(Company No : 172003-W) (Incorporated in Malaysia)



Interim Report For The Financial Period Ended 31 December 2017

(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE PERIOD ENDED 31 DECEMBER 2017

	INDIVIDUAL CURRENT YEAR QUARTER 31.12.2017 RM'000	QUARTER PRECEDING YEAR CORRESPONDING QUARTER 31.12.2016 RM'000	CUMULATIVE CURRENT YEAR TO DATE 31.12.2017 RM'000	QUARTER PRECEDING YEAR CORRESPONDING PERIOD 31.12.2016 RM'000
Revenue	86,219	43,210	156,229	139,681
Operating expenses	(77,673)	(32,198)	(141,736)	(113,928)
Other operating income	2,308	3,278	8,111	6,008
Profit from operations	10,854	14,290	22,604	31,761
Finance cost	(3,872)	(4,724)	(7,241)	(7,235)
Profit before taxation	6,982	9,566	15,363	24,526
Taxation	(1,775)	(2,795)	(4,551)	(6,808)
Profit for the period	5,207	6,771	10,812	17,718
Total comprehensive income for the year	5,207	6,771	10,812	17,718
Profit attributable to:				
Owners of the Company	5,979	5,375	12,148	12,991
Non Controlling Interest	(772) 5,207	1,396 6,771	(1,336) 10,812	4,727 17,718
=	5,207	3,771	10,012	17,710
Total comprehensive income attributable	e to:			
Owner of the parent	5,979	5,375	12,148	12,991
Non Controlling Interest	(772)	1,396	(1,336)	4,727
=	5,207	6,771	10,812	17,718
EPS - Basic (sen)	1.49	1.34	3.03	3.24

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2017)

(Company No : 172003-W) (Incorporated in Malaysia)



Interim Report For The Financial Period Ended 31 December 2017

(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION FOR THE PERIOD ENDED 31 DECEMBER 2017

	(UNAUDITED) AS AT 31.12.2017 RM'000	(AUDITED) AS AT 30.06.2017 RM'000
Non Current Assets		
Property, plant and equipment	58,892	60,987
Investment properties	57,799	60,580
Land held for development	74,610	119,375
Deferred tax assets	2,801	2,961
Current assets		
Property development costs	751,913	675,098
Inventories	109,372	123,086
Tax recoverable	11,447	7,935
Trade and other receivables	88,851	96,296
Fixed deposits with licensed banks	1,033	1,126
Cash and bank balances	29,974	21,463
	992,590	925,004
Current liabilities		
Trade and other payables	225,510	230,796
Short term borrowings	174,549	162,970
Bank overdrafts	41,925	48,351
Current tax liabilities	3,523	2,308
	445,507	444,425
Net current assets	547,083	480,579
Total Assets	741,185	724,482
Shareholders' Funds		
Share capital	206,250	206,250
Treasury shares	(3,167)	(3,167)
Revaluation reserves	6,788	6,788
Retained earnings	249,877	237,728
Non Controlling Interest	11,697	13,034
	471,446	460,633
Long term borrowings	269,739	263,849
	269,739	263,849
Total Equities and Liabilities	741,185	724,482
Net assets per share (RM)	1.11	1.09
(Total Equity/		
Number of ordinary share issued)	(459,749/412,500)	(447,599/412,500)

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2017)

BCB BERHAD (Company No : 172003-W) (Incorporated in Malaysia)



Interim Report For The Financial Period Ended 31 December 2017

(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 31 DECEMBER 2017

		Non-distri	ibutable	Distributable			
	Share capital RM'000	Revaluation surplus RM'000	Treasury shares RM'000	Retained earnings RM'000	Total RM'000	Non Controlling Interest RM'000	Total Equity RM'000
At 01.07.2017	206,250	6,788	(3,167)	237,728	447,599	13,034	460,633
Transactions with owners: Share buy-back	-	-	-	-	-	-	-
Total comprehensive income	-	-	-	12,148	12,148	(1,336)	10,812
At 31.12.2017	206,250	6,788	(3,167)	249,877	459,747	11,697	471,445
At 01.07.2016	206,250	6,788	(3,121)	227,931	437,848	11,788	449,636
Transactions with owners: Share buy-back	-	-	(46)	-	(46)	-	(46)
Total comprehensive income	-	-	-	12,991	12,991	4,728	17,719
At 31.12.2016	206,250	6,788	(3,167)	240,922	450,793	16,516	467,309

