

LBI CAPITAL BERHAD
(Company No. : 41412-X)
Condensed Consolidated Balance Sheet

	Unaudited As at end of Current Quarter 31 Mar. 2020 RM'000	Audited As at preceding Financial Year End 31 Dec. 2019 RM'000
ASSETS		
Non-Current Assets		
Property, Plant and Equipment	808	865
Investment Properties	33,300	33,300
Investment in Associated Co.	1	1
Amount Owing by an Associate Company	5,825	5,825
Trade Receivable	9,855	12,856
Inventories	35,708	35,311
	85,497	88,158
Current Assets		
Other Investment	3,221	6,079
Inventories -Completed Properties	2,890	2,925
Inventories - Properties Development Cost	26,516	28,657
Trade Receivables	7,941	9,776
Other Receivables	3,097	3,058
Contract Assets	2,479	2,389
Tax Recoverable	1,026	561
Money Market Funds	23,594	21,423
Fixed Deposits	155	155
Cash held under Housing Development Act	1,563	611
Cash and Bank balances	3,934	3,391
	76,416	79,025
Total Assets	161,913	167,183
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the parent		
Share Capital	104,832	104,832
Treasury Shares	(4,741)	(4,741)
Warrant Reserve	323	323
Retained Earnings	38,908	40,711
	139,322	141,125
Non-controlling Interest	229	229
Total Equity	139,551	141,354

LBI CAPITAL BERHAD
 (Company No. : 41412-X)
 (Incorporated in Malaysia)
 Condensed Consolidated Balance Sheet

	Unaudited As at end of Current Quarter 31 Mar. 2020 RM'000	Audited As at preceding Financial Year End 31 Dec. 2019 RM'000
Non-Current Liabilities		
Bank Borrowing	1,818	2,341
Deferred tax	2,138	2,138
	3,956	4,479
Current Liabilities		
Trade Payables	1,504	2,533
Contract Liabilities	8,672	9,224
Other Payables	4,414	5,055
Bank Borrowings	3,795	4,195
Tax Payable	21	343
	18,406	21,350
Total Liabilities	22,362	25,829
Total Equity and Liabilities	<u>161,913</u>	<u>167,183</u>
Net assets per share (RM)	1.37	1.39

The condensed consolidated balance sheet should be read in conjunction with the financial statement for the year ended 31 Dec 2019 and the accompanying explanatory.

LBI CAPITAL BERHAD

(Company No. : 41412-X)

Condensed Consolidated Statement of Comprehensive Income

	Individual Period		Cumulative Period	
	Current Year Quarter 31/03/2020 RM'000	Preceding Year Corresponding Quarter 31/03/2019 RM'000	Current Year To date 31/03/2020 RM'000	Preceding Year Corresponding Period 31/03/2019 RM'000
Revenue	3,973	11,837	3,973	11,837
Other Operating Incomes	267	454	267	454
Operating Expenses	(5,849)	(6,863)	(5,849)	(6,863)
Finance Costs	(16)	(15)	(16)	(15)
Profit/(Loss) before Taxation	<u>(1,625)</u>	<u>5,413</u>	<u>(1,625)</u>	<u>5,413</u>
Income Tax	(178)	(1,384)	(178)	(1,384)
Profit/(Loss) after Taxation	<u><u>(1,803)</u></u>	<u><u>4,029</u></u>	<u><u>(1,803)</u></u>	<u><u>4,029</u></u>
Attributable to:				
Equity holders	(1,803)	4,029	(1,803)	4,029
Non-controlling Interest	0	0	0	0
Profit for the Period	<u><u>(1,803)</u></u>	<u><u>4,029</u></u>	<u><u>(1,803)</u></u>	<u><u>4,029</u></u>
Profit for the Period	(1,803)	4,029	(1,803)	4,029
Other comprehensive income, net of tax	0	0	0	0
Total comprehensive income for the period	<u><u>(1,803)</u></u>	<u><u>4,029</u></u>	<u><u>(1,803)</u></u>	<u><u>4,029</u></u>

LBI CAPITAL BERHAD

(Company No. : 41412-X)

Condensed Consolidated Statement of Comprehensive Income

	Individual Period		Cumulative Period	
	Current Year Quarter 31/03/2020 RM'000	Preceding Year Corresponding Quarter 31/03/2019 RM'000	Current Year To date 31/03/2020 RM'000	Preceding Year Corresponding Period 31/03/2019 RM'000
Total comprehensive income				
Equity holders	(1,803)	4,029	(1,803)	4,029
Non controlling interest	0	0	0	0
	<u>(1,803)</u>	<u>4,029</u>	<u>(1,803)</u>	<u>4,029</u>
Earnings per share attributable to equity holders				
Basic earnings/(loss) per share (sen)	(1.85)	5.12	(1.85)	5.12
Diluted earning/(loss) per share (sen)	(1.82)	5.12	(1.82)	5.12

