

CONDENSED CONSOLIDATED INCOME STATEMENT

(the figures have not been audited)

	Note	Individual Quarter		Cumulative Quarter	
		Current Year Quarter 31/03/2019 RM'000	Preceding Year Quarter 31/03/2018 RM'000	Current Year To Date 31/03/2019 RM'000	Preceding Year To Date 31/03/2018 RM'000
Revenue	28)	16,395	13,418	16,395	13,418
Cost of Sales		(13,265)	(9,172)	(13,265)	(9,172)
Gross Profit		3,130	4,246	3,130	4,246
Operating Expenses		(4,652)	(4,304)	(4,652)	(4,304)
Other Operating Income		3,520	2,408	3,520	2,408
Profit/(Loss) from Operations		1,998	2,350	1,998	2,350
Finance Costs		(1,293)	(295)	(1,293)	(295)
Profit/(Loss) before tax	29)	705	2,055	705	2,055
Income tax expense	23)	(458)	(589)	(458)	(589)
Profit/(Loss) for the period		247	1,465	247	1,465
Other comprehensive income, net of tax		-	-	-	-
Total Comprehensive Income for the period		247	1,465	247	1,465
Profit attributable to:-					
Owners of the Company		200	1,428	200	1,428
Minority Interest		47	37	47	37
		247	1,465	247	1,465
Total Comprehensive Income attributable to:-					
Owners of the Company		200	1,428	200	1,428
Minority Interest		47	37	47	37
		247	1,465	247	1,465
Earnings/(Loss) per share:-	32)				
- Basic (sen)		0.05	0.41	0.05	0.41
- Diluted (sen)		NA	NA	NA	NA

The Condensed Consolidated Income Statement should be read in conjunction with the accompanying explanatory notes attached to the interim financial statements and the audited financial statements for year ended 31 December 2018.

CONDENSED CONSOLIDATED BALANCE SHEETS

	Note	Unaudited At 31.03.2019 RM'000	Audited As at 31.12.2018 RM'000
ASSETS			
NON-CURRENT ASSETS			
Property, Plant and Equipment		44,542	38,908
Inventory	8	73,970	73,970
Receivables	9	5,641	5,641
Deferred tax assets		4,696	4,696
		128,849	123,215
CURRENT ASSETS			
Inventory	8	79,003	77,901
Receivables	9	238,654	234,087
Contract Assets	10	14,894	15,604
Current tax assets		52	101
Cash and cash equivalent	11	9,158	8,533
		341,761	336,226
TOTAL ASSETS		470,610	459,441
EQUITY AND LIABILITIES			
EQUITY			
Share Capital	12	120,764	120,764
Reserve	13	152,122	151,923
Total Equity Attributable to Owners of the Company		272,886	272,687
Non-controlling Interests		3,391	3,344
TOTAL EQUITY		276,277	276,031
NON-CURRENT LIABILITIES			
Payables	14	-	384
Bank Borrowings	15	47,439	47,704
Deferred liabilities		2,966	2,966
Deferred tax Liabilities		1,991	1,991
		52,396	53,045
CURRENT LIABILITIES			
Payables	14	70,708	63,882
Contract Liabilities	10	45,969	41,426
Bank borrowings	15	6,330	6,535
Provisions	16	1,621	1,621
Current tax liabilities		17,309	16,901
		141,937	130,365
TOTAL LIABILITIES		194,333	183,410
TOTAL EQUITY & LIABILITIES		470,610	459,441
Net Assets per share (RM)		0.6555	0.6550

The Condensed Consolidated Balance Sheets should be read in conjunction with the accompanying explanatory notes attached to the interim financial statements and the audited financial statements for year ended 31 December 2018.

