YONG TAI BERHAD UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE PERIOD ENDED 31 DECEMBER 2019

	3 MONTHS ENDED		6 MONTHS ENDED		
	31.12.2019	31.12.2018	31.12.2019	31.12.2018	
	(RM'000)	(RM'000)	(RM'000)	(RM'000)	
_	10.640	21 200	40.106	50.056	
Revenue	10,649	21,208	40,136	50,356	
Cost of sales	(11,217)	(23,242)	(36,151)	(45,243)	
Gross (loss)/profit	(568)	(2,034)	3,985	5,113	
Other income	871	29	1,238	557	
Other expenses	(3,400)	(2,821)	(6,325)	(12,356)	
Operating loss	(3,097)	(4,826)	(1,102)	(6,686)	
Finance costs	(1,863)	(2,202)	(3,827)	(4,379)	
Loss before tax	(4,960)	(7,028)	(4,929)	(11,065)	
Taxation	(1,079)	1,113	(937)	(74)	
Loss for the period	(6,039)	(5,915)	(5,866)	(11,139)	
Other comprehensive income, net of tax	-	-	-	-	
Total comprehensive expense	_				
for the period	(6,039)	(5,915)	(5,866)	(11,139)	
Net Loss attributable to :					
Equity holders of the Company	(6,039)	(5,915)	(5,865)	(11,139)	
Non-controlling interest	-	-	(1)	-	
	(6,039)	(5,915)	(5,866)	(11,139)	
Total comprehensive income attributable to:					
Equity holders of the Company	(6,039)	(5,915)	(5,865)	(11,139)	
Non-controlling interest	(0,037)	(3,713)	(1)	(11,137)	
Non-controlling interest	(6.030)	(5.015)		(11 120)	
	(6,039)	(5,915)	(5,866)	(11,139)	
Basic earnings/(loss) per share attributable to)				
equity holders of the Company (sen)					
-Basic	(0.76)	(1.22)	(0.82)	(2.29)	
-Diluted	(0.65)	(0.84)	(0.69)	(1.56)	

(The unaudited Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the financial year ended 30 June 2019)

YONG TAI BERHAD UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2019

AS AT 31 DECEMBER 2019	(Unaudited)	(Audited)
	As at	As at
	31.12.2019	30.06.2019
	RM'000	RM'000
ASSETS		<u> </u>
Non-current Assets		
Property, plant and equipment	467,924	467,974
Intangible assets	159,617	163,008
Deferred tax asset	11,609	11,609
	639,150	642,591
Current Assets		
Inventories	230,919	217,496
Contract costs	11,082	9,519
Contract assets	33,792	17,111
Trade receivables	43,193	48,290
Other receivables	81,239	93,345
Current tax assets	5,183	3,515
Cash and bank balances	762	1,564
	406,170	390,840
TOTAL ASSETS	1,045,320	1,033,431
EQUITY AND LIABILITIES		
Equity		
Share Capital		
Ordinary shares	497,268	375,503
Irredeemable convertible preference shares	109,082	172,827
Reserves		
Warrant reserve	5,053	5,053
Accumulated losses	(63,814)	(57,949)
	547,589	495,434
Non-controlling interests	(1)	
Total Equity	547,588	495,434
Non-current Liability		
Loans and borrowings	144,035	152,221
	144,035	152,221
Current Liabilities		
Contract liabilities	15,198	17,671
Trade payables	145,708	144,359
Other payables	114,978	142,138
Bank overdrafts	28,421	29,941
Loans and borrowings	47,217	51,331
Current tax liabilities	2,175	336
	353,697	385,776
Total Liabilities	497,732	537,997
TOTAL EQUITY AND LIABILITIES	1,045,320	1,033,431
Net Assets per share (RM)	0.61	0.93

(The unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the financial year ended 30 June 2019)

YONG TAI BERHAD UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 31 DECEMBER 2019

