

LBI CAPITAL BERHAD

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

Condensed Consolidated Balance Sheet

	Unaudited As at end of Current Quarter 31 Dec. 2020 RM'000	Audited As at preceding Financial Year End 31 Dec. 2019 RM'000
ASSETS		
Non-Current Assets		
Property, Plant and Equipment	1,527	865
Investment Properties	34,300	33,300
Investment in Associated Co.	1	1
Amount Owing by an Associate Company	5,857	5,825
Trade Receivable	0	12,856
Inventories	39,261	35,311
	80,946	88,158
Current Assets		
Other Investment	4,377	6,079
Inventories - Completed Properties	9,151	2,925
Inventories - Properties Development Cost	34,752	28,657
Trade Receivables	4,061	9,776
Other Receivables	3,023	3,058
Contract Assets	0	2,389
Tax Recoverable	1,396	561
Money Market Funds	17,232	21,423
Fixed Deposits	160	155
Cash held under Housing Development Act	565	611
Cash and Bank balances	7,511	3,391
	82,228	79,025
Total Assets	163,174	167,183
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the parent		
Share Capital	105,424	104,832
Treasury Shares	(4,741)	(4,741)
Warrant Reserve	323	323
Retained Earnings	38,675	40,711
	139,681	141,125
Non-controlling Interest	2,926	229
Total Equity	142,607	141,354

LBI CAPITAL BERHAD

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

(Incorporated in Malaysia)

Condensed Consolidated Balance Sheet

	Unaudited As at end of Current Quarter 31 Dec. 2020 RM'000	Audited As at preceding Financial Year End 31 Dec. 2019 RM'000
Non-Current Liabilities		
Bank Borrowing	0	2,341
Deferred tax	2,375	2,138
	2,375	4,479
Current Liabilities		
Trade Payables	2,598	2,533
Contract Liabilities	8,672	9,224
Other Payables	2,778	5,055
Bank Borrowings	2,266	4,195
Tax Payable	1,878	343
	18,192	21,350
Total Liabilities	20,567	25,829
Total Equity and Liabilities	<u>163,174</u>	<u>167,183</u>
Net assets per share (RM)	1.36	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 31/12/2020 RM'000	Preceding Year Corresponding Quarter 31/12/2019 RM'000	Current Year To date 31/12/2020 RM'000	Preceding Year Corresponding Period 31/12/2019 RM'000
Revenue	984	6,409	7,903	36,910
Other Operating Incomes	2,719	555	5,186	1,875
Operating Expenses	(1,201)	(8,986)	(9,983)	(29,702)
Finance Costs	(10)	(7)	(32)	(27)
Profit/(Loss) before Taxation	<u>2,492</u>	<u>(2,029)</u>	<u>3,074</u>	<u>9,056</u>
Income Tax	(2,073)	(402)	(2,191)	(2,863)
Profit/(Loss) after Taxation	<u><u>419</u></u>	<u><u>(2,431)</u></u>	<u><u>883</u></u>	<u><u>6,193</u></u>
Attributable to:				
Equity holders	422	(2,428)	886	6,196
Non-controlling Interest	(3)	(3)	(3)	(3)
Profit for the Period	<u><u>419</u></u>	<u><u>(2,431)</u></u>	<u><u>883</u></u>	<u><u>6,193</u></u>
Profit for the Period	422	(2,428)	886	6,196
Other comprehensive income, net of tax	0	0	0	0
Total comprehensive income for the period	<u><u>422</u></u>	<u><u>(2,428)</u></u>	<u><u>886</u></u>	<u><u>6,196</u></u>

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

Condensed Consolidated Statement of Comprehensive Income

	Individual Period		Cumulative Period	
	Current Year Quarter 31/12/2020 RM'000	Preceding Year Corresponding Quarter 31/12/2019 RM'000	Current Year To date 31/12/2020 RM'000	Preceding Year Corresponding Period 31/12/2019 RM'000
Total comprehensive income				
Equity holders	422	(2,428)	886	6,196
Non controlling interest	(3)	(3)	(3)	(3)
	<u>419</u>	<u>(2,431)</u>	<u>883</u>	<u>6,193</u>
Earnings per share attributable to equity holders				
Basic earnings/(loss) per share (sen)	0.43	(2.76)	0.91	7.00
Diluted earning/(loss) per share (sen)	0.42	(2.43)	0.89	6.20