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

For the period ended 31 March 2019

	<----- Attributable to Equity Holders of the Parent ----->						Non-controlling		Total Equity RM'000
	Issued Capital RM'000	Share Premium RM'000	Capital Reserve RM'000	Revaluation Reserve RM'000	Exchange Translation Reserve RM'000	Distributable Retained Earnings RM'000	Total RM'000	Interests RM'000	
	At 01.01.2019	120,764	-	34,770	-	(1,047)	118,200	272,687	
Total comprehensive income for the period	-	-	-	-	-	200	200	47	247
Dividends paid to non-controlling interests	-	-	-	-	-	-	-	-	-
At 31.03.2019	120,764	-	34,770	-	(1,047)	118,400	272,887	3,391	276,278

For the period ended 31 March 2018

	<----- Attributable to Equity Holders of the Parent ----->						Non-controlling		Total Equity RM'000
	Issued Capital RM'000	Share Premium RM'000	Capital Reserve RM'000	Revaluation Reserve RM'000	Exchange Translation Reserve RM'000	Distributable Retained Earnings RM'000	Total RM'000	Interests RM'000	
	At 01.01.2018	103,495	-	34,770	-	(925)	115,861	253,201	
Total comprehensive income for the period	-	-	-	-	-	1,428	1,428	37	1,465
Dividends paid to non-controlling interests	-	-	-	-	-	-	-	-	-
At 31.03.2018	103,495	-	34,770	-	(925)	117,289	254,629	4,372	259,001

The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the accompanying explanatory notes attached to the interim financial statements and the audited financial statements for year ended 31 December 2018.

CONDENSED CONSOLIDATED CASH FLOW STATEMENTS

	Cumulative 3 months to 31.03.2019 RM'000	Cumulative 3 months to 31.03.2018 RM'000
CASH FLOW FROM OPERATING ACTIVITIES		
Profit/(Loss) before taxation	705	2,055
Adjustments for:-		
Depreciation	508	609
Interest expenses	1,293	295
Interest income	(3,520)	(2,180)
Operating profit/(loss) before working capital changes	(1,014)	779
(Increase)/Decrease in :-		
Inventories	33	(171)
Held for sale properties	-	-
Receivables	(4,724)	(1,836)
Land held for property development and property development costs	(1,135)	(2,133)
Joint-venture development costs	-	(65)
Contract assets/(liabilities)	5,253	(1,730)
Amount due from related parties	-	405
Increase/(Decrease) in :-		
Payables	6,681	1,982
Net cash generated from/(absorbed by) operations	5,094	(2,769)
Interest received	3,520	-
Interest paid	(1,148)	(295)
Tax paid	(50)	(74)
Net Cash Flow from Operating Activities	7,416	(3,138)
CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(6,321)	(37)
Net Cash Flow from Investing Activities	(6,321)	(37)
CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from/(Repayment of) hire-purchase arrangement	427	(192)
Proceeds from/(Repayment of) term loans	(897)	(507)
Net Cash Flow from Financing Activities	(470)	(700)
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	625	(3,875)
EFFECT OF EXCHANGE RATE CHANGES	-	-
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	5,870	6,525
CASH AND CASH EQUIVALENTS AT END OF YEAR	6,495	2,650
CASH AND CASH EQUIVALENTS AT END OF YEAR		
Cash and bank balances	2,518	1,702
Fixed and security deposits	6,640	4,723
	9,158	6,425
Deposits pledged for bank facilities	(2,663)	(3,775)
	6,495	2,650

The Condensed Consolidated Cashflow Statements should be read in conjunction with the accompanying explanatory notes attached to the interim financial statements and the audited financial statements for year ended 31 December 2018.

NOTES TO THE INTERIM FINANCIAL REPORT

1) Basis of Accounting and Accounting Policies

The unaudited interim financial report of the Group has been prepared in accordance with MFRS 134 "Interim Financial Reporting" and Paragraph 9.22 of the Main Market Listing Requirements of the Bursa Malaysia Securities Bhd ("Bursa Securities") and should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2018.

For financial year ending 31 December 2019, the Group will continue to prepare financial statements using applicable Malaysian Financial Reporting Standards ("MFRS") and International Financial Reporting Standards and the requirements of the Companies Act 2016. The significant accounting policies adopted are consistent with those of the audited financial statements for the year ended 31 December 2018 except for the adoption of the new MFRS, amendments to MFRS and IC Interpretations that are effective for financial periods beginning on or after 1 January 2019. The adoption of the relevant new MFRS, amendments to MFRS and IC Interpretations do not have any significant impact on the financial statements of the Group for the quarter ended 31.03.2019.

2) Previous Year's Audit Qualification and Current Status

The audited financial statements of the Company for the financial year ended 31 December 2018 were not subject to any audit qualification.

