IREKA CORPORATION BERHAD **(Company No. 197501004146 (25882-A))**

Condensed Consolidated Statement of Comprehensive Income for the financial year ended 31 March 2021

	Unaudited **Current Year Quarter** **31.03.2021** **RM'000**	Unaudited Preceding Year Corresponding Quarter 31.03.2020 RM'000 **Restated**	**Unaudited** **Current Year To Date** **31.03.2021** **RM'000**	Unaudited Preceding Year Corresponding Year 31.03.2020 RM'000 **Restated**
Revenue	**70,209**	20,952	**171,750**	157,054
Cost of sales	**(58,461)**	(30,762)	**(149,007)**	(135,301)
Gross proft	**11,748**	(9,810)	**22,743**	21,753
Other income	**1,716**	440	**4,301**	3,873
Expenses	**(11,102)**	(8,442)	**(30,463)**	(32,146)
Operating profit/(loss)	**2,362**	(17,812)	**(3,419)**	(6,520)
Finance costs	**(2,702)**	(13,203)	**(8,386)**	(19,095)
Share of loss of associates	**(4,690)**	(19,723)	**(8,999)**	(32,237)
Share of loss of joint venture	**(139)**	(105)	**(315)**	(107)
Loss before tax	**(5,169)**	(50,843)	**(21,119)**	(57,959)
Income tax expense	**(1,283)**	(756)	**(2,743)**	(3,777)
Loss for the year	**(6,452)**	(51,599)	**(23,862)**	(61,736)
Other comprehensive income/(loss):-				
Currency translation differences	**10**	64	**(52)**	82
Other comprehensive income/(loss) for the financial year, net of tax	**10**	64	**(52)**	82
Total comprehensive loss for the year	**(6,442)**	(51,535)	**(23,914)**	(61,654)
Loss attributable to:-				
Owners of the Company	**(6,558)**	(51,825)	**(24,222)**	(62,158)
Non-controlling interest	**106**	226	**360**	422
	(6,452)	(51,599)	**(23,862)**	(61,736)
Total comprehensive loss attributable to:-				
Owners of the Company	**(6,548)**	(51,762)	**(24,274)**	(62,077)
Non-controlling interest	**106**	227	**360**	423
	(6,442)	(51,535)	**(23,914)**	(61,654)
Loss per share attributable to owners of Company:-				
- basic (sen)	**(3.51)**	(27.76)	**(12.97)**	(33.29)
- diluted (sen)	**N/A**	N/A	**N/A**	N/A

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2020 and the accompanying explanatory notes attached to the Interim Statements)

Other information:-

Operating profit/(loss)	**2,362**	(17,812)	**(3,419)**	(6,520)
Gross interest income	**415**	274	**1,262**	1,268
Gross interest expense	**(2,702)**	(13,203)	**(8,386)**	(19,095)

IREKA CORPORATION BERHAD (Company No. 197501004146 (25882-A))
Condensed Consolidated Statement of Financial Position as at 31 March 2021

	Unaudited As At 31.03.2021 RM'000	Unaudited As At 31.3.2020 RM'000 (Restated)	As At 1.4.2019 RM'000 (Restated)
ASSETS			
Non-current assets			
Property, plant and equipment	**21,807**	25,011	26,515
Right-of-use assets	**10,185**	(709)	-
Investment properties	**12,948**	17,039	17,420
Investment in associates	**73,304**	82,331	114,647
Investment in joint venture	**7,153**	7,543	-
Other investments	**5,498**	34	34
Inventories	**14,343**	14,134	13,071
Deferred tax asset	**(493)**	180	27
	144,745	145,563	171,714
Current assets			
Inventories	**97,319**	174,206	130,306
Trade and other receivables	**220,617**	146,163	135,449
Amounts due from associates	**1,580**	-	14,889
Amounts due from jointly controlled entities	**52**	-	-
Cash and cash equivalents	**27,888**	27,603	33,207
	347,456	347,972	313,851
TOTAL ASSETS	**492,201**	493,535	485,565
EQUITY AND LIABILITIES			
Equity			
Share capital	**181,288**	181,288	181,288
Warrant reserves	**5,696**	5,696	5,696
Other reserves	**(5,696)**	(5,696)	(5,696)
Foreign currency translation reserve	**(1,922)**	(1,870)	(1,951)
Accumulated losses	**(153,180)**	(128,957)	(67,036)
Equity attributable to owners of the Company	**26,186**	50,461	112,301
Non-controlling interest	**53,192**	35,586	27,164
Total equity	**79,378**	86,047	139,465
Non-current liabilities			
Lease liabilities	**145**	708	-
Borrowings	**22,893**	35,783	29,081
Deferred tax liabilities	**3,581**	3,581	3,222
	26,619	40,072	32,303
Current liabilities			
Trade and other payables	**289,519**	268,451	243,643
Lease liabilities	**15,011**	(399)	-
Borrowings	**69,181**	81,576	69,786
Overdrafts	**9,763**	16,106	-
Tax payable	**2,730**	1,682	368
	386,204	367,416	313,797
Total liabilities	**412,823**	407,488	**346,100**
TOTAL EQUITY AND LIABILITIES	**492,201**	493,535	485,565