The condensed consolidated Income Statement should be read in conjunction with the Financial Statements for the year ended 31 December 2019

LBI CAPITAL BERHAD

(Company No. : 41412-X)

Condensed Consolidated Statement of Changes in Equity

	◀	Share Option ▶	Retained	Treasury	TOTAL	Non- Controlling	Total
	Share Capital RM'000	Reserve RM'000	Earning RM'000	Shares RM'000	RM'000	Interest RM'000	Equity RM'000
At 1 Jan. 2019							
Net profit for the year	103,358	0	39,286	(4,741)	137,903	232	138,135
Issue of shares			4,029		4,029	-	4,029
As at 31 Mar 2019	<u>103,358</u>	<u>0</u>	<u>43,315</u>	<u>(4,741)</u>	<u>141,932</u>	<u>232</u>	<u>142,164</u>
As at 1 Jan. 2020	104,832	323	40,711	(4,741)	141,125	229	141,354
Net profit for the period			(1,803)		(1,803)	-	(1,803)
As at 31 Mar 2020	<u>104,832</u>	<u>323</u>	<u>38,908</u>	<u>(4,741)</u>	<u>139,322</u>	<u>229</u>	<u>139,551</u>

The Condensed Consolidated Statement of changes in equity should be read in conjunction with the Financial Statements for the year ended 31 December 2019

LBI CAPITAL BERHAD

(Company No. : 41412-X)

Condensed Consolidated Cash Flow Statement

	3 months ended	
	31.03.2020	31.03.2019
	RM'000	RM'000
Net cash generated from/(used in) operation activities	4,182	(2,498)
Net cash generated from/(used in) investing activities	(922)	630
Net cash generated from/(used in) financing activities	406	(517)
Net increase/(decrease) in cash and cash equivalent	<u>3,666</u>	<u>(2,385)</u>
Cash and cash equivalent at beginning of the year	25,580	23,580
Cash and cash equivalent at end of the period	<u><u>29,246</u></u>	<u><u>21,195</u></u>
Cash and cash equivalents comprises		
Cash and Bank Balances	3,934	2,801
Cash held under Housing Development Accounts	1,563	339
Money Market Funds	23,594	17,992
Deposits with Licensed Banks	155	155
	<u>29,246</u>	<u>21,287</u>
Less: Fixed Deposit pledged to licensed banks	-	(92)
	<u><u>29,246</u></u>	<u><u>21,195</u></u>

The Condensed Consolidated cashflow statement should be read in conjunction with the Financial Statement for the Year ended 31 December 2019

A NOTES TO THE INTERIM FINANCIAL REPORT

A1. Basis of Preparation

The interim financial report of the Group are unaudited and has been prepared in accordance with the requirement of FRS 134: Interim Financial Reporting and Paragraph 9.22 of the Bursa Malaysia Securities Berhad's Listing Requirements and should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2019.

The accounting policies and methods of computation adopted by the Group in the preparation of the interim financial statements are consistent with those adopted in the annual audited financial statements for the financial year ended 31 December 2019.

A2. Changes in Accounting Policies

The new MFRS 16: Leases which came into effect from 1 January 2019 did not have any significant effects on the financial statements of the Group.

A3. Auditors' Report

There were no qualifications on auditors' report of the audited financial statements for the financial year ended 31 December 2019.

A4. Seasonal or Cyclical Factors

The Group's operations are not subject to seasonal or cyclical factors.

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

Other than those disclosed in the financial statements, there were no unusual items affecting assets, liabilities, equity, net income or cash flows during the financial period under review.

A6. Material Changes in Estimates

There were no material changes in estimate used for the preparation of the interim financial report.

A7. Debt and Equity Securities

There were no issuance, cancellation, repurchase, resale and repayments of debt and equity securities for the current financial period.

A8. **Dividend Paid**

The Company has not declared any dividend in respect of the current financial period.

A9. **Segmental Report**

The Group's principal business is property development and property investment within Malaysia. Hence no segmental report is presented.

A10. **Valuation of Property, Plant and Equipment**

Property, Plant and Equipment are stated at fair value less accumulated depreciation.

A11. **Material Events Subsequent to the Balance Sheet Date**

There were no material events subsequent to the end of current quarter under review up to the date of this report which will likely to have substantial effect on the results of the operations of the Group.

A12. **Changes in the Composition of the Group**

There were no changes in the composition of the Group during the current quarter and financial year to date.