3) Seasonal or Cyclical Factors affecting Operations

The construction activities of the Group can be materially affected by some seasonal or cyclical factors.

4) Material Unusual Item

There was no material unusual item for the current financial quarter and financial year to date.

5) Material Changes in Estimates reported previously

Not applicable.

6) Issuance/Cancellation/Repurchase/Resale/Repayment of Debts/Equity Securities

There was no issuance or repayment of debt and equity securities, share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares for the current financial year to date.

7) Dividends

No dividend had been declared for the current financial quarter and financial year to date.

8) Inventory

Non-current

At cost

- Land held for property development

At net realisable value

- Land held for property development

	Unaudited @ 31.03.2019 RM'000	Audited @ 31.12.2018 RM'000
	58,514	58,514
	15,456	15,456
	73,970	73,970

	Unaudited @ 31.03.2019 RM'000	Audited @ 31.12.2018 RM'000
8) Inventory (cont'd)		
<u>Current</u>		
<i>At cost</i>		
- Held-for-sale properties	3,315	3,315
- Property development costs	45,417	44,282
- Completed units of development properties	17,029	17,029
- Building materials	408	441
	66,169	65,067
<i>At net realisable value</i>		
- Held-for-sale properties	6,954	6,954
- Completed units of development properties	5,880	5,880
	12,834	12,834
	79,003	77,901
9) Receivables		
<u>Non-current</u>		
Trade receivables	-	-
Prepayments	5,641	5,641
Total non-current receivables	5,641	5,641
<u>Current</u>		
Trade receivables	210,351	206,119
Other receivables	20,111	20,173
Amount due by related parties	21,141	20,744
Deposits	2,420	2,420
Prepayments	4,143	4,143
Total current receivables	258,166	253,599
Less: Accumulated impairment losses:		
- Trade receivables	19,283	19,283
- Other receivables	229	229
	19,512	19,512
Net current receivables	238,654	234,087
Total receivables	244,295	239,728
10) Contract Assets / (Liabilities)		
<u>Contract assets</u>		
- property development activities	356	356
- construction contracts	14,538	15,248
	14,894	15,604
<u>Contract liabilities</u>		
- property development activities	5,094	5,094
- construction contracts	40,875	36,332
	45,969	41,426

11) Cash and Cash Equivalent	Unaudited @ 31.03.2019 RM'000	Audited @ 31.12.2018 RM'000
Deposits with financial institutions	3,640	3,640
Short term funds	3,000	3,000
Cash and bank balances	2,518	1,893
	9,158	8,533
Less : Deposits pledged for bank facilities	(2,663)	(2,663)
	6,495	5,870

12) Share Capital	Number of ordinary shares		Amount	
	@ 31.03.2019 '000	@ 31.12.2018 '000	@ 31.03.2019 RM'000	@ 31.12.2018 RM'000
<u>Issued and fully paid:</u>				
Ordinary shares				
At 1 January	416,325	347,250	120,764	103,495
Issuance of ordinary shares	-	69,075	-	17,269
At end of period	416,325	416,325	120,764	120,764

13) Reserves	Unaudited @ 31.03.2019 RM'000	Audited @ 31.12.2018 RM'000
<u>Non-distributable:-</u>		
Capital Reserve	34,770	34,770
Exchange Translation Reserve	(1,047)	(1,047)
	33,723	33,723
<u>Distributable:-</u>		
Retained earnings	118,399	118,200
	152,122	151,923

14) Payables	Unaudited @ 31.03.2019 RM'000	Audited @ 31.12.2018 RM'000
<u>Non-current</u>		
Accruals	-	384
<u>Current</u>		
Trade payables	49,496	42,848
Amount due to related parties	98	98
Other payables	15,836	15,686
Accruals	2,810	2,782
Deposits received	2,468	2,468
	70,708	63,882
	70,708	64,266

15) Bank Borrowings

	Unaudited @ 31.03.2019 RM'000	Audited @ 31.12.2018 RM'000
Current		
Revolving credit (secured)	1,474	1,530
Term loans (secured)	3,441	3,572
Finance lease payables	1,415	1,433
	6,330	6,535
Non-current		
Term loans (secured)	45,841	46,507
Finance lease payables	1,598	1,197
	47,439	47,704