TON THE TEMOD ENDED OF DECEMBER 2017	6 months ended 31.12.2019 (RM'000)	6 months ended 31.12.2018 (RM'000)
Cash flows from operating activities	, ,	` ,
Loss before tax	(4,929)	(11,065)
Adjustments for:-		
Non-cash items	6,735	6,677
Non-operating items	3,817	4,337
Operating loss before changes in		
working capital	5,623	(51)
Changes in working capital		
Inventories	(13,423)	(2,361)
Contract costs	(1,563)	(4,060)
Contract assets	(16,681)	144,529
Receivables	17,203	(79,280)
Contract liabilities	(2,473)	7,846
Payables	(25,811)	(13,579)
Amount due to director	-	(244)
Cash (used in)/generated from operations	(37,125)	52,800
Finance costs	(3,827)	(4,379)
Interest income	10	26
Net Tax paid	(766)	(7,910)
Net cash (used in)/generated from operating activities	(41,708)	40,537
Cash flows from investing activities		
Proceeds from disposal of property, plant and equipment	5	18
Acquisition of intangible assets	-	(5,698)
Acquisition of property, plant and equipment	(3,299)	(32,947)
Net cash used in investing activities	(3,294)	(38,627)
Cash flows from financing activities		
Drawdown of loans and borrowings	2,229	7,432
Repayment of loans and borrowings	(14,529)	(18,914)
Net proceeds from special issue of shares	58,020	-
Net proceeds from exercise of warrants		1,415
Net cash generated from/(used in) financing activities	45,720	(10,067)
Net increase/(decrease) in cash & cash equivalents	718	(8,157)
Cash and cash equivalents at beginning of period	(28,377)	(19,620)
Cash and cash equivalents at end of period	(27,659)	(27,777)
Cash and cash equivalents comprise:		
Cash and bank balances	762	6,682
Bank overdrafts	(28,421)	(34,459)
	(27,659)	(27,777)

(The unaudited Condensed Consolidated Statements of Cash Flows should be read in conjunction with the audited financial statements for the year ended 30 June 2019)

YONG TAI BERHAD UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 31 DECEMBER 2019

TOR THE TERROD ENDED OF D	LCENIBER 2	Attributable to equ	ity holdors o	of the Company			
		Non-distributable Irredeemable convertible	——>	Distributable Retained earnings/		Non- controlling	
	Ordinary shares	preference shares	reserve	(Accumulated losses)	Total	interests	Total equity
At 1 July 2018	(RM'000) 356,167	(RM'000) 172,827	(RM'000) 5,492	(RM'000) 21,371	(RM'000) 555,857	(RM'000)	(RM'000) 555,857
110 1 0 010	223,137	1,2,02,	5,.,=	_1,5 / 1	222,027		555,557
Total comprehensive expense for the period	-	-	-	(11,139)	(11,139)	-	(11,139)
Issuance of ordinay shares							
- exercise of warrants	1,854		(439)		1,415		1,415
At 31 December 2018	358,021	172,827	5,053	10,232	546,133		546,133
At 1 July 2019	375,503	172,827	5,053	(57,949)	495,434	-	495,434
Total comprehensive expense for the period	-	-	-	(5,865)	(5,865)	(1)	(5,866)
Issuance of ordinary shares - special issue	60,323	_	_	_	60,323	_	60,323
- exercise of ICPS conversion rights	63,745	(63,745)	-	-	-	-	-
Share issuance expenses	(2,303)	_	-	-	(2,303)	_	(2,303)
At 31 December 2019	497,268	109,082	5,053	(63,814)	547,589	(1)	547,588

(The unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the financial year ended 30 June 2019)

PART A - NOTES TO THE INTERIM FINANCIAL REPORT

A1. Basis of Preparation

The interim financial report has been prepared in accordance with Malaysian Financial Reporting Standard ("MFRS") 134, "Interim Financial Reporting" issued by the Malaysian Accounting Standards Board ("MASB") and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad("Bursa Malaysia").

The interim financial report should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 June 2019.

A2. Accounting Policies

The accounting policies and methods of computation applied in the unaudited condensed interim financial report are consistent with those adopted as disclosed in the audited financial statements of the Group for the financial year ended 30 June 2019.

The Group has adopted the new and revised Malaysian Financial Reporting Standards ("MFRSs") and IC Interpretations that became mandatory for the current reporting period, except for the IFRS Interpretations Committee ("IFRIC") agenda decision on borrowing cost relating to over time transfer of constructed goods. The Group is assessing the impact on the change in accounting policy pursuant to the IFRIC agenda decision, which apply to financial statements of annual periods beginning on or after 1 July 2020.

The adoption of the other new and revised MFRSs and IC Interpretations does not result in significant changes in the accounting policies of the Group.

A3. Auditors' Report on Preceding Annual Financial Statements

The preceding audited financial statements for the financial year ended 30 June 2019 were unqualified.

A4. Seasonal or Cyclical Factors

The Group's operations were not significantly affected by any seasonal or cyclical factors.

A5. Unusual Items affecting Assets, Liabilities, Equity, Net Income or Cash Flows

There were no unusual items for the financial period ended 31 December 2019.

A6. Changes in Estimates

There were no material changes in estimates for the financial period ended 31 December 2019.