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2017)

(Company No: 172003-W) (Incorporated in Malaysia)



Interim Report For The Financial Period Ended 31 December 2017

(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 31 DECEMBER 2017

	6 MONTHS ENDED 31.12.17 RM'000	6 MONTHS ENDED 31.12.16 RM'000
Operating activities		
Profit after taxation	10,812	17,718
Adjustments for non-cash items	13,814	14,962
Operating profit before working capital changes	24,627	32,680
Trade & other receivables	7,445	(33,107)
Inventories	13,714	3,699
Property development cost	(33,387)	(1,944)
Trade payables and Other payables	(5,286)	31,123
Net change in working capital	7,113	32,451
Net Interest Paid	(3,142)	(6,997)
Taxes paid	(3,474)	(4,290)
Net cash (used in)/ from operating activities	496	21,164
Investing activities		
Proceeds from disposal of property, plant and equipment and investment properties	3,212	109
Net cash used in investing activities	3,212	(378)
Financing activities		
Proceeds from borrowings	17,469	10,182
Repayment of borrowings	(6,426)	(16,825)
Purchase of treasury shares	0	(46)
Fixed deposits pledged to a licensed bank	93	2,751
Net cash from financing activities	11,136	(3,938)
Net (decrease)/ increase in cash and cash equivalents	14,844	16,848
Cash and cash equivalents at beginning of period	(25,762)	(31,039)
Cash and cash equivalents at end of period	(10,918)	(14,191)

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2017)

(Company No : 172003-W) (Incorporated in Malaysia)

Notes to the Interim Report For The Financial Period Ended 31 December 2017

(The figures have not been audited)

EXPLANATORY NOTES

1. Basis of Preparation

The interim financial report is unaudited and has been prepared in accordance with Financial Reporting Standards ("FRS") 134 - Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad. The report should be read in conjunction with the annual audited financial statements of the Group for the year ended 30 June 2017.

FRSs, Amendments to FRSs, IC Interpretations and Technical Releases issues but not yet effective

At the date of authorisation of these interim financial statements, the following FRSs, Amendments to FRSs, Interpretations and Technical Releases were issued but not yet effective and have not been applied by the Group:

FRSs/IC Interpretations	Descriptions	Effective for annual period beginning on or after
FRS 14	Regulatory Deferral Accounts	1 January 2016
Amendments to FRS 116 and FRS		
138	Clarification of Acceptable Methods of Depreciation and Amortisation	1 January 2016
Amendments to FRS 11	Accounting for Acquisitions of Interests in Joint Operations	1 January 2016
Amendments to FRS 127	Equity Method in Separate Financial Statements	1 January 2016
Amendments to FRS 10, FRS12 and		
FRS 128	Investment Entities: Applying the Consolidation Exception	1 January 2016
Amendments to FRS 116 & FRS 141		
	Agriculture: Bearer Plants	1 January 2016
Amendments to FRSs	Annual Improvements to FRSs 2012-2014 Cycle	1 January 2016
Amendments to FRS112	Recognition of Deffered Tax Assets for Unrealised Losses	1 January 2017
Amendments to FRS2	Classification and Measurement of Share-Based Payment Transactions	1 January 2017
FRS 15	Revenue from Contracts with Customers	1 January 2018
MFRS 9	Financial Instruments	1 January 2018
Amendments to FRS 10 and FRS	Sale or Contribution of Assets between an Investor and its Associate or Joint	
128	Venture	Deferred