16) Provisions

	Anticipated cost in respect of development projects RM'000	Late delivery interest RM'000	Employee benefits - Short term accumulating compensated absences RM'000	Total RM'000
At 1 January 2018	500	1,969	432	2,901
Reversal during the year	-	(668)	-	(668)
Utilisation during the year @ 31.12.2018	-	(576)	(36)	(612)
	500	725	396	1,621
At 1 January 2019	500	725	396	1,621
Reversal during the year	-	-	-	-
Utilisation during the year @ 31.03.2019	-	-	-	-
	500	725	396	1,621

17) Segmental Information

	Construction RM'000	Property Development & Management RM'000	Manufacturing and Trading RM'000	Unaudited 31.03.2019 Total RM'000
Segment profit/(loss)	(1,028)	(319)	334	(1,013)
Included in the measure of segment profit are:-				
Revenue from external customers	8,198	992	7,748	16,937
Less : Inter-segment revenue	(543)	-	-	(543)
	7,655	992	7,748	16,395
Not included in the measure of segment profit but provided to Chief Executive Officer ("CEO"):-				
Depreciation and amortisation	(230)	(126)	(153)	(508)
Finance costs	(220)	-	(1,073)	(1,293)
Interest income	2,062	-	1,458	3,520
Taxation	(310)	(50)	(98)	(458)
Segment Assets	268,095	322,412	15,498	606,005
Included in the measure of segment assets are:-				
Additions to non-current assets other than financial instruments	-	5,531	790	6,321

17) Segmental Information (cont'd)

Reconciliations of reportable segment revenues, profit/loss, assets and liabilities and other material items are as follows:-

	Unaudited				Unaudited
	Quarter ended 31.03.2019				31.03.2019
<u>Profit / (Loss)</u>					RM'000
Total profit/(loss) for reportable segments					(1,013)
Other non-reportable segments					(1)
Depreciation of plant and equipment					(508)
Finance costs					(1,293)
Interest income					3,520
Consolidated profit before taxation					705

	Total reportable segments	Non-reportable segments	Components not monitored by CEO	Elimination of inter-segment transactions or balances	Unaudited Consolidated total
	RM'000	RM'000	RM'000	RM'000	RM'000
External revenue	16,937	-	-	-	16,937
Depreciation of plant and equipment	(508)	-	-	-	(508)
Finance costs	(1,293)	-	-	-	(1,293)
Interest income	3,520	-	-	-	3,520
Segment assets	606,005	3,348	4,696	(143,439)	470,610
Additions to non-current assets	6,321	-	-	-	6,321

By Geographical Segments

No geographical segment information is presented as the Group operates principally in Malaysia.

18) Valuation of Property, Plant and Equipment

Not applicable as the Group's property, plant and equipment are stated at cost less accumulated depreciation.

19) Material Subsequent Events

There is no material event affecting the earnings of the Group for the period under review had occurred between 31 March 2019 and the date of this announcement.

20) Changes in the composition of the Group

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

21) Contingent Liabilities

There is no contingent liabilities for the Group as at 24 May 2019, being the latest practicable date which is not earlier than 7 days from the date of this announcement.

22) Changes in Material Litigations

Save as disclosed in previous quarterly result announcements and in the audited accounts of the Company and its subsidiary companies, neither the Company nor any of its subsidiaries is engaged in any material litigation/arbitration, either as plaintiff or defendant, and the Directors have no knowledge of any other proceeding pending or threatened against the Company or its subsidiaries or of any fact likely to give rise to any proceedings which may materially affect the position of the Company and its subsidiaries as at the date of this announcement.

There are no material changes in previously announced material litigations.

23) Taxation

Income tax expense for the current financial quarter and financial year to date are as follows:-

	Current Quarter At 31.03.2019 RM'000	Cumulative year to date RM'000
Malaysian taxation based on profit for the year:-		
Current year	458	458
Deferred taxation:-		
Relating to reversal of temporary differences	-	-
	458	458

24) Profit/(Losses) on sale of Unquoted Investments and/or Properties

Except for those occurred within the ordinary course of the Group's businesses, there were no profits on sale of investment and/or properties for the current financial quarter and financial year to date.