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2020 and the accompanying explanatory notes attached to the Interim Statements)

Other Information:-

Net assets per share (RM)	**0.14**	0.27	0.62

IREKA CORPORATION BERHAD (Company No. 197501004146 (25882-A))

Condensed Consolidated Statement of Changes in Equity for the financial year ended 31 March 2021

	<----Attributable to owners of the Company----							
	<---- Non-distributable----				<-Distributable->			
	Share Capital RM'000	Warrant Reserve RM'000	Other Reserve RM'000	Foreign Currency Translation Reserve RM'000	(Accumulated Losses) RM'000	Total Equity Attributable to Owners of the Company RM'000	Non-Controlling Interest RM'000	(Unaudited) Total Equity RM'000
12 months ended 31.03.2021 (Unaudited)								
Balance as at 1.4.2020	**181,288**	**5,696**	**(5,696)**	**(1,870)**	**(102,065)**	**77,353**	**35,586**	**112,939**
Prior year adjustment 2019	**-**	**-**	**-**	**-**	**(5,097)**	**(5,097)**	**-**	**(5,097)**
Warrant expired and delisted	**-**	**(5,696)**	**5,696**	**-**	**-**	**-**	**-**	**-**
Non controlling interest contribution	**-**	**-**	**-**	**-**	**-**	**-**	**17,246**	**17,246**
Prior year adjustment 2020	**-**	**-**	**-**	**-**	**(21,796)**	**(21,796)**	**-**	**(21,796)**
Total comprehensive profit/(loss) for the year	**-**	**-**	**-**	**(52)**	**(24,222)**	**(24,274)**	**360**	**(23,914)**
Balance as at 31.03.2021	**181,288**	**-**	**-**	**(1,922)**	**(153,180)**	**26,186**	**53,192**	**79,378**

	<----Attributable to owners of the Company----							
	<---- Non-distributable----				<-Distributable->			
	Share Capital RM'000	Warrant Reserve RM'000	Other Reserve RM'000	Foreign Currency Translation Reserve RM'000	(Accumulated Losses) RM'000	Total Equity Attributable to Owners of the Company RM'000	Non-Controlling Interest RM'000	(Audited) Total Equity RM'000
12 months ended 31.03.2020 (Audited)								
Balance as at 01.04.2019	181,288	5,696	(5,696)	(1,952)	(61,702)	117,633	27,163	144,796
Warrant expired and delisted	-	(5,696)	5,696	-	-	-	-	-
Non controlling interest contribution	-	-	-	-	-	-	8,000	8,000
Total Comprehensive profit/(loss) for the year	-	-	-	82	(40,363)	(40,280)	423	(39,857)
Balance as at 31.03.2020	181,288	5,696	(5,696)	(1,870)	(102,065)	77,353	35,586	112,939

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2020 and the accompanying explanatory notes attached to the Interim Statements)

IREKA CORPORATION BERHAD (Company No. 197501004146 (25882-A))

Condensed Consolidated Statement of Cash Flows for the financial year ended 31 March 2021

	Unaudited Current Year To Date 31.03.2021 RM'000	Preceding Year Corresponding Year 31.03.2020 RM'000
Cash flows from operating activities		
Loss before tax	**(21,119)**	(57,959)
Adjustments for:		
Depreciation of property, plant and equipment	**2,628**	3,019
Property, plant and equipment written off	**-**	122
Loss on disposal of property, plant and equipment	**2,632**	33
(Gain)/Loss on disposal of investment property	**(1,108)**	380
Other investment written down	**(26,452)**	(3,705)
Stock written down	**-**	3
Share of loss of associates	**8,999**	32,237
Share of loss of joint venture	**390**	107
Interest expense	**8,386**	10,465
Interest income	**(1,262)**	(1,268)
Unrealised loss on foreign exchange	**32**	5
Right-of-use asset	**2,018**	2,361
Operating loss before changes in working capital	**(24,856)**	(14,200)
Working capital changes:		
Property development costs	**76,268**	(46,173)
Inventories	**620**	2,271
Receivables	**(53,300)**	16,813
Contract (liabilities) / assets	**(62,148)**	11,840
Amount due from associates	**(1,580)**	14,889
Amount due from jointly controlled entities	**(52)**	-
Payables	**81,372**	(10,837)
Cash from/(used in) operations	**16,324**	(25,397)
Income tax paid	**246**	(990)
Net cash from/(used in) operating activities	**16,570**	(26,387)
Cash flows from investing activities		
Purchase of property, plant and equipment	**(1,085)**	(2,994)
Proceeds from disposal of property, plant and equipment	**80**	203
Land held for property development	**(210)**	(1,062)
Investment in joint venture	**-**	(7,650)
Interest received	**1,262**	1,268
Net cash used in investing activities	**47**	(10,235)
Cash flows from financing activities		
Proceeds from decrease in stake in a subsidiary	**17,246**	8,000
Drawdown of bank borrowings	**30,711**	89,507
Repayment of bank borrowings	**(55,997)**	(61,109)
Interest paid	**(8,386)**	(10,465)
Repayments of lease liabilities	**6,489**	(2,743)
Net cash generated from financing activities	**(9,937)**	23,190
Net increase/(decrease) in cash and cash equivalents	**6,680**	(13,432)
Effect of changes in exchange rates	**(52)**	82
Cash and cash equivalents as at beginning of financial year	**11,497**	24,847
Cash and cash equivalents as at end of financial year	**18,125**	11,497