As at the date of authorisation of these interim financial report, the following FRSs, IC interpretations and Amendments to IC Interpretation were issued but not yet effective and have not been applied by the Group for the financial year ending 30 June 2017. These standards will not have a material impact on the financial statements in the period of initial application, except as dicussed below:

IC interpretation 15: Agreements for Construction

This Interpretation clarifies when and how revenue and related expenses from the sale of a real estate unit should be recognised if an agreement between a developer and a buyer is reached before construction of the real estate is completed. Furthermore, the Interpretation provides guidance on how to determine whether an agreement is within the scope of FRS 111: Construction Contracts or FRS 118: Revenue

At the end of the reporting period, the Group recognises revenue and associated cost from the construction of real estate by reference to the stage of completion of construction works. The Group is in the process of assessing the impact of implementing this Interpretation.

As stated in our audited financial statements for the financial year ended 30 June 2016, the Group has yet to adopt the Malaysian Financial Reporting Standards ("MFRS") framework, but has elected to be a transitioning entity which will only adopt the MRFS framework for financial year ending 30 June 2018.

2. Status of Audit Qualifications

The audited financial statements of the Group for the year ended 30 June 2017 was not subject to any audit qualification.

3. Seasonal or Cyclical Factors

The business operations of the Group during the financial period under review have not been materially affected by any seasonal or cyclical factors.

4. Unusual Items

There was no unusual item affecting assets, liabilities, equity, net income and cash flows during the financial quarter under review.

5. Material changes in past estimates and their effect on the current interim period.

There was no material effect on the current interim period from estimates of amounts reported in prior interim periods of the current financial year or prior financial years.

6. Issuances or Repayments of Debts and Equity Securities

There was no issuance, cancellation, repurchases, resale and repayment of debts and equity securities in the financial quarter under review except for:

Share Buy-back

As at to-date, the Company has bought back a total of 12,140,200 shares from the open market at an average purchase price of RM0.26 per share (This average purchase price is adjusted following a share split exercise conducted on 7 January 2016 whereby the initial share par value of RM1.00 per share was halved to RM0.50 per share). The total consideration paid for the share buy-back, inclusive of transaction costs amounted to RM3,167,786.76. The shares bought back are held as treasury shares in accordance with Section 67A of the Companies Act, 1965.

7. Dividend

The Board does not recommend any interim dividend for the financial quarter under review.

8. Segment Information

Segmental information is presented in respect of the Group's business segments and they reflect the Group's internal reporting structures that are regularly reviewed for the purpose of allocating resources to the segment and assessing its performance.

For management purposes, the Group has identified the following four $\,$ reportable segments as follows:

- a) Property Development : Property Development, Letting of Properties and Project Management
- b) Construction: : Project Construction Services, Manufacturing of Concrete Products and Trading of Building Materials
- c) Hotel : Providing Hotel Services, Food and Beverages and Catering Services

Property

d) Others : These are dormant companies for future use

	development and management activities	Construction and	W I	O.I.	Tile is di	T 4.1
	RM'000	related activities RM'000	Hotel RM'000	Others RM'000	Elimination RM'000	Total RM'000
6 Months Ended 31.12.2017	KW 000	KW 000	KW 000	KWI000	KIVI 000	KWOOO
Revenue						
External revenue	149,959	3,802	2,468	-	-	156,229
Inter-segment revenue	-	20,550	-	-	(20,550)	-
Total	149,959	24,352	2,468	-	(20,550)	156,229
Adjusted EBITDA	17,565	6,738	(128)	-	-	24,175

	development and management activities	Construction and related activities	Hotel	Others	Elimination	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
6 Months Ended 31.12.2016						
Revenue						
External revenue	132,548	3,796	3,337	-	-	139,681
Inter-segment revenue		23,212	-	-	(23,212)	-
Total	132,548	27,008	3,337	-	(23,212)	139,681
Adjusted EBITDA	32,165	829	158	(1)	-	33,151

