

LBI CAPITAL BERHAD

[Registration No. : 197801004391 (41412-X)]

Condensed Consolidated Balance Sheet

	Unaudited As at end of Current Quarter 30 June 2020 RM'000	Audited As at preceding Financial Year End 31 Dec. 2019 RM'000
ASSETS		
Non-Current Assets		
Property, Plant and Equipment	751	865
Investment Properties	33,300	33,300
Investment in Associated Co.	1	1
Amount Owing by an Associate Company	5,857	5,825
Trade Receivable	10,211	12,856
Inventories	35,838	35,311
	85,958	88,158
Current Assets		
Other Investment	3,904	6,079
Inventories -Completed Properties	2,890	2,925
Inventories - Properties Development Cost	30,189	28,657
Trade Receivables	7,591	9,776
Other Receivables	3,101	3,058
Contract Assets	2,479	2,389
Tax Recoverable	1,194	561
Money Market Funds	23,476	21,423
Fixed Deposits	159	155
Cash held under Housing Development Act	364	611
Cash and Bank balances	2,062	3,391
	77,409	79,025
Total Assets	163,367	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	41,974	40,711
	142,388	141,125
Non-controlling Interest	229	229
Total Equity	142,617	141,354

LBI CAPITAL BERHAD

[Registration No. : 197801004391 (41412-X)]

(Incorporated in Malaysia)

Condensed Consolidated Balance Sheet

	Unaudited As at end of Current Quarter 30 June 2020 RM'000	Audited As at preceding Financial Year End 31 Dec. 2019 RM'000
Non-Current Liabilities		
Bank Borrowing	1,455	2,341
Deferred tax	2,138	2,138
	3,593	4,479
Current Liabilities		
Trade Payables	2,394	2,533
Contract Liabilities	8,672	9,224
Other Payables	4,200	5,055
Bank Borrowings	1,771	4,195
Tax Payable	120	343
	17,157	21,350
Total Liabilities	20,750	25,829
Total Equity and Liabilities	<u>163,367</u>	<u>167,183</u>
Net assets per share (RM)	1.40	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

[Registration No. : 197801004391 (41412-X)]

Condensed Consolidated Statement of Comprehensive Income

	Individual Period		Cumulative Period	
	Current Year Quarter 30/06/2020 RM'000	Preceding Year Corresponding Quarter 30/06/2019 RM'000	Current Year To date 30/06/2020 RM'000	Preceding Year Corresponding Period 30/06/2019 RM'000
Revenue	2,279	13,957	6,252	25,794
Other Operating Incomes	1,976	414	2,243	868
Operating Expenses	(1,076)	(8,757)	(6,925)	(15,620)
Finance Costs	(1)	(3)	(17)	(18)
Profit/(Loss) before Taxation	<u>3,178</u>	<u>5,611</u>	<u>1,553</u>	<u>11,024</u>
Income Tax	(112)	(1,600)	(290)	(2,984)
Profit/(Loss) after Taxation	<u><u>3,066</u></u>	<u><u>4,011</u></u>	<u><u>1,263</u></u>	<u><u>8,040</u></u>
Attributable to:				
Equity holders	3,066	4,011	1,263	8,040
Non-controlling Interest	0	0	0	0
Profit for the Period	<u><u>3,066</u></u>	<u><u>4,011</u></u>	<u><u>1,263</u></u>	<u><u>8,040</u></u>
Profit for the Period	3,066	4,011	1,263	8,040
Other comprehensive income, net of tax	0	0	0	0
Total comprehensive income for the period	<u><u>3,066</u></u>	<u><u>4,011</u></u>	<u><u>1,263</u></u>	<u><u>8,040</u></u>

LBI CAPITAL BERHAD

[Registration No. : 197801004391 (41412-X)]

Condensed Consolidated Statement of Comprehensive Income

	Individual Period		Cumulative Period	
	Current Year Quarter 30/06/2020 RM'000	Preceding Year Corresponding Quarter 30/06/2019 RM'000	Current Year To date 30/06/2020 RM'000	Preceding Year Corresponding Period 30/06/2019 RM'000
Total comprehensive income				
Equity holders	3,066	4,011	1,263	8,040
Non controlling interest	0	0	0	0
	<u>3,066</u>	<u>4,011</u>	<u>1,263</u>	<u>8,040</u>
Earnings per share attributable to equity holders				
Basic earnings/(loss) per share (sen)	3.15	4.62	1.30	9.25
Diluted earning/(loss) per share (sen)	3.15	3.95	1.30	7.94