Cash and cash equivalents as at end of financial year comprise the followings:-

Cash and bank balances	**27,888**	27,603
Overdrafts	**(9,763)**	(16,106)
	18,125	11,497

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2020 and the accompanying explanatory notes attached to the Interim Statements)

A1 Basis of Preparation

The unaudited interim financial report has been prepared in accordance with M*FRS 134: Interim Financial Reporting* and *Chapter 9 Appendix 9B of the Listing Requirements of the Bursa Malaysia Securities Berhad*.

The unaudited interim financial report should be read in conjunction with the audited financial statements for the year ended 31 March 2020. The explanatory notes attached to the unaudited interim financial report provide explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 31 March 2020.

Except for MFRS 16 "Leases", the adoption of the following applicable amendments and improvements to MFRS that came into effect 1 January 2019 did not have any significant impact on the Group upon the initial application.

Description	
Amendments to MFRS 9	Prepayment Features with Negative Compensation
Amendments to MFRS 119	Plan Amendment, Curtailment or Settlement
Amendments to MFRS 128	Long-term Interest in Associates and Joint Ventures
MFRS 16	Leases
IC Interpretation 23	Uncertainty over Income Tax Treatments

MFRS 16 "Leases" ("MFRS 16")

Effective 1 January 2019, the Group adopted MFRS 16 which replaced the guidance in MFRS 117 "Leases" ("MFRS 17") on the recognition, measurement, presentation and disclosure of leases. The adoption of MFRS 16 from 1 January 2019 resulted in changes in accounting policies and adjustments to the amounts recognised in the financial report. The Group applied the simplified transition approach and in accordance with the transitional provision in MFRS 16, comparative figures for the period prior to first adoption have not been restated.

All right-of-use ("ROU") assets were measured at the present values as if the standard had been applied since the commencement date while all lease liabilities will be measured at the present value of the remaining lease payments. The ROU assets is depreciated in accordance with the principle in MFRS 116 "Property, Plant and Equipment" and the lease liability is accreted over time with interest expense recognised in the statement of comprehensive income.

In applying MFRS 16 for the first time, the Group had used the following practical expedients permitted by the standard:

- The use of a single discount rate to a portfolio of leases with reasonably similar characteristic;
- The accounting for operating leases with a remaining lease term of less than 12 months as at 1 January 2019 as short-term leases;
- The exclusion of initial direct costs for the measurement of the right-of-use asset at the date of initial application; and
- The use of hindsight in determining the lease term where the contract contains options to extend or terminate the lease.

A1 Basis of Preparation (continued)

The Group will be adopting the following MFRSs when they become effective in the respective financial periods.

Description		Effective for annual period beginning on or after
Amendments to MFRS 3	Definition of a business	1 January 2020
Amendments to MFRS 101 and 108	Definition of material	1 January 2020

The adoption of the above MFRSs is not expected to have a material impact in the financial statements of the Group.

A2 Changes in Accounting Policies

The significant accounting policies adopted are consistent with those of the audited financial statements for the financial year ended 31 March 2020.

A3 Audit Report

The auditors' report on the financial statements for the financial year ended 31 March 2020 was not subject to any qualification.

A4 Seasonality or Cyclicality of Operations

The Group's business operations are not materially affected by seasonal or cyclical factors for the current quarter under review.

A5 Unusual Significant Items

There were no items affecting the assets, liabilities, equity, net income or cash flow of the Group during the financial period-to-date that are unusual because of their nature, size or incidence.

A6 Material Changes in Estimates

There were no significant changes in estimates that have had a material effect in the financial period-to-date results.