Property levelopment and

	Total segment assets	development and management activities RM'000	Construction and related activities RM'000	Hotel RM'000	Others RM'000	Elimination RM'000	Total RM'000
Property	31.12.2017	1,493,930	225,006	32,875	353	(565,472)	1,186,692
Part	31.12.2016	1,444,478	224,712	35,190	362	(530,821)	1,173,921
Net profit for the financial period 1,006,146 215,258 16,028 1 (530,821) 706,612	Total segment liabilities	development and management activities	related activities				Total RM'000
A reconciliation of total adjusted EBITDA 31.12.2016 RM'000 RM'000 Adjusted EBITDA 24,175 33,151 Finance income 93 237 Finance cost (7,241) (7,235) Tax (4,551) (6,808) Depreciation (1,662) (1,627) Net profit for the financial period 10,812 17,718 Reportable segments assets are reconciled to total assets as follows: 31,12.2016 RM'000 RM'000 Total segment assets 1,175,245 1,173,921 Tax recoverable 11,447 Consolidated total assets (as per Statement of Financial Position) 1,186,692 1,173,921 Reportable segments liabilities are reconciled to total liabilities as follows: 31,12.2016 RM'000 Total segment liabilities are reconciled to total liabilities as follows: 31,12.2016 RM'000 Total segment liabilities 715,246 706,041 Tax payable - 571	31.12.2017	1,056,039	214,467	15,336	1	(570,597)	715,246
Notestable segments assets are reconciled to total assets as follows: Propertiable segments assets are reconciled to total liabilities are follows: Propertiable segments liabilities are reconciled to total liabilities as follows: Propertiable segments liabilities are reconciled to total liabilities as follows: Propertiable segments liabilities are reconciled to total liabilities as follows: Propertiable segments liabilities are reconciled to total liabilities as follows: Propertiable segments liabilities are reconciled to total liabilities as follows: Propertiable segments liabilities are reconciled to total liabilities as follows: Propertiable segments liabilities are reconciled to total liabilities as follows: Propertiable segments liabilities are reconciled to total liabilities as follows: Propertiable segments liabilities are reconciled to total liabilities as follows: Propertiable segments liabilities are reconciled to total liabilities as follows: Propertiable segments liabilities are reconciled to total liabilities as follows: Propertiable segments liabilities are reconciled to total liabilities as follows: Propertiable segments liabilities are reconciled to total liabilities as follows: Propertiable segments liabilities are reconciled to total liabilities as follows: Propertiable segments liabilities are reconciled to total liabilities as follows: Propertiable segments liabilities are reconciled to total liabilities as follows: Propertiable segments liabilities are reconciled to total liabilities as follows: Propertiable segments liabilities are reconciled to total liabilities as follows: Propertiable segments assets are reconciled to total liabilities as follows: Propertiable segments assets are reconciled to total liabilities as follows: Propertiable segments assets are reconciled to total sesets as follows: Propertiable segments assets are reconciled total sesets as follows: Propertiable segments assets are reconciled total sesets as follows: Proper	31.12.2016	1,006,146	215,258	16,028	1	(530,821)	706,612
Finance income 93 237 Finance cost (7,241) (7,235) Tax (4,551) (6,808) Depreciation (1,662) (1,627) Net profit for the financial period 10,812 17,718 Reportable segments assets are reconciled to total assets as follows: 31,12,2017 RM*000 RM*000 Total segment assets 1,175,245 1,173,921 1,173,921 Tax recoverable 11,447 - - Consolidated total assets (as per Statement of Financial Position) 1,186,692 1,173,921 Reportable segments liabilities are reconciled to total liabilities as follows: 31,12,2017 31,12,2016 RM*000 RM*000 RM*000 RM*000 RM*000 Total segment liabilities 715,246 706,041 Tax payable - 571	A reconciliation of total adjusted EBITDA						