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

LBI CAPITAL BERHAD

[Registration No. : 197801004391 (41412-X)]

Condensed Consolidated Statement of Changes in Equity

	◀ Share Capital RM'000	Share Option Reserve RM'000 ▶	Retained Earning RM'000	Treasury Shares RM'000	TOTAL RM'000	Non- Controlling Interest RM'000	Total Equity RM'000
At 1 Jan. 2019	103,358	0	39,286	(4,741)	137,903	232	138,135
Net profit for the period			8,040		8,040	-	8,040
As at 30 June 2019	<u>103,358</u>	<u>0</u>	<u>47,326</u>	<u>(4,741)</u>	<u>145,943</u>	<u>232</u>	<u>146,175</u>
As at 1 Jan. 2020	104,832	323	40,711	(4,741)	141,125	229	141,354
Net profit for the period			1,263		1,263	-	1,263
As at 30 June 2020	<u>104,832</u>	<u>323</u>	<u>41,974</u>	<u>(4,741)</u>	<u>142,388</u>	<u>229</u>	<u>142,617</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

[Registration No. : 197801004391 (41412-X)]

Condensed Consolidated Cash Flow Statement

	6 months ended	
	30.06.2020	30.06.2019
	RM'000	RM'000
Net cash generated from/(used in) operation activities	3,330	1,772
Net cash generated from/(used in) investing activities	462	(964)
Net cash generated from/(used in) financing activities	(3,310)	(484)
Net increase/(decrease) in cash and cash equivalent	<u>482</u>	<u>324</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>26,062</u></u>	<u><u>23,904</u></u>
Cash and cash equivalents comprises		
Cash and Bank Balances	2,063	4,866
Cash held under Housing Development Accounts	364	1,031
Money Market Funds	23,476	17,944
Deposits with Licensed Banks	159	155
	<u>26,062</u>	<u>23,996</u>
Less: Fixed Deposit pledged to licensed banks	<u>-</u>	<u>(92)</u>
	<u><u>26,062</u></u>	<u><u>23,904</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**

There is no dividend paid during the period. The Board declared an interim dividend of 3.0 sen per ordinary share in respect of the current financial year ending 31 Dec. 2020.

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 RM2.3 million compared with RM14.0 million for previous corresponding quarter in 2019 due to lower contributions of its Midhills joint venture project and Sg. Jati Permai, Klang. Consequently, the Group recorded a lower profit before tax of RM3.2 million as compared to a profit before tax of RM5.6 million for corresponding period last year mainly due to lower revenue recorded and mitigated by reversal of some of its provision on fair value of its quoted investment and provision of doubtful debts.

The Group registered a lower revenue and profit before tax for first half of the financial year as compared to previous corresponding period due to lower revenue recorded and higher provision for fair value of investment in quoted shares.

B2. Variation of Results Against Preceding Quarter

For the quarter under review, the Group recorded a lower revenue of RM2.3 million and a profit before tax of RM3.2 million as compared to the preceding quarter's revenue of RM4.0 million and a loss of RM1.6 million. The lower revenue but better performance was due to reversal of some of its provision on fair value its quoted investment and provision of doubtful debts

B3. Prospects

The board expects the performance of the Group in the current year to be challenging due to negative 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 remain prudent in managing these challenges in constantly reviewing its project launches and to prioritize 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	112	290
Underprovision in the previous years	0	0
Total taxation	112	290

The effective tax rate of the Group was lower than the prevailing statutory tax rate due to certain other income is not taxable.

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 30 June 2020 were as follows:

	As at 30/06/2020 RM'000
Short term borrowings	
- Unsecured (RM)	-
- Secured (RM)	966
- Secured (foreign denominated loan)	805
	<hr/>
	1,771
	<hr/>
Long term borrowings	
- Unsecured (RM)	-
- Secured (RM)	1,455
	<hr/>
	1,455
	<hr/>
Total	3,226
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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 Board declared an interim dividend of 3.0 sen per ordinary share in respect of the current financial year ending 31 Dec. 2020 to be paid on a date to be announce later.

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: 86,888,277) 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 97,381,596 (2019: 101,314,626) 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.

		30/06/2020
		RM'000
Total Retained Earnings	- Realised	27,588
	- Unrealised	14,651

		42,239
Less: Consolidation adjustments		(265)

Total Group Accumulated Profit		41,974

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	144	321
b) Dividend income and other income	35	147
c) Interest expenses	(1)	(17)
d) Depreciation and amortization	(58)	(120)
e) Foreign exchange gain/(loss)	12	(86)