A7 Changes in Debt and Equity Securities

There were no issuances, repurchases and repayments of debt and equity securities during the current quarter and financial year ended 31 March 2021.

A8 Dividend Paid

No dividend was paid during the financial year ended 31 March 2021.

A9 Segmental Information

Group revenue and results including Share of Associates

	Individual Quarter 3 Months Ended		Cumulative Period 12 Months Ended	
	31.03.2021 RM'000	**31.03.2020 RM'000**	**31.03.2021 RM'000**	**31.03.2020 RM'000**
Segment Revenue				
Revenue				
Construction	**18,201**	30,022	**97,588**	99,145
Property development	**54,587**	(2,363)	**104,455**	82,651
Property investment	**126**	143	**504**	523
Trading and services	**4,675**	3,124	**10,408**	11,773
Investment holding and other	**283**	3,102	**9,589**	12,407
Total	**77,872**	34,028	**222,544**	206,499
Elimination of inter-segment sales	**(7,663)**	(13,076)	**(50,794)**	(49,445)
Total	**70,209**	20,952	**171,750**	157,054

	Individual Quarter 3 Months Ended		Cumulative Period 12 Months Ended	
	31.03.2021 RM'000	**31.03.2020 RM'000 Restated**	**31.03.2021 RM'000**	**31.03.2020 RM'000 Restated**
Segment Results				
Profit/(Loss) before tax				
Construction	**(5,745)**	(14,061)	**(11,393)**	(12,788)
Property development	**6,397**	(11,200)	**14,123**	6,411
Property investment	**860**	(296)	**687**	(442)
Trading and services	**2,583**	(1,882)	**(6,369)**	(9,281)
Investment holding and other	**(8,337)**	(27,381)	**(13,691)**	(42,442)
Total	**(4,242)**	(54,280)	**(16,643)**	(58,542)
Elimination of inter-segment items	**(927)**	3,977	**(4,476)**	583
Total	**(5,169)**	(50,843)	**(21,119)**	(57,959)

A10 Carrying Amount of Revalued Property, Plant and Equipment

The Group does not state any assets based on valuation of its property, plant and equipment.

A11 Changes in the Composition of the Group

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

A12 Contingent Assets and Liabilities

(a) Contingent Assets

There were no contingent assets as at the end of the current quarter or at the preceding annual statement of financial position date.

(b) Contingent Liabilities

	Financial Year Ended 31.03.2021 RM	**Financial Year Ended 31.3.2020 RM**
(i) Corporate guarantees for credit facilities granted to the Group	24,251,801	19,931,619

A13 Capital Commitments

There were no capital commitments as at the end of the current quarter.

B1 Review of Performance

(a) Performance of Current Period against the Preceding Year Corresponding Period

The Coronavirus Disease 2019 ("COVID-19") Pandemic and the subsequent Movement Control Orders ("MCO") imposed by the Government of Malaysia from March 2020 has disrupted business activities and operation of the Group,and affected the performance and results of the Group during the year under review.

For the financial year ended 31 March 2021, the Group recorded revenue of RM171.750 million (after elimination of inter-segment sales of RM50.794 million) as compared to RM157.054 million (after elimination of inter-segment sales of RM49.445 million) for the preceding year corresponding period, representing an increase of approximately 9%.

The revenue achieved by the construction segment is lower at RM97.588 million in the current year, compared to RM99.145 million in the preceding year corresponding year, representing a decrease of approximately 2%. Inter-segment sale for current period has increased to RM34.780 million, from RM31.072 million in preceding year corresponding period. All construction activities were halted between 18 March 2020 and 3 May 2020 due to the imposition of MCO and business activities continued to be restrictive between 4 May 2020 to 9 June 2020 due to Conditional MCO. Activities on construction sites only resumed progressively from late June 2020; and were again disrupted from 14 October 2020 upon re-imposition of Conditional MCO which lasted for the remaining of the year. During this period, despite imposition of stringent health and safety processes, the Group's construction sites were affected by multiple COVID-19 incidents, leading to further disruptions to construction activities. From 13 January 2021, the Government once again imposed MCO where construction activities on sites came to a standstill.

The property development segment recorded a higher revenue of RM104.455 million in the current year compared to RM82.651 million in the preceding year corresponding period, representing an increase of 26%. This is, however, lower than what we had expected due to similarly disruption by MCO and Conditional MCO restrictions during the financial year, with closure of sales galleries and restrictions of movements across districts and states borders.

The trading and services segment comprised mainly IT solutions, property development management and services divisions. Revenue for the current year decreased to RM10.408 million, from RM11.773 million in the preceding year corresponding period, mainly due to lower contribution from iTech ELV Solutions Sdn Bhd as result of disruption to its operation, and from Ireka Development Management Sdn Bhd, given that the management agreement with Aseana Properties Limited ("ASPL") ended on 30 June 2019.