Finance cost (7,241) (7,235) Tax (4,551) (6,808) Depreciation (1,662) (1,627) Net profit for the financial period 10,812 17,718 Reportable segments assets are reconciled to total assets as follows: 31,12,2017 81,12,2016 Total segment assets 1,175,245 1,173,921 Tax recoverable 11,447 - Consolidated total assets (as per Statement of Financial Position) 1,186,692 1,173,921 Reportable segments liabilities are reconciled to total liabilities as follows: 31,12,2017 31,12,2016 RNY000 RNY000 RNY000 Total segment liabilities 715,246 706,041 Tax payable - 571	Adjusted EBITDA				24,175		33,151
Tax (4,551) (6,808) Depreciation (1,662) (1,627) Net profit for the financial period 10,812 17,718 Reportable segments assets are reconciled to total assets as follows: 31,12,2017 RM'000 31,12,2016 RM'000 Total segment assets 1,175,245 1,173,921 Tax recoverable 11,447 - Consolidated total assets (as per Statement of Financial Position) 1,186,692 1,173,921 Reportable segments liabilities are reconciled to total liabilities as follows: 31,12,2017 RM'000 31,12,2016 RM'000 Total segment liabilities 715,246 706,041 Tax payable - 571	Finance income				93		237
Depreciation (1,662) (1,627) Net profit for the financial period 10,812 17,718 Reportable segments assets are reconciled to total assets as follows: 31,12,2017 RM'000 31,12,2016 RM'000 Total segment assets 1,175,245 1,173,921 Tax recoverable 11,447 - Consolidated total assets (as per Statement of Financial Position) 1,186,692 1,173,921 Reportable segments liabilities are reconciled to total liabilities as follows: 31,12,2017 RM'000 31,12,2016 RM'000 Total segment liabilities 715,246 706,041 Tax payable - 571	Finance cost				(7,241)		(7,235)
Net profit for the financial period 10,812 17,718 Reportable segments assets are reconciled to total assets as follows: 31,12,2017 RM'000 31,12,2016 RM'000 Total segment assets 1,175,245 1,173,921 Tax recoverable 11,447 - Consolidated total assets (as per Statement of Financial Position) 1,186,692 1,173,921 Reportable segments liabilities are reconciled to total liabilities as follows: 31,12,2017 RM'000 31,12,2016 RM'000 Total segment liabilities 715,246 706,041 Tax payable - 571	Tax				(4,551)		(6,808)
Reportable segments assets are reconciled to total assets as follows: 31.12.2017 RM'000 31.12.2016 RM'000 Total segment assets 1,175,245 1,173,921 Tax recoverable 11,447 - Consolidated total assets (as per Statement of Financial Position) 1,186,692 1,173,921 Reportable segments liabilities are reconciled to total liabilities as follows: Total segment liabilities 31.12.2017 RM'000 31.12.2016 RM'000 Total segment liabilities 715,246 706,041 Tax payable - 571	Depreciation				(1,662)		(1,627)
31.12.2017 RM'000 RM'000	Net profit for the financial period			=	10,812	<u> </u>	17,718
Tax recoverable 11,447 - Consolidated total assets (as per Statement of Financial Position) 1,186,692 1,173,921 Reportable segments liabilities are reconciled to total liabilities as follows: 31,12,2017 RM'000 RM'000 Total segment liabilities 715,246 706,041 Tax payable - 571	Reportable segments assets are reconciled	to total assets as foll	lows:				
Consolidated total assets (as per Statement of Financial Position) 1,186,692 1,173,921 Reportable segments liabilities are reconciled to total liabilities as follows: 31.12.2017 RM'000 RM'000 Total segment liabilities 715,246 706,041 Tax payable - 571	Total segment assets				1,175,245		1,173,921
Reportable segments liabilities are reconciled to total liabilities as follows: 31.12.2017 RM'000 RM'000 Total segment liabilities 715,246 706,041 Tax payable - 571	Tax recoverable				11,447		-
Total segment liabilities 31.12.2017 RM'000 31.12.2016 RM'000 Tax payable 715,246 706,041 571 571	Consolidated total assets (as per Statement	of Financial Positio	n)	 	1,186,692		1,173,921
Tax payable - 571	Reportable segments liabilities are reconcil	ed to total liabilities	s as follows:				
	Total segment liabilities				715,246		706,041
Consolidated total liabilities (as per Statement of Financial Position) 715,246 706,612	Tax payable				-		571
	Consolidated total liabilities (as per Statem	ent of Financial Pos	sition)		715,246		706,612

9. Carrying Amount of Revalued Assets

Property, plant and equipment, which are stated at revalued amounts, have been brought forward without amendments from the previous Annual Financial Statements.

