, plant and equipment	(530)	-
Operating Profit Before Working Capital Changes	6,015	10,138
CHANGES IN WORKING CAPITAL :		
Decrease/(Increase) in property development costs	41,394	1,335
Decrease/(Increase) in inventories	(6,194)	1,290
Decrease/(Increase) in contract assets	23,068	2,725
Decrease/(Increase) in receivables	(11,138)	20,136
(Decrease)/Increase in payables	38,377	(33,489)
(Decrease)/Increase in contract liabilities	1,287	-
Cash Generated From Operations	92,809	2,135
Taxes paid	(2,642)	(2,409)
Net Cash Flows Generated From / (Used In) Operating Activities	90,167	(274)
INVESTING ACTIVITIES		
Proceeds from disposal of property, plant and equipment	-	44
Addition of land held for property development	(46,623)	(220)
Interest income	408	580
Net Cash Flow (Used In) / Generated From Investing Activities	(46,215)	404
FINANCING ACTIVITIES		
Repayment of obligation under finance lease	(223)	(223)
Repayment of term loan	(566)	(566)
Interest on obligation under finance leases	(22)	(34)
Term loan interest	(306)	(346)
Repayment to directors	(298)	-
Net Cash Flows Used In Financing Activities	(1,415)	(1,169)
NET CHANGE IN CASH AND CASH EQUIVALENTS	42,537	(1,039)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	5,604	30,346
CASH AND CASH EQUIVALENTS AT END OF PERIOD	48,141	29,307
Represented by :		
Cash and bank balances	10,467	5,500
Fixed deposit with licensed bank	37,674	23,807
	48,141	29,307

(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)

Y&G CORPORATION BHD. (6403-X)

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NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2019

1. BASIS OF PREPARATION

The Interim Financial Statements for the third quarter ended 30 September 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, MFRS 112 and MFRS 123	Annual Improvements to MFRSs 2015 - 2017 Cycle
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 THIRD QUARTER ENDED 30 SEPTEMBER 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, EQUITY AND CONVERTIBLE SECURITIES

Irredeemable Convertible Preference Shares ("ICPS")

The Company has on 17 November 2014 issued RM19,093,810 divided into 19,093,810 ICPS. Each ICPS entitles the holder to convert into one (1) new ordinary share in the Company at conversion price of RM1.00 on or before 15 November 2019. Any outstanding ICPS which have not been converted shall mandatorily be converted into new ordinary shares on 15 November 2019.

There was no conversion of ICPS during the current financial quarter and year-to-date.

As at 12 November 2019, none of the Company's ICPS were converted and accordingly, the outstanding ICPS shall mandatorily be converted into new ordinary shares on 15 November 2019.

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**NOTES TO THE INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2019****7. DEBT, EQUITY AND CONVERTIBLE SECURITIES (Cont'd)**Warrants 2014/2019 ("Warrants")

The Company has on 17 November 2014 issued a total of 47,690,767 Warrants which was listed on the Main Market of Bursa Securities with effect from 21 November 2014. The Stock Short Name, Stock number and ISIN Code of the Warrants are 'YG-WA', '7003WA' and 'MYL7003WATB4' respectively. Each Warrants entitles the holder to subscribe for one (1) new ordinary share in the Company at an exercise price of RM1.00 on or before 15 November 2019.

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

As at 30 September 2019, the total number of Warrants which remain unexercised was 47,690,576 (31 December 2018 : 47,690,576).

An advertisement and notice to warrant holders to notify the expiry of the Warrants were advertised and despatched out respectively on 30 September 2019.

As at 12 November 2019, none of the Company's outstanding 47,690,576 Warrants were exercised and these Warrants shall lapse and become null and void and ceased to be exercisable after 15 November 2019. Accordingly, the Warrants will be removed from the Official List of Bursa Securities with effect from 18 November 2019.