B1 Review of Performance (continued)

(a) Performance of Current Period against the Preceding Year Corresponding Period (continued)

For the financial year ended 31 March 2021, the Group recorded pre-tax loss of RM21.119 million (after elimination of inter-segment items of RM4.476 million), compared to RM57.959 million in the preceding year corresponding period (after elimination of inter-segment items of RM0.583 million). The loss is due to lower than expected revenue from all segments due to COVID-19 pandemic and the halt/disruption to business and operation. The current results also included a share of loss from associates of RM8.999 million, made up of a share of loss of ASPL (a 23.07% associate of Ireka) of RM2.887 million (31 March 2020: Loss of RM26.970 million); a share of loss of The RuMa Hotel KL Sdn Bhd (“The RuMa”) (a 30% associate of Ireka) of RM3.436 million (31 March 2020: Loss of RM4.428 million); and a share of loss of Urban DNA Sdn Bhd (“Urban DNA”) (a 30% associate of Ireka) of RM2.672 million (31 March 2020: Loss of RM0.838 million).

ASPL’s four operating assets, being The RuMa Hotel, Four Points by Sheraton Sandakan Hotel, Harbour Mall Sandakan and City International Hospital HCMC have been adversely affected by the COVID-19 and lockdown of business activities in Malaysia and Vietnam. The management agreement with Marriott International for Four Points by Sheraton Sandakan Hotel was mutually terminated and the hotel has permanently closed for business from 1 June 2020, largely due to the effects of the COVID-19 pandemic. The RuMa Hotel was also temporarily closed for business in March 2020, given the travel restriction imposed on foreign travellers into Malaysia, and was re-opened only on 4 October 2020. The RuMa Hotel was closed again between 13 January and 4 March 2021 due to re-imposition of MCO.

However, the loss recorded by associates during the year have no impact on the Group’s cashflow in the short term, and also on the operation of the various divisions within the Group.

The construction segment recorded a loss of RM11.393 million (31 March 2020: Restated Loss of RM12.788 million) before elimination of inter-segment items of RM3.333 million (31 March 2020: RM3.372 million). Although construction activities resumed in late June 2020, but the productivity on sites took time to pick up and recover back to its normal level. Furthermore, as mentioned in the previous section, activities have continued to be disrupted by COVID-incidents on site during the year under review. Profit elimination arising from internal works is slightly lower at RM3.333 million, compared to RM3.372 million in preceding year corresponding period.

The property development segment recorded a profit of RM14.123 million (31 March 2020: Restated Profit of RM6.411 million), before elimination of inter-segment items of RM3.160 million (31 March 2020: RM1.520 million). Sales activities and work progress are affected by COVID-19 Pandemic and MCO and Conditional MCO, as stated above.

The trading and services segment recorded a loss of RM6.369 million (31 March 2020: Restated Loss of RM9.281 million), before elimination of inter-segment items of RM4.318 million (31 March 2020: RM3.365 million).

B1 Review of Performance (continued)

(b) Performance of Current Quarter against the Preceding Year Corresponding Quarter

The Group achieved revenue of RM70.209 million in the current quarter as compared to RM20.952 million in the preceding year corresponding quarter, representing an increase of approximately 235%.

For the financial year ended 31 March 2021, the Group recorded a pre-tax loss of RM5.169 million as compared to a restated pre-tax loss of RM50.843 million in the preceding year corresponding quarter.

B2 Material Change in the Quarterly Results compared to the Results of Immediate Preceding Quarter

The Group recorded higher revenue of RM70.209 million in the fourth quarter of financial year ended 31 March 2021, compared to RM44.758 million in the immediate preceding quarter, due to increased contribution from property development.

The Group recorded a pre-tax loss of RM5.169 million (after accounted for share of loss of associates of RM4.690 million) compared to a pre-tax loss of RM0.274 million (after accounted for share of loss of associates of RM0.424 million) in the last quarter. The share of loss from associates in immediate preceding quarter was mainly attributable to ASPL.

B3 Prospects for the Current Financial Year

As the group entered the year 2021, the COVID-19 Pandemic continued to weigh on the global and Malaysian economy.

The construction industry continued to be disrupted throughout 2020 and 2021 due to the various iterations of the MCO and rise COVID-19 infection levels related to the workforce in the industry. On a positive note, the Government has acknowledged the need to pump prime and to support the construction industry as the industry has one of the highest multiplying effects to the overall economy due to the large number of related industries, high rate of employment and the impact on the banking industry.