A7. Debts and Equity Securities

There were no issuance and repayment of the debt and equity securities, share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares during the current financial period to-date except for the following:

- i. Issuance of cumulative 279,000,000 new ordinary shares in five tranches pursuant to the Special Issue at an issue price of RM0.23, RM0.235, RM0.17, RM0.21 and RM0.18 per ordinary share respectively; and
- ii. Conversion of cumulative 79,681,171 irredeemable convertible preference ("ICPS") shares into 79,681,171 new ordinary shares pursuant to the exercise of conversion rights of ICPS 2016/2026.

A8. Dividends Paid

There was no payment of dividend during the financial period ended 31 December 2019.

A9. Changes in Composition of the Group

There were no changes in the composition of the Group during the current financial period under review.

A10. Contingent Liabilities

There were no contingent liabilities in respect of the Group since the last financial year.

A11. Commitments

	As at
	31.12.2019
	RM'000
Approved and contracted for:	
Commitment for acquisition of a subsidiary (see note B5(a)(i))	27,000
Commitment for construction of property, plant and equipment	49,338
	======

A12. Significant Related Party Transactions

There were no significant related party transactions in the current quarter.

A13. Segment Reporting

The segmental analysis for the financial period ended 31 December 2019 is as follows:

	Property	Property	Others Elimination		Total
	development		DM 1000	DM (1000	DMIOOO
	RM'000	RM'000	RM'000	RM'000	RM'000
External sales	35,415	4,721	-	-	40,136
Inter-segment	_	-	6,000	(6,000)	_
Total	35,415	4,721	6,000	(6,000)	40,136
Gross profit/(loss)	12,426	(8,441)	6,000	(6,000)	3,985
Other income	995	243	-	-	1,238
Other expenses	(3,815)	(2,678)	(5,832)	6,000	(6,325)
Operating profit/(loss)	9,606	(10,876)	168	-	(1,102)
Finance costs				_	(3,827)
Loss before tax					(4,929)
Taxation				_	(937)
Loss after tax					(5,866)
Non-controlling interest				_	1
Loss for the period				_	(5,865)
				_	_
Other information					
Segment assets	424,758	593,307	10,464	-	1,028,529
Unallocated corporate assets				_	16,791
Total consolidated corporate as	sets			_	1,045,320
				_	
Segment liabilities	223,032	237,034	35,492	-	495,558
Unallocated corporate liabilities					2,174
Total consolidated corporate lia	bilities			=	497,732
				=	

A14. Material Events subsequent to the End of Financial Period

There were no material events after 31 December 2019 till 18 February 2020 (the latest practicable date ("LPD") which is not earlier than 7 days from the date of issue of this interim financial report), except as disclosed below in Note B5.

PART B -ADDITIONAL INFORMATION REQUIRED BY THE BURSA MALAYSIA SECURITIES BERHAD

B1. Review of Group Performance

Revenue and profit or loss before tax ("PBT" or "LBT") of the respective operating business segments for the current quarter and financial period to-date are analysed as follows:

	3 MONTHS ENDED			6 MONTHS ENDED		
	31.12.19	31.12.18	Changes	31.12.19	31.12.18	Changes
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue						
Property Development	8,777	18,237	(9,460)	35,415	42,902	(7,487)
Property Investment	1,872	2,971	(1,099)	4,721	7,454	(2,733)
	10,649	21,208	(10,559)	40,136	50,356	(10,220)
Profit/(Loss) Before						
Tax						
Property Development	1,906	2,497	(591)	8,650	5,925	2,725
Property Investment	(6,866)	(9,525)	(2,659)	(13,579)	(16,990)	(3,411)
	(4,960)	(7,028)	(2,068)	(4,929)	(11,065)	(6,136)

(a) Performance of the current quarter against the same quarter in the preceding year (2Q 2020 vs 2Q 2019)

Property Development

The Group recorded revenue of RM8.78 million and PBT of RM1.91 million for the current quarter ended 31 December 2019 as compared to revenue of RM18.24 million and PBT of RM2.50 million in the preceding year quarter.

The decrease in revenue and PBT in 2Q 2020 as compared to 2Q 2019 from the property development segment was mainly due to slower work progress from its on-going development projects. Furthermore, the property market remains soft and affected by slower economic growth, affordability issues and high level of unsold stocks.

Property Investment

The Group recorded RM1.91 million of Encore Melaka ticket revenue and LBT of RM6.87 million for the current quarter ended 31 December 2019 as compared to revenue of RM2.50 millin and LBT of RM9.53 million in the preceding year quarter.

Despite the low ticket sales in 2Q 2020, the LBT from the property investment segment has reduced following the cost rationalisation exercise undertaken by the Group on the theare operation costs.