25) Other Investments

- a) Purchases/Sales of Quoted Securities

There is no purchase of quoted securities for the current financial quarter and financial year to date.

- b) The Group has no other investment in quoted securities as at 31 March 2019.

26) Status of Corporate Proposals

There was no corporate proposal announced but not completed in the interval from the date of the last report and the date of this announcement.

27) Financial Instruments

The Group has no outstanding derivatives as at 31 March 2019.

There were no gain/loss arising from fair value changes in financial liabilities for the year to date.

28) Material change in the Quarterly Results compared to previous quarter

The Group recorded revenue of RM16.395 million and gross profit of RM3.13 million for current quarter as compared to revenue of RM15.665 million and gross profit of RM3.463 million for previous quarter.

There is no material change in the quarterly results compared to previous quarter except that the finance costs had increased significantly as the finance costs relating to the development land in Tronoh, Sri Iskandar were charged out to the income statement consistent with the treatment applied in the audited financial statements for year ended 31 December 2018.

29) Review of Performance of the Company and its Principal Subsidiaries

The Group recorded revenue of RM16.395 million and net profit before taxation of RM0.705 million for the 1st quarter ended 31.03.2019. Construction activities were mainly on the launched Ipoh commercial suites and the Ipoh hotel as the management is cautious in planning for new launches in Genting Sempah and Tronoh, Sri Iskandar as property sales was affected by the sluggish domestic condition.

Joint venture arrangements with interested parties were also being considered by the management to reduce the Group's financial commitments.

30) Current Year Prospects

The Board is of the opinion that the near term prospect is expected to remain challenging for the domestic construction and property industries. However, based on the Group's on-going and planned developments, the Board remains optimistic that the Group's performance will be satisfactory for the financial year ending 31 December 2019.

31) Variance of Actual Profit from Forecast Profit and Shortfall in Profit Guarantee

Not applicable.

32) Earnings/(Loss) per share ("EPS") and Net Assets ("NA") per share

Basic EPS

The basic net earnings per share is calculated by dividing the Group's profit after taxation and minority interests of RM0.2 million by the number of ordinary shares in issue of 416,324,428 for the period under review.

NA per share

The net assets per share is calculated by dividing the Group's total equity attributable to owners of the Company of RM272.886 million by the number of ordinary shares in issue of 416,324,428 as at today.

33) Authorised for issue

The condensed consolidated interim financial statements were authorised for issue by the Board of Directors on 25 May 2019.

SYCAL VENTURES BERHAD

(Company No. : 547651-U)

Part A1 : QUARTERLY REPORT* Quarterly report for the : 31 March 2019
financial period ended* Quarter : 1 Qtr 2 Qtr 3 Qtr 4 Qtr Other

* Financial Year End : 31 December 2019

* The figures : have been audited have not been audited**Part A2 : SUMMARY OF KEY FINANCIAL INFORMATION**Summary of Key Financial Information for the financial period ended
31 March 2019

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 31/03/2019 RM'000	Preceding Year Quarter 31/03/2018 RM'000	Current Year To Date 31/03/2019 RM'000	Preceding Year To Date 31/03/2018 RM'000
1 Revenue	16,395	13,418	16,395	13,418
2 Profit/(loss) before tax	705	2,055	705	2,055
3 Profit/(loss) for the period	247	1,465	247	1,465
4 Profit/(loss) attributable to ordinary equity holders of the parent	200	1,428	200	1,428
5 Basic earnings/(loss) per share (sen)	0.05	0.41	0.05	0.41
6 Proposed/Declared dividend per share (sen)	-	-	-	-

	AS AT END OF CURRENT QUARTER 31 March 2019	AS AT PRECEDING FINANCIAL YEAR END
7 Net assets/(liabilities) per share attributable to equity holders of the parent (RM)	0.6555	0.6550

Part 3 : ADDITIONAL INFORMATION

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 31/03/2019 RM'000	Preceding Year Quarter 31/03/2018 RM'000	Current Year To Date 31/03/2019 RM'000	Preceding Year To Date 31/03/2018 RM'000
1 Gross interest income	3,520	2,180	3,520	2,180
2 Gross interest expense	1,293	295	1,293	295