As at 31 March 2021, the Group’s construction order book stood at about RM550 million, of which about RM270 million remained outstanding. This includes a new contract awarded by Regency Specialist Hospital Sdn Bhd on 23 June 2020, for main building works to construct and complete a 10-storey hospital extension block at Bandar Baru Seri Alam, Daerah Johor Bahru for a contract sum of RM163.9 million. The construction segment has been slow in replenishing its order book due to COVID-19 and MCO, but is hopeful that tender activities will pick up in the last quarter of 2021.

B3 Prospects for the Current Financial Year (continued)

The Group continue to actively tender for external construction contracts to replenish its order book and also expects more construction works to be generated internally from its property development division.

The property development industry too was disrupted throughout 2020 and 2021, with halting and restrictions on physical sales activities resulting from the MCO/Conditional MCO measures.

On the property development front, the Group has four on-going projects. The first project is The RuMa Hotel and Residences, KLCC (“The RuMa”), 70% owned by ASPL and 30% by the Group, where sale of completed units are on-going. The second project is ASTA Enterprise Park comprising 34 units of multi-functional industrial units and 8 parcels of land, of which all 18 units of Phase 1, 7 units of industrial units/land of Phase 2 and 9 parcels of land were sold. The third is KaMi Mont’ Kiara consisting of 168 units of residences under the I-Zen brand, of which about 94% sale was recorded. The final project is DWI@ Rimbun Kasia, Nilai, which is undertaken jointly with Hankyu Hanshin Properties Corp., comprising 382 units of mid-market courtyard condominiums under the Group’s mid-market zenZ brand. To-date, about 42% of the units were sold.

Going forward, the Property Division is also actively reviewing its sales and marketing activities including launching new phases of its current projects should the property market normalise during 2022.

The Group has also been making some progress on its new Urban Transportation business through its 51% owned joint venture company, Mobilus Sdn Bhd (“Mobilus”). Mobilus was incorporated on 21 August 2019 with its joint venture partner, Greenway Urban Traffic (Europe) Co. Ltd [formally known as CRRC Urban Traffic (Europe) Co. Ltd. (“CRRC UT”)], to provide urban transportation solutions to cities through the deployment of efficient, green energy transportation technologies. The Automated Rapid Transit (“ART”) is one such technology that Mobilus has introduced to Malaysia with the commencement of a pilot project in Iskandar Malaysia in April 2021, in conjunction with Bus Pilot Testing Programme of Iskandar Malaysia Bus Rapid Transit project organised by Iskandar Regional Development Authority. The Board is hopeful that Urban Transportation division will be able to contribute positively to the Group in the coming years ahead.

The performance of the Group for the current financial year will be affected by COVID-19 Pandemic and MCO/Conditional MCO/Recovery MCO, given the disruption to its business activities and operation. However, the Board is hopeful that activities in the various segments to pick up in the last quarter of this year. The full impact of the COVID-19 crisis will depend on the effectiveness of the Government’s stimulus measures and the successful containment of the COVID-19 Pandemic. Bank Negara Malaysia expects the Malaysian economy to rebound in 2021, in line with the projected global recovery.

With the increase in rate of COVID-19 vaccination, and the prospect of the country achieving ‘herd-immunity’ by the end of year 2021, it is hoped that business activities will start to normalize in the early parts of year 2022.

B3 Prospects for the Current Financial Year (continued)

ASPL is continuing with its divestment of assets and Ireka is hopeful that ASPL will be able to return capital to the Company in the medium term.

On the corporate front, the company will explore options to strengthen the capital base of the Group over the next 6 months.

B4 Profit Forecast

The Group did not issue any profit forecast for the financial year ended 31 March 2021.

B5 Profit/(Loss) for the Period

Included in profit/(loss) for the period are:-

	Individual Quarter 3 Months Ended		**Cumulative Period 12 Months Ended**	
	31.03.2021 RM'000	**31.03.2020 RM'000**	**31.03.2021 RM'000**	**31.03.2020 RM'000**
Depreciation of property, plant and Equipment	**(658)**	(615)	**(2,628)**	(3,019)
Loss on disposal of property, plant and equipment	**(2,559)**	(6)	**(2,632)**	(33)
Property, plant and equipment written off	**-**	(65)	**-**	(122)
Interest expense	**(2,702)**	(3,185)	**(8,386)**	(9,076)
Net foreign exchange Loss	**(9)**	(5)	**(31)**	(5)
Interest income	**415**	274	**1,262**	1,268

Other than the above items, there were no exceptional items for the current quarter and financial year ended 31 March 2021.

B6 Taxation

The taxation for the current quarter and year-to-date are as follows:-

	Individual Quarter 3 Months Ended		**Cumulative Period 12 Months Ended**	
	31.03.2021 RM'000	**31.03.2020 RM'000**	**31.03.2021 RM'000**	**31.03.2020 RM'000**
Malaysian income tax (expense)/credit	**(1,283)**	(756)	**(2,743)**	(3,777)
	(1,283)	(756)	**(2,743)**	(3,777)

The effective tax rates of the Group for the current quarter and for the year were lower than the statutory tax rate due to losses recorded by certain subsidiaries and also utilisation of tax losses brought forward by the Company and its subsidiaries.