8. DIVIDEND PAID

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

9. PROFIT BEFORE TAX

The following items have been included in arriving at profit before tax :

	---- Individual Quarter ----		--- Cumulative Quarter ---	
	30 Sep 2019	30 Sep 2018	30 Sep 2019	30 Sep 2018
	RM'000	RM'000	RM'000	RM'000
Depreciation on property, plant and equipment	103	64	309	260
Amortisation of investment property	58	58	174	174
Written Off - Others	70	-	70	-
Written Off - Goodwill on conso	-	-	555	-
Loss on disposal of property, plant and equipment	-	1	234	1
Liquidated damages on late completion	-	-	666	-
Gain on disposal of property, plant and equipment	-	-	(530)	-
Rental income	-	(32)	-	(92)

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.

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**NOTES TO THE INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2019****10. SEGMENTAL INFORMATION**

The analysis of the Group's operations for the current financial year-to-date ended 30 September 2019 are as follows :

	<u>Property Investment & Others</u> RM'000	<u>Property Development</u> RM'000	<u>GROUP</u> RM'000
Segment Revenue - External	519	44,787	45,306
Segment Results	(1,844)	7,047	5,203
Interest Income			408
Interest Expenses			(328)
Profit Before Tax			5,283
Taxation			(2,415)
Profit for the Period			2,868

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.

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 to-date.

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.

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**NOTES TO THE INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2019****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 30 September 2019.

	Individual Quarter		Changes RM'000
	Current Year Current Quarter 30 Sep 2019 ("Q3FY19") RM'000	Preceding Year Corresponding Quarter 30 Sep 2018 ("Q3FY18") RM'000	
Revenue	16,371	13,972	2,399
Operating Profit	2,533	2,825	(292)
Profit Before Interest and Tax	2,484	2,832	(348)
Profit Before Tax ("PBT")	2,371	2,699	(328)
Profit After Tax ("PAT")	1,534	1,742	(208)
Profit Attributable to Ordinary Equity Holders of the Parent	1,531	1,739	(208)

The Group reported a higher revenue of RM16.37 million for the current Q3FY19 as compared to RM13.97 million reported in the preceding year's corresponding Q3FY18 mainly due to the on-going sales promotion packages offered since the immediate preceding quarter.

Despite the above increase in revenue, the Group's PAT for the current Q3FY19 was lower at RM1.53 million as compared to RM1.74 million in the preceding year's corresponding Q3FY18 primarily due to lower profit margin arising from new sales promotion packages offered and differences in product-mix, coupled with higher marketing and promotion expenses incurred during the current financial quarter.

	Cumulative Quarter (Year-To-Date)		Changes RM'000
	Current Year Current Year-To-Date 30 Sep 2019 ("YTD2019") RM'000	Preceding Year Corresponding Quarter 30 Sep 2018 ("YTD2018") RM'000	
Revenue	45,306	51,288	(5,982)
Operating Profit	6,015	10,360	(4,345)
Profit Before Interest and Tax	5,611	10,283	(4,672)
Profit Before Tax ("PBT")	5,283	9,903	(4,620)
Profit After Tax ("PAT")	2,868	6,397	(3,529)
Profit Attributable to Ordinary Equity Holders of the Parent	2,873	6,369	(3,496)

The Group reported a lower revenue of RM45.31 million for the current YTD2019 as compared to RM51.29 million reported in the preceding year's corresponding YTD2018 mainly due to the completion of most development projects towards end of the previous financial year and relatively lower sales prior to the sales promotion packages offered recently.

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**NOTES TO THE INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2019****16. FINANCIAL REVIEW FOR CURRENT QUARTER AND FINANCIAL YEAR-TO-DATE (Cont'd)**

The Group's PAT for the current YTD2019 was also lower at RM2.87 million as compared to RM6.40 million in the preceding year's corresponding YTD2018 mainly due to the lower revenue as above-mentioned and lower profit margin arising from new sales promotion packages offered.