A13. **Contingent Liabilities**

	RM
Corporate guarantee for subsidiary companies banking facilities	21,250,000

A14. **Capital Commitments**

	RM
Approved and contracted for: Development land acquired under Sale and Purchase Agreements.	Nil

B NOTES TO BURSA MALAYSIA'S LISTING REQUIREMENT

B1. Review of Performance

For the quarter under review, the Group registered a lower revenue of RM4.0 million compared with RM11.8 million for previous corresponding quarter in 2019 due to a lower contribution of its Midhills joint venture project and Sg. Jati Permai, Klang. Consequently, the Group recorded a loss before tax of RM1.6 million as compared to a profit of RM5.4 million for corresponding period last year mainly due to higher provisions on fair value its quoted investment due to sharp downturn in the equity market as a result of the Covid-19 pandemic.

B2. Variation of Results Against Preceding Quarter

For the quarter under review, the Group recorded a lower revenue of RM4.0 million and a loss before tax of RM1.6 million as compared to the preceding quarter's revenue of RM6.4 million and a loss of RM2.0 million. The lower revenue and loss was due to lower contribution of its Sg. Jati Permai, Klang and Midhills projects and the results were affected by the provisions as mentioned above for the current quarter.

B3. Prospects

The board expects the performance of the Group in the current year to be challenging due to impact of the Covid-19 pandemic which has and will continue to have severe impact on the country economic growth, employment, investment and consumption.

The management will be remains prudent in managing these challenges in constantly reviewing its project launches and to priorities liquidity over profitability in such market environment.

B4. Profit forecast and profit guarantee

There were no profit forecast or profit guarantee for the financial year.

B5. Taxation

	Current Quarter	Year-To-Date
	RM'000	RM'000
Current Year Provision	179	179
Underprovision in the previous years	0	
Total taxation	179	179

The effective tax rate of the Group was higher than the prevailing statutory tax rate due to certain expenses is not taxable deductible.

B6. Unquoted Investment and Properties

There were no sales of unquoted investments and/or properties during the current financial quarter.

B7. Status of Corporate Proposals

There is no outstanding corporate proposal.

B8. Borrowings and Debts Securities

Total Group borrowings as at 31 Mar 2020 were as follows:

	As at 31/03/2020 RM'000
Short term borrowings	
- Unsecured (RM)	-
- Secured (RM)	2,130
- Secured (foreign denominated loan)	1,665
	<hr/>
	3,795
	<hr/>
Long term borrowings	
- Unsecured (RM)	-
- Secured (RM)	1,818
	<hr/>
	1,818
	<hr/>
Total	5,613
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B9. Off Balance Sheet Financial Instruments

There were no off balance sheet financial instruments for the current financial period to date.

B10. Material Litigation

The Company is not involved in any material litigation as at the date of this financial report, which has a material effect on the financial position of the Group.

B11. Dividends payable

The Company has not declared and paid any dividend of for the financial quarter.

B12. Earnings Per Share

a) Basic Earnings per Share

Basic earnings per share of the Group is calculated based on the net profit attributable to the shareholders for the current financial period and the weighted average number of ordinary shares in issue of 97,381,596 (2019: 78,695,979) during the said financial quarter.

b) Diluted Earnings per Share

The diluted earning per share of the Group is calculated based on the net profit attributable to the shareholders for the current financial period and the adjusted weighted average number of ordinary shares in issued and issuable of 99,084,124 (2019: 78,695,979) during the said financial quarter.

B13. Supplementary information disclosed pursuant to Bursa Malaysia Securities Berhad Listing Requirements.

The following analysis of realized and unrealized retained profit/(accumulated losses) at the legal entity level is prepared in accordance with Guidance on Special matter No. 1, Determination of Realised and Unrealised Profit or Losses in the Context of Disclosure Pursuant to Bursa Malaysia Securities Listing Requirement, as issued by the Malaysian Institute of Accountants whilst the disclosure at the group level is based on the prescribed format by the Bursa Malaysia Securities Berhad.

		31/03/2020
		RM'000
Total Retained Earnings	- Realised	24,522
	- Unrealised	14,651

		39,173
Less: Consolidation adjustments		(265)

Total Group Accumulated Profit		38,908

B14. Notes to the Condensed Consolidated Statement of Comprehensive Incomes

The following amounts have been credited/(charged) in arriving at profit before tax:

	Current Quarter RM'000	Cumulative Quarter RM'000
a) Interest income	177	177
b) Dividend income and other income	112	112
c) Interest expenses	(16)	(16)
d) Depreciation and amortization	(62)	(62)
e) Foreign exchange gain/(loss)	(98)	(98)