10. Material events not reflected in interim period.

The Group does not have any material events during the financial period under review.

11. Changes in the Composition of the Group

On 30 March 2017, the Company incorporated of a wholly owned subsidiary called BCB Ventures Sdn Bhd ("BCB Ventures") with a paid up capital of RM1.00 represented by one ordinary share.

BCB Ventures is currently dormant and will ultimately undertake property development activities.

12. Contingent Liabilities

There were no significant changes in contingent liabilities in respect of the Group since the last Annual Statement of Financial Position date.

13. Capital Commitments

There were no new capital commitment for the financial quarter under preview.

14. Recurrent Related Party Transactions

a) Nature of relationships of BCB Group with the interested related parties

- (i) Tan Sri Dato' Tan Seng Leong is a director of BCB Berhad and all its subsidiary companies. He is a major shareholder of BCB Berhad via his family controlled company called Evergreen Ratio Sdn Bhd. He is deemed to have an interest with the interested related parties by virtue of his relationship with his spouse and his children namely Puan Sri Datin Lim Sui Yong, Tan Vin Sern, Tan Vin Shyan and Tan Lindy, who are directors of Marvel Plus Development Sdn Bhd ("MPDSB"), whilst Puan Sri Datin Lim Sui Yong and Tan Vin Sern are also shareholders of MPDSB. Tan Sri Dato' Tan Seng Leong is also a director of Ju-lehi Enterprise Sdn Bhd ("JIESB") as well as a major shareholder of IBZI Development (Johor) Sdn Bhd ("IBZI").
- (ii) Tan Vin Sern is a director of BCB Berhad and all its subsidiary companies. He is the son of Tan Sri Dato' Tan Seng Leong and brother of Tan Lindy. He is also a director of MPDSB, JIESB and IBZI.
- (iii) Tan Lindy is a Director of BCB Berhad and all its subsidiary companies. She is the daughter of Tan Sri Dato' Tan Seng Leong and the sister of Tan Vin Sern. She is also a director of MPDSB and JIESB.
- (iv) Tan Lay Hiang is a Director of BCB Berhad and most of its subsidiary companies. She is the sister of Tan Sri Dato' Tan Seng Leong.
- (v) Chang Shao-Yu is a Director of MPDSB. He is the spouse of Tan Lindy and son-in-law of Tan Sri Dato' Tan Seng Leong and Puan Sri Datin Lim Sui Yong.
- (vi) Tan Vin Shyan is a Director of BCB Berhad and most of its subsidiaries. He is the son of Tan Sri Dato' Tan Seng Leong and Puan Sri Datin Lim Sui Yong, and brother of Tan Lindy and Tan Vin Sern. He is also a director and shareholder of MPDSB, JIESB and IBZI.
- (vii) Puan Sri Datin Lim Sui Yong is a major shareholder of BCB Berhad via her family controlled company called Evergreen Ratio Sdn Bhd. She is also a director and shareholder of MPDSB.

Quarterly

Quarterly

b) The related party transactions between BCB Group and the interested related parties are as follows:

	Quarterly Period Ended 31.12.2017	Quarterly Period Ended 31.12.2016
	RM'000	RM'000
Marvel Plus Development Sdn Bhd		
BCB Construction Sdn Bhd		
- Building construction services	966	1,255
BCB Management Sdn Bhd		
- Project management services and	-	-
sales & marketing services		
BCB Road Builder Sdn Bhd		
- Road construction services	-	-
Ju-Ichi Enterprise Sdn Bhd		
BCB Berhad	95	75
- Rental of office space	75	/5
BCB Construction Sdn Bhd		
- Building construction services	-	1
IP7I Development Cdn Phd		
IBZI Development Sdn Bhd		608
BCB Construction Sdn Bhd	-	008
- Building construction services		