Under the new accounting standard MFRS15, the revenues generated from the new PPAM Scheme Project, amounting to RM2.39 million for both the current Q3FY19 and YTD2019, could not be recognised until the Project has been fully completed and handed-over to the Purchasers. Had this revenue been recognised, the Group's revenues for the current Q3FY19 and YTD2019 would have been RM18.76 million and RM47.70 million respectively.

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

	Current Quarter 30 Sep 2019 ("Q3FY19") RM'000	Immediate Preceding Quarter 30 Jun 2019 ("Q2FY19") RM'000	Changes RM'000
Revenue	16,371	21,708	(5,337)
Operating Profit	2,533	3,982	(1,449)
Profit Before Interest and Tax	2,484	3,943	(1,459)
Profit Before Tax ("PBT"/"LBT")	2,371	3,825	(1,454)
Profit After Tax ("PAT"/"LAT")	1,534	2,645	(1,111)
Profit Attributable to Ordinary Equity Holders of the Parent	1,531	2,645	(1,114)

The Group's revenue for the current Q3FY19 was lower at RM16.37 million, a decrease of RM5.34 million as compared to the immediate preceding Q2FY19 of RM21.71 million. The decrease in revenue for the current Q3FY19 was mainly due to relatively slower take-up rate after the new sales promotion packages being first introduced in the immediate preceding quarter plus the non-recognition of PPAM Scheme Project's revenues as above-mentioned.

The Group's PBT for the current Q3FY19 decreased to RM2.37 million from RM3.83 million in the immediate preceding Q2FY19, primarily due to the lower revenue during the current financial quarter as aforementioned.

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NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2019

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 under the Home Ownership Campaign ("HOC") has been extended until 31 December 2019 to increase home ownership as well as to stimulate the sluggish real estate market and to reduce the current property overhang in the market. The Group stands to benefit from the HOC.

Effective 1 September 2019, Bank Negara Malaysia has widen the RM1billion fund for affordable housing, introduced in January 2019, to a bigger group of first-time house buyers ("Scheme"). Eligible house buyers can afford to use the Scheme to purchase houses of up to RM300,000 a unit which was previously capped at RM150,000 a unit. The Group's new affordable and mid-market segment projects stand to gain from this 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 RM71.27 million as at 30 September 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.

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	(996)	(2,835)
Income Tax – Prior year tax	(2)	(40)
Deferred Tax – Reversal of deferred tax liability	161	460
	(837)	(2,415)

The Group's effective tax rates for both the current financial quarter and year-to-date are higher than the Malaysian statutory tax rate of 24% primarily due to the progressive amortization (through charging out as part of development costs) of the development projects' revaluation surplus, which is not deductible for tax purposes coupled with the non-group tax relief to the Group.

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.

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**NOTES TO THE INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2019****22. QUOTED SECURITIES**

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

23. TRADE RECEIVABLES

	----- GROUP -----	
	As At 30 Sep 2019 RM'000	As At 31 Dec 2018 RM'000
Property Development	35,889	13,408
Management Fee	2,330	2,330
	38,219	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.

24. GROUP BORROWINGS AND DEBT SECURITIES

The Group's borrowings and debts securities as at 30 September 2019 are analysed as follows :

	<u>Short Term</u> RM'000	<u>Long Term</u> RM'000	<u>TOTAL</u> <u>BORROWINGS</u> RM'000
<u>Secured</u>			
Term Loan	720	6,020	6,740
Hire Purchase	251	239	490
TOTAL	971	6,259	7,230

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

There was no material litigation as at the date of this Quarterly Report.

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**NOTES TO THE INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2019**

27. DIVIDEND

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

28. EARNINGS PER SHARE

Basic earnings 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
Total comprehensive income attributable to equity holders of the parent (RM'000)	1,531	2,873
Weighted average number of ordinary share in issue ('000)	199,384	199,384
Earnings per share (sen)	0.77	1.44
Diluted EPS (sen)	0.58	1.08

By Order of the Board

Rebecca Lee Ewe Ai (MAICSA 0766742)
Secretary
Kuala Lumpur

Date : 12 November 2019