B7 Status of Corporate Proposals

There were no on-going corporate proposals during the financial year under review.

The issuance of new shares under the Subscription Agreement dated 4 December 2017 raised a total proceeds of RM9,176,962 and the status of utilisation is as follows :-

	Estimated timeframe for utilisation	**Proposed utilisation (RM)**	**Actual utilisation (RM)**	**Balance (RM)**
Working Capital	Within 12 months from receipt of funds	9,026,962	* 8,750,283	276,679

* Includes a capital injection of RM7,649,999 into Mobilus Sdn Bhd, a company jointly owned by Ireka and Greenway Urban Traffic (Europe) Co. Ltd [formally known as CRRC Urban Traffic (Europe) Co. Ltd. ("CRRC UT")] on a 51:49 basis. Mobilus Sdn Bhd was set up mainly to sell urban transportation products and special purpose vehicle from CRRC UT and to explore urban transportation projects in Malaysia.

B8 Group Borrowings and Debt Securities

		Financial Quarter Ended 31.03.2021 RM'000	**Financial Quarter Ended 31.03.2020 RM'000**
(a)	Short term borrowings		
	Secured:-		
	Term loans	**26,976**	**35,412**
	Finance lease liabilities/Hire purchase	**15,011**	**2,877**
	Trade finance	**18,582**	**23,048**
	Bank overdrafts	**9,763**	**16,106**
	Revolving credit	**23,623**	**23,116**
		93,955	**100,559**
(b)	Long term borrowings		
	Secured:-		
	Term loans	**22,893**	**35,783**
	Finance lease liabilities/Hire purchase	**145**	**708**
		23,038	**36,491**
(c)	Total borrowings	**116,993**	**137,050**

For the financial quarter ended 31 March 2021, the Group's total borrowings have decreased by RM20.057 million as compared to the preceding year financial quarter ended 31 March 2020.

B9 Material Litigations

The Group was not engaged in any material litigations as at 24 June 2021.

B10 Dividend Proposed

The Directors do not recommend payment of any dividend in respect of the financial year ended 31 March 2021.

B11 Prior Year Adjustment (PYA)

The prior year adjustments have been restated to reflect the effect of:

(i) The Group has early adopted the IFRS Interpretations Committee ('IFRIC') Agenda Decision on IAS 23 Borrowing Costs with effect from the financial period beginning 1 July 2019.

During the financial year, the Group had expensed off the borrowing costs which were previously capitalised in inventories – property development cost. Under the IFRIC Agenda Decision, the cumulative effects of initial application of MFRS 123 are adjusted as a prior year adjustment to the opening balances in the financial statements.

B11 Prior Year Adjustment (continued)

Condensed Consolidation Statement of Comprehensive Income for the prior year adjustment

	Quarter ended 31.3.2020			Year-to-date ended 31.3.2020		
	As previously reported RM'000	PYA RM'000	As restated RM'000	As previously reported RM'000	PYA RM'000	As restated RM'000
Revenue	20,952	-	20,952	157,054	-	157,054
Cost of sales	(19,700)	(11,062)	(30,762)	(124,239)	(11,062)	(135,301)
Gross profit/(loss)	1,252	(11,062)	(9,810)	32,815	(11,062)	21,753
Other income	440	-	440	3,873	-	3,873
Expenses	(7,726)	(716)	(8,442)	(31,430)	(716)	(32,146)
Operating profit/(loss)	(6,034)	(11,778)	(17,812)	5,258	(11,778)	(6,520)
Finance costs	(3,185)	(10,018)	(13,203)	(9,077)	(10,018)	(19,095)
Share of loss of associates	(19,723)	-	(19,723)	(32,237)	-	(32,237)
Share of loss of joint ventures	(105)	-	(105)	(107)	-	(107)
Loss before tax	(29,047)	(21,796)	(50,843)	(36,163)	(21,796)	(57,959)
Income tax credit/(expense)	(756)	-	(756)	(3,777)	-	(3,777)
Loss for the year	(29,803)	(21,796)	(51,599)	(39,940)	(21,796)	(61,736)
Other comprehensive income/(loss):-						
Currency translation differences	64	-	64	82	-	82
Other comprehensive income/(loss) for the financial year, net of tax	64	-	64	82	-	82
Total comprehensive (loss)/income for the financial year	(29,739)	(21,796)	(51,535)	(39,858)	(21,796)	(61,654)