B1 Review of Group Performance (cont'd)

(b) Performance of the current period to-date against the preceding period to-date (2Q PTD 2020 vs 2Q PTD 2019)

Property Development

During the financial period to-date, the Group achieved revenue of RM35.42 million and PBT of RM8.65 million as compared to revenue of RM42.90 million and PBT of RM5.93 million in the preceding year quarter.

Despite lower revenue recognised for 2Q PTD 2020, the PBT during the first 6-month under review was higher due to cost savings from some of its on-going development projects.

Property Investment

During the financial period to-date, the Group registered revenue of RM4.72 million and incurred LBT of RM13.58 million. The decrease in revenue and LBT for the 2Q PTD 2020 as compared to 2Q PTD 2019 are as mentioned above.

B2. Material Changes in the Quarterly Results compared to the results of the preceding Quarter

The Group's current quarter loss before tax is RM4.96 million as compared to RM0.03 million profit before tax reported in the preceding quarter ended 30 September 2019. The overall weaker performance in the current quarter was mainly due to lower profit contribution from the development projects and loss from the theatre operation.

B3. Prospects for the Current Financial Year ("FY 2020")

The Group is expecting to see improvement in occupancy rate and higher ticket sales for Encore Melaka in FY 2020, with the implementation of various promotional activities under the Visit Malaysia 2020 ("VM 2020") campaign that has been launched by the Government. However, the current outbreak of COVID-19 has hit the global economic outlook, adversely affecting the Malaysia's tourism, hospitality and property sectors which are quite reliant on tourist arrivals and foreign investors, in particular from China.

While the Government has announced that it is looking at introducing economic stimulus measures and re-strategising the VM 2020 plan to mitigate the negative economic impact from the COVID-19 outbreak, the Group anticipates the ticket sales at Encore Melaka will decline in second half of FY 2020, following ticketing sales cancellations and the falling trend of tour bookings from China as a result of travel ban/restriction imposed by the government of Malaysia, China and various countries.

On the property development division, the Group will focus on reducing its inventories. In view of the current soft property market condition, the Group will be prudent in launching new projects that can be tailored to suit market demand. Recently, the Group has also obtained the approval from State Government of Melaka for the proposed development of an international cruise terminal at Impression City. This proposed cruise terminal is expected to contribute positively to YTB Group's business in near future upon completion,

as it would help to attract international and local tourists to the attractions at Impression City-Encore Melaka theatre, especially as new facilities are added.

With the current outbreak of the COVID-19 virus and other external uncertainties, the Group expects the financial year ending 30 June 2020 to be challenging as the Group continue to work to overcome our current difficulties.

B4. Variance of Actual Profit from Forecast Profit

Not applicable as no profit forecast was published.

B5. Status of Corporate Proposals

- (a) The followings are the corporate proposals that have been announced by the Company and which were not completed as at 18 February 2020, (the latest practicable date ("LPD") which is not earlier than 7 days from the date of issue of this interim financial report):-
 - (i) On 21 March 2017, the Company entered into a conditional sale and purchase agreement ("SPA") with Mustazah bin Osman and Laila binti Endut ("Vendors") to acquire the entire issued shares of Laila Development Sdn Bhd ("LDSB") for a cash consideration of RM35 million. As at the LPD, the Company had paid part payment of RM8,000,000 to LDSB's Vendors for the acquisition of LDSB's shares.
 - LDSB is the registered and beneficial owner of two pieces of vacant leasehold commercial lands held under Pajakan Negeri 56445, Lot 12939 Kawasan Bandar VI, Daerah Melaka Tengah, State of Melaka measuring approximately 6 acres and Pajakan Negeri 56446, Lot 12940, Kawasan Bandar VI, Daerah Melaka Tengah, State of Melaka measuring approximately 6 acres. These two parcels of land are strategically located in Impression City, next to the Encore Melaka theatre.
 - (ii) On 28 May 2019, PTS Impression Sdn Bhd ("PTS Impression"), a wholly-owned subsidiary of the Company entered into a Memorandum of Understanding ("MOU") with HRC Music Plc ("HRCM") for the proposed subscription of up to 70% of the enlarged total equity interest in PTSI.
 - On 26 September 2019, PTSI and HRCM have mutually agreed to further extend the expiry of the MOU to 25 March 2020 for the finalization and execution of definitive agreement(s).