ADDITIONAL INFORMATION AS REQUIRED BY APPENDIX 9B OF BMSB LISTING REQUIREMENTS

1. Review of Performance of the Group for the Quarter and Financial Year-To-Date

1. a The Group turnover increased by 100% to RM86.22 million for the second quarter of 2018 as compared to RM43.21 million recorded for the corresponding quarter of last year while the Group's profit before tax decreased by 27% to RM6.98 million in the current quarter as compared to a profit before tax of RM9.57 million in the corresponding quarter of last year.

The Group's quarterly performance as per segmental divisions is as follows:

Property Development division's revenue increased by 95% to RM84.17 million in Q2' 2018 (Q2 '2017: RM43.21 million). Profit before tax decreased by 55% to RM4.34 million (Q2'2017: RM9.57 million). Despite an increase in revenue, profit before tax fell as a result of an increase in operating expenses in the financial quarter under review

Construction division's revenue decreased by 27% to RM0.92 million in Q2' 2018 (Q2 '2017: RM1.26 million). Profit before tax increased to RM4.16 million as compare to a loss before tax of RM0.5 million in the corresponding quater of last year. The decrease in revenue is mainly due to lesser outside jobs secured as the division is concentrating in supporting the Group; while the increase in profit before tax is mainly due to an accounting provision of RM4.44 million being written - back.

Hotel division's revenue decreased by 38% to RM1.19 million in Q2' 2018 (Q2 '2017: RM1.91 million). Loss before tax increased to RM1.52 million (Q2'2017: Loss RM0.14 million). The lower revenue is caused by lower sales while higher losses recorded is a result of a one-off staff retrenchment exercise undertaken.

1. b For the financial year to-date, the Group's revenue increased by 12% to RM156.23million (2017: RM139.68 million) while the Group's profit before tax decreased by 37% to RM15.36 million (2017: RM24.53 million).

The Group's financial year to-date performance as per segmental divisions is as follows:

Property Development division's revenue increased by 13% to RM149.96 million as at Q2' 2018 (2017: RM132.55 million). Profit before tax for the financial year to-date decreased by 52% to RM12.31 million (2017: RM25.54 million). Despite an increase in revenue, profit before tax fell as a result of an increase in operating overheads.

Construction division's revenue is unchanged at RM3.80 million as at Q2' 2018 (2017: RM3.80 million). Profit before tax increased to RM3.85 million for the financial year to-date as compare to a loss before tax of RM0.44 million recorded in the corresponding quater of last year. The increase in profit before tax is mainly due to an accounting provision of RM4.44 million being written-back.

Hotel division's revenue decreased by 26% to RM2.47 million as at Q2' 2018 (2017: RM3.34 million). Loss before tax increased by 36% to RM0.79 million for the financial year to-date (2017: Loss RM0.58 million). The lower revenue is due to lower sales while the higher losses arose from some cost cutting measures ie. staff retrenchment exercise, initiated in the last financial quarter.

2. Material Changes in Profit Before Taxation for the Quarter Reported On as Compared with the Immediate Preceding Quarter

Group profit before tax decreased from RM8.38 million in the preceding quarter to a profit of RM6.98 million in the current quarter. This is mainly due to higher operating expenses recognised in the quarter under review.

3. Prospects for the Financial Year

Despite the cooling measures initiated by the government the past few years to check the property market from rising too rapidly, the Board is optimistic of the Group's performance for the financial year 2018. The following projects will continue to contribute to the Group's earnings:

- a) Evergreen Heights and Bandar Putera Indah, both these township projects are in Batu Pahat and together they contribute about RM100million in sales per annum. The recent addition is Versis Batu Pahat, a commercial project in town.
- b) Home Tree in the vicinity of Kota Kemuning, Shah Alam, Selangor: This development on 151 acres of land will comprise about 200 units of high-end bungalows and various other types of other houses and a similar number of commercial units bearing a total gross development value of at least RM1.8 billion. It is ear-marked for completion in about 4 years time.