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	233	138,136
Issue of shares	1,474				1,474		1,474
Allotment of share option		323			323		323
Net profit for the period			6,294		6,294	(4)	6,290
Dividend			(4,869)		(4,869)		(4,869)
As at 31 Dec 2019	<u>104,832</u>	<u>323</u>	<u>40,711</u>	<u>(4,741)</u>	<u>141,125</u>	<u>229</u>	<u>141,354</u>
As at 1 Jan. 2020	104,832	323	40,711	(4,741)	141,125	229	141,354
Issue of shares	592				592	2,700	3,292
Net profit for the period			886		886	(3)	883
Dividend			(2,922)		(2,922)		(2,922)
As at 31 Dec 2020	<u>105,424</u>	<u>323</u>	<u>38,675</u>	<u>(4,741)</u>	<u>139,681</u>	<u>2,926</u>	<u>142,607</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

	12 months ended	
	31.12.2020	31.12.2019
	RM'000	RM'000
Net cash generated from/(used in) operation activities	6,991	8,474
Net cash generated from/(used in) investing activities	(503)	(1,762)
Net cash generated from/(used in) financing activities	(7,070)	(4,805)
Net increase/(decrease) in cash and cash equivalent	<u>(582)</u>	<u>1,907</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>24,998</u></u>	<u><u>25,487</u></u>
Cash and cash equivalents comprises		
Cash and Bank Balances	7,511	3,391
Cash held under Housing Development Accounts	565	611
Money Market Funds	17,232	21,423
Deposits with Licensed Banks	160	155
	<u>25,468</u>	<u>25,580</u>
Less: Fixed Deposit pledged to licensed banks	-	(93)
Overdraft	(470)	-
	<u><u>24,998</u></u>	<u><u>25,487</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 except for an issuance of 495,403 shares at RM0.50 per share arising from warrant conversion and 650,000 shares at RM0.53 pursuant to the employee share option conversion.

A8. **Dividend Paid**

The Board had declared and paid an interim dividend of 3.0 sen per ordinary share amounting to RM2,921,468 in respect of the current financial year ended 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 RM1.0 million compared with RM6.4 million for previous corresponding quarter in 2019 due the completion of its Sg. Jati Permai, Klang. Consequently, the Group recorded a profit before tax of RM2.5 million as compared to a loss before tax of RM2.0 million for corresponding period last year mainly due fair value gain from the investment property and reversal of provisions whereas the previous quarter was affected higher impairment on receivables.

The Group registered a lower revenue and profit before tax for 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 higher revenue of RM1.0 million and improved results with a profit before tax of RM2.5 million as compared to the preceding quarter's revenue of RM0.7 million and a loss before tax of RM1.0 million. The better quarter performance was aided by reversal of some of its provision on fair value its quoted investment and receivables and fair value gain from its investment property.

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 by 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/(Reversal)	(74)	(192)
Deferred Tax Provision	(238)	(238)
Underprovision in the previous years	(1,760)	(1,760)
Total taxation	(2,072)	(2,190)

The effective tax rate of the Group was lower than the prevailing statutory tax rate due to certain other income is not taxable. The underprovision in the previous year was made mainly due to additional provision made in respect of disposal of property that may deemed to fall under income tax rather than real property gain tax.

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 Dec. 2020 were as follows:

	As at 31/12/2020
	RM'000
Short term borrowings	
- Unsecured (RM)	-
- Secured (RM)	1,471
- Secured (foreign denominated loan)	801
	<hr/>
	2,272
	<hr/>
Long term borrowings	
- Unsecured (RM)	-
- Secured (RM)	-
	<hr/>
	-
	<hr/>
Total	2,272
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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

There is no dividend payable. The Board has declared and paid an interim dividend of 3.0 sen per ordinary share in respect of the current financial year ended 31 Dec. 2020.

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 97,473,742 (2019: 87,910,304) during the said financial year.

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 99,358,588 (2019: 100,099,416) during the said financial year.

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.

		31/12/2020
		RM'000
Total Retained Earnings	- Realised	24,289
	- Unrealised	14,651

Less: Consolidation adjustments		38,940 (265)

Total Group Accumulated Profit		<u>38,675</u>

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	151	551
b) Dividend income and other income	40	253
c) Interest expenses	(10)	(32)
d) Depreciation and amortization	(97)	(273)
e) Foreign exchange gain/(loss)	5	(81)