	Quarter ended 31.3.2020			Year-to-date ended 31.3.2020		
	previously reported RM'000	PYA RM'000	As restated RM'000	As previously reported RM'000	PYA RM'000	As restated RM'000
(Loss)/profit attributable to:-						
Owners of the Company	(30,029)	(21,796)	(51,825)	(40,362)	(21,796)	(62,158)
Non-controlling interest	226	-	226	422	-	422
	(29,803)	(21,796)	(51,599)	(39,940)	(21,796)	(61,736)
Total comprehensive (loss)/income attributable to:-						
Owners of the Company	(29,966)	(21,796)	(51,762)	(40,281)	(21,796)	(62,077)
Non-controlling interest	227	-	227	423	-	423
	(29,739)	(21,796)	(51,535)	(39,858)	(21,796)	(61,654)
(Loss)/earnings per share attributable to owners of Company:-						
- basic (sen)	(16.08)		(27.76)	(21.62)		(33.29)
- diluted (sen)	N/A		N/A	N/A		N/A

B11 Prior Year Adjustment (continued)

Condensed Consolidation Statement of Comprehensive Income for the prior year adjustment

	As at 31.3.2020			As at 1.4.2019		
	As previously reported RM'000	PYA RM'000	As restated RM'000	As previously reported RM'000	PYA RM'000	As restated RM'000
ASSETS						
Non-current assets						
Property, plant and equipment	25,011	-	25,011	26,515	-	26,515
Right-of-use-assets	2,538	(3,247)	(709)	-	-	-
Investment properties	17,039	-	17,039	17,420	-	17,420
Investment in associates	82,331	-	82,331	114,647	-	114,647
Investment in joint venture	7,543	-	7,543	-	-	-
Other investments	34	-	34	34	-	34
Inventories	14,134	-	14,134	13,071	-	13,071
Deferred tax assets	180	-	180	27	-	27
	148,810	(3,247)	145,563	171,714	-	171,714
Current assets						
Inventories	174,206	-	174,206	130,306	-	130,306
Trade and other receivables	157,093	(10,930)	146,163	135,094	355	135,449
Amounts due from associates	-	-	-	14,889	-	14,889
Cash and cash equivalents	27,603	-	27,603	33,207	-	33,207
	358,902	(10,930)	347,972	313,496	355	313,851
TOTAL ASSETS	507,712	(14,177)	493,535	485,210	355	485,565

	As at 31.3.2020			As at 1.4.2019		
	As previously reported RM'000	PYA RM'000	As restated RM'000	As previously reported RM'000	PYA RM'000	As restated RM'000
EQUITY AND LIABILITIES						
Equity attributable to owners of the Company						
Share capital	181,288	-	181,288	181,288	-	181,288
Reserves	(103,935)	(26,892)	(130,827)	(63,654)	(5,333)	(68,987)
	77,353	(26,892)	50,461	117,634	(5,333)	112,301
Non-controlling interest	35,586	-	35,586	27,164	-	27,164
Total equity	112,939	(26,892)	86,047	144,798	(5,333)	139,465
Non-current liabilities						
Lease liabilities	708	-	708	-	-	-
Borrowings	35,783	-	35,783	29,081	-	29,081
Deferred tax liabilities	3,581	-	3,581	3,222	-	3,222
	40,072	-	40,072	32,303	-	32,303
Current liabilities						
Trade and other payables	252,460	15,991	268,451	237,955	5,688	243,643
Lease liabilities	2,877	(3,276)	(399)	-	-	-
Borrowings	81,576	-	81,576	69,786	-	69,786
Overdrafts	16,106	-	16,106	-	-	-
Tax payable	1,682	-	1,682	368	-	368
	354,701	12,715	367,416	308,109	5,688	313,797
Total liabilities	394,773	12,715	407,488	340,412	5,688	346,100
TOTAL EQUITY AND LIABILITIES	507,712	(14,177)	493,535	485,210	355	485,565

B12 Loss per Share

		Individual Quarter 3 Months Ended		Cumulative Period 12 Months Ended	
		31.03.2021	**31.03.2020 Restated**	**31.03.2021**	**31.03.2020 Restated**
(a)	Basic				
	Loss for the period attributable to owners of the Company (RM'000)	**(6,558)**	(51,825)	**(24,222)**	(62,158)
	Weighted average number of ordinary shares	**186,708,050**	186,708,050	**186,708,050**	186,708,050
	Basic loss per share (sen)	**(3.51)**	(27.76)	**(12.97)**	(33.29)
(b)	Diluted Earnings	**N/A**	N/A	**N/A**	N/A

The diluted earnings per share of the Group is similar to the basic earnings per share as the Group does not have any material potential dilutive ordinary shares in issue.

By Order of the Board
IREKA CORPORATION BERHAD
WONG YIM CHENG
Company Secretary
Kuala Lumpur
29 June 2021