Phase 2 bearing a Gross Development Value of RM650 million comprising about 99 units of 3 storey bungalows and 166 units of 3 storey Semi Ds was officially launched in August 2017. As at to-date, more than RM70 million in sales has been recorded.

c) Elysia Park Residence in Medini, Johor Bahru. This high-end condominium project has a total gross development value of about RM1.2 billion.

Phase 1 bearing a Gross Development Value of RM600 million comprising of about 1,000 units of condominiums in 3 tower blocks was officially launched in August 2016. As at to-date, close to RM400 million in sales has been recorded.

4. Variance on Profit Forecast

The Group did not issue any profit forecast or profit guarantee.

5. Profit for the period

Profit before taxation is derived after taking into consideration of the following:

	Current	Cumulative
	31.12.2017	year to-date
		31.12.2017
	RM'000	RM'000
Interest Income	52	101
Other Income	1,978	7,704
Gain or loss on disposal of properties	279	306
Interest expenses	(3,872)	(7,241)
Depreciation and amortisation	(828)	(1,662)

Other than the above, there were no disposal of quoted or unquoted investment or properties and amortisation of assets for the financial quarter under review

6. Taxation

Taxation consists of the followings:

	Quarter Current year	Quarter Preceding year corresponding	Cumulative Current year to- date	Cumulative Preceding year corresponding
	RM'000	RM'000	RM'000	RM'000
Income tax - current financial period - prior year	1,775	2,795 -	4,551	6,808
Deferred taxation - current financial period - prior year	- -	-	:	- -
	1,775	2,795	4,551	6,808

The effective tax rate for the financial quarter under review was higher than the statutory tax rate as a result of certain expenses disallowed for tax purposes.

6. Profit / (loss) on sale of unquoted investments and / or properties.

There was no disposal of unquoted investment or property during the financial quarter under review other than in the ordinary course of the Group's business.

7. Quoted Securities

There was no purchase and disposal of quoted securities for the financial quarter under review.

8. Status of Corporate Proposal

There were no corporate proposals during the financial period under review.

9. Dividend

The Board of Directors has not recommended any interim dividend for the current quarter or financial year to-date.

10. Group Borrowings

The tenure of Group borrowings classified as short and long term categories are as follows:-

Short term borrowings	RM'000
- Secured	216,474
- Unsecured	
	216,474
Long-term borrowings	
- Secured	269,739
- Unsecured	-
	269,739
Total	486.213

11. Financial instruments with off balance sheet risk

There was no off balance sheet financial instrument during the financial quarter under review.

12. Material litigation

The Group does not have any material litigation during the financial period under review.

13. Earnings per share

		Individual Current year quarter	Individual Preceding year corresponding quarter	Cumulative Current year to- date	Cumulative Preceding year corresponding
a)	Basic earnings per share	RM'000	RM'000	RM'000	RM'000
	Net profit attribitable to owners for the period	5,979	5,375	12,148	12,991
	Weighted average number of ordinary shares in issue	400,360	400,421	400,360	400,421
	Basic earnings/(loss) per share (sen)	1.49	1.34	3.03	3.24
b)	Diluted earnings per share				
	Diluted earnings per share (sen)	N/A	N/A	N/A	N/A

As At End of

14. Realised and Unrealised Profits

	Current Quarter 31/12/2017 RM'000
Total retained earnings/ (accumulated losses) of BCB Berhad	
and its subsidiaries:	
- Realised	247,076
-Unrealised	2,801
	249,877
Total share of retained profits/ (accumulated losses)	
from associated companies:	-
- Realised	-
-Unrealised	
	-
Total share of retained profits/ (accumulated losses)	
from jointly controlled entities:	-
- Realised	-
-Unrealised	
Less: Consolidation Adjustments	-
Total group retained profits/ (accumulated losses) as per consolidated accounts	249,877