- (b) Utilisation of proceeds raised from corporate proposal as at 31 December 2019 are as follow:
 - (i) Proceeds totalling RM60.32 million were raised under the five tranches of the Special Issue exercise carried out up to second quarter of the financial year ending 30 June 2020 which was completed on 20 August 2019, 4 September 2019, 29 October 2019, 28 November 2019 and 19 December 2019 respectively. The status of the utilisation of these proceeds is as set out below:

Purpose	Actual raised RM'000	Actual utilisation RM'000	Balance unutilised RM'000
Part financing the development of the following:			
- Terra Square	27,741	(27,741)	_
- Impression City	9,516	(9,516)	-
- Impression U-Thant	4,810	(4,810)	-
Working capital	15,956	(15,956)	-
Defray estimated expenses	2,300	(2,300)	-
Total	60,323	(60,323)	

B6. Material Litigation

The Group was not engaged in any material litigation as at 18 February 2020 (the latest practicable date ("LPD") which is not earlier than 7 days from the date of issue of this interim financial report).

B7. Dividends Declared

No interim dividend has been declared or paid in respect of the financial period ended 31 December 2019.

B8. Taxation

	3 Months	s Ended	6 Months Ended		
	31.12.2019 RM'000	31.12.2018 RM'000	31.12.2019 RM'000	31.12.2018 RM'000	
Income tax					
 current quarter/ period 	1,079	1,387	937	2,574	
Deferred taxation		(2,500)		(2,500)	
Tax expenses for the period	1,079	(1,113)	937	74	

The Group's effective tax rate for 2Q 2020 and 2Q PTD 2020 is not comparable to the statutory tax rate as the Group is at loss position.

B9. Group Borrowings

	As at 31.12.2019 (RM'000)
Current	
Bank overdraft (unsecured)	28,421
Term loans (secured)	46,573
Finance lease (secured)	644
	75,638
Non-Current	
Term loans (secured)	142,972
Finance lease (secured)	1,063
Total	144,035

All borrowings were denominated in Ringgit Malaysia as at the reporting date.

B10. Notes to the Statement of Comprehensive Income

	3 Months Ended	6 Months Ended
	31.12.2019	31.12.2019
	RM'000	RM'000
Notes to the Statement of Comprehensive Income		
comprises:-		
Interest income	5	10
Interest expenses	(1,863)	(3,827)
Depreciation of property, plant, equipment	(1,670)	(3,342)
Amortisation of intangible assets	(1,696)	(3,391)
Loss on disposal of property, plant and equipment	(2)	(2)

Other than the above, the items listed under Appendix 9B Note 16 of the listing Requirement of Bursa Malaysia Securities Berhad are not applicable.

B11. Earnings/(Loss) Per Share

a. Basic

Earnings/(loss) per share has been calculated by dividing the Group's profit/(loss) for the current quarter and financial period to-date attributable to equity holders of the Company by the weighted average number of shares in issue during the financial period.

	3 Mont	hs Ended	6 Months Ended		
	31.12.2019	31.12.2018	31.12.2019	31.12.2018	
	RM'000	RM'000	RM'000	RM'000	
Net (loss)/profit attributable					
to equity holders of the Company	(6,039)	(5,915)	(5,865)	(11,139)	
Weighted average number of ordinary shares in issue ('000)	798,435	485,644	717,988	485,615	
Basic earnings/(loss) per share					
attributale to equity holders of					
the Company (Sen)	(0.76)	(1.22)	(0.82)	(2.29)	

b. Diluted

Diluted earnings per share has been calculated by dividing the Group's profit/(loss) attributable to equity holders of the Company by the weighted average number of shares that would have been in issue upon full exercise of the Warrants and conversion of irredeemable convertible preference shares ("ICPS"), adjusted for the number of such shares that would have been issued at fair value. However, in the event that the potential exercise of the Warrants gives rise to an anti-dilutive effect on earnings per share, the potential exercise of the Warrants is not taken into account in calculating diluted earnings per share.

	3 Months Ended		6 Months Ended	
	31.12.2019	31.12.2018	31.12.2019	31.12.2018
	RM'000	RM'000	RM'000	RM'000
Net (loss)/profit attributable				
to equity holders of the Company	(6,039)	(5,915)	(5,865)	(11,139)
Weighted average number of ordinary				
shares in issue ('000)	798,435	485,644	717,988	485,615
Effect of potential exercise of Warrants ('000)	-	3,187	-	12,884
Effect of conversion of ICPS ('000)	136,353	216,034	136,353	216,034
Adjusted weighted average number of				
ordinary shares ('000)	934,788	704,865	854,341	714,533
Diluted earnings/(loss) per share				
attributale to equity holders of				
the Company (Sen)	(0.65)	(0.84)	(0.69)	(1.56)

By Order of the Board, Datuk Wira Boo Kuang Loon Executive Director / Chief Executive Officer

Date: 26 February 2020