

**CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS
FOR FOURTH QUARTER ENDED 31 MARCH 2020**

(The figures have not been audited)

	INDIVIDUAL QUARTER CURRENT YEAR QUARTER 31/03/20 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 31/03/19 RM'000	CUMULATIVE QUARTER CURRENT YEAR TO DATE 31/03/20 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 31/03/19 RM'000
Revenue	42,822	55,708	178,174	144,411
Operating expenses	(37,835)	(40,442)	(137,840)	(101,217)
Other operating income	28,757	53,425	39,902	55,744
Profit from operations	<u>33,744</u>	<u>68,691</u>	<u>80,236</u>	<u>98,938</u>
Finance costs	(7,782)	(8,990)	(26,748)	(24,078)
Profit before taxation	<u>25,962</u>	<u>59,701</u>	<u>53,488</u>	<u>74,860</u>
Taxation	2,932	(18,250)	(4,244)	(22,176)
Profit after tax for the year	<u><u>28,894</u></u>	<u><u>41,451</u></u>	<u><u>49,244</u></u>	<u><u>52,684</u></u>
Attributable to:-				
Owners of the Parent	28,944	41,453	49,327	52,686
Non-controlling interests	(50)	(2)	(83)	(2)
	<u><u>28,894</u></u>	<u><u>41,451</u></u>	<u><u>49,244</u></u>	<u><u>52,684</u></u>
EPS - Basic (sen)				
Before mandatory conversion of ICULS	2.79	4.00	4.76	5.09
After mandatory conversion of ICULS	1.94	2.79	3.31	3.54
- Diluted (sen)	1.94 #	2.79 #	3.31 #	3.54 #

The assumed exercise of the Warrants at average market price is treated as an issue of ordinary shares for no consideration. The dilutive effect of the assumed exercise of Warrants for the current quarter and current year to date are not considered because the Warrants are 'out of money'.

(The Condensed Consolidated Statement of Profit or Loss should be read in conjunction with the audited financial statements for the year ended 31 March 2019 and the notes to the Interim Financial Report).

ASIAN PAC HOLDINGS BERHAD (129-T)

(INCORPORATED IN MALAYSIA)

**CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER
COMPREHENSIVE INCOME FOR FOURTH QUARTER ENDED 31 MARCH 2020**

(The figures have not been audited)

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	31/03/20 RM'000	31/03/19 RM'000	31/03/20 RM'000	31/03/19 RM'000
Profit after tax for the year	28,894	41,451	49,244	52,684
Other comprehensive income :				
<i>Other comprehensive income/(loss) that will not be reclassified to profit or loss in subsequent periods (net of tax):</i>				
Fair value gain on revaluation of property, plant and equipment	-	-	-	916
Fair value (loss)/income on financial assets at fair value through other comprehensive income	(1,700)	728	(2,186)	(607)
Total comprehensive income for the year	<u>27,194</u>	<u>42,179</u>	<u>47,058</u>	<u>52,993</u>
Total comprehensive income attributable to :				
Owners of the parent	27,244	42,181	47,141	52,995
Non-controlling interests	(50)	(2)	(83)	(2)
	<u>27,194</u>	<u>42,179</u>	<u>47,058</u>	<u>52,993</u>

(The Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 March 2019 and the notes to the Interim Financial Report).

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT 31 MARCH 2020

(The figures have not been audited)

	AS AT END OF FINANCIAL PERIOD 31/03/20 RM'000	AS AT PRECEDING FINANCIAL YEAR END Restated 31/03/19 RM'000
ASSETS		
Non Current Assets		
Property, plant and equipment	7,530	5,642
Inventories - Land held for property development	54,326	54,326
Investment properties	1,318,364	1,319,614
Intangible assets	28,438	445
Non-current financial assets	1,942	4,128
Prepayment	-	3,797
Deferred tax assets	160	7
	<u>1,410,760</u>	<u>1,387,959</u>
Current Assets		
Inventories - Property development costs	455,297	130,181
Inventories - Completed properties and others	6,383	25,833
Trade & other receivables	53,082	84,475
Contract assets in respect of property development	43,972	25,582
Accrued income	2,005	4,284
Prepayment	441	1,156
Tax recoverable	1,594	5,698
Other investments	15,636	24,027
Cash and bank balances	42,805	56,653
	<u>621,215</u>	<u>357,889</u>
TOTAL ASSETS	<u><u>2,031,975</u></u>	<u><u>1,745,848</u></u>
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the parent		
Share capital	210,977	210,977
Reserves	194	2,380
ICULS	76,847	76,847
Retained profits	806,101	756,774
Total shareholder's equity	<u>1,094,119</u>	<u>1,046,978</u>
Non-controlling interest	3,550	2,835
Total Equity	<u>1,097,669</u>	<u>1,049,813</u>
Non Current Liabilities		
Deferred tax liabilities	232,888	228,237
Long term trade & other payables	155,248	55,335
Provisions	-	2,954
Loans and borrowings	379,030	214,672
	<u>767,166</u>	<u>501,198</u>
Current Liabilities		
Loans and borrowings	83,645	122,477
Trade & other payables	69,836	56,777
Provisions	12,253	14,397
Prepayment from tenants	684	684
Tax payable	722	502
	<u>167,140</u>	<u>194,837</u>
Total liabilities	<u>934,306</u>	<u>696,035</u>
TOTAL EQUITY AND LIABILITIES	<u><u>2,031,975</u></u>	<u><u>1,745,848</u></u>
Net assets per share attributable to equity holders of the parent (Sen)	105.5	100.9

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the financial statements for the year ended 31 March 2019 and the Notes to the Interim Financial Report)

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR FOURTH QUARTER ENDED 31 MARCH 2020**

	Attributable to Equity Holders of the Parent					Non Controlling Interest	Total Equity
	Non-distributable			Distributable			
	Share Capital	Other Reserves	ICULS	Retained Profits	Total		
RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	
At 1 April 2019	210,977	2,380	76,847	756,774	1,046,978	2,835	1,049,813
Total comprehensive (loss)/ income for the year	-	(2,186)	-	49,327	47,141	(83)	47,058
Acquisition of a subsidiary	-	-	-	-	-	783	783
Increase in share capital	-	-	-	-	-	15	15
At 31 March 2020	<u>210,977</u>	<u>194</u>	<u>76,847</u>	<u>806,101</u>	<u>1,094,119</u>	<u>3,550</u>	<u>1,097,669</u>
At 1 April 2018, as previously reported	209,943	2,071	77,726	701,550	991,290	-	991,290
Effects of adoption of MFRS Framework	-	-	-	2,546	2,546	-	2,546
As Restated	209,943	2,071	77,726	704,096	993,836	-	993,836
Total comprehensive (loss)/ income for the year	-	309	-	52,686	52,995	(2)	52,993
Acquisition of a subsidiary	-	-	-	-	-	2,837	2,837
Conversion of ICULS	1,034	-	(879)	(8)	147	-	147
At 31 March 2019	<u>210,977</u>	<u>2,380</u>	<u>76,847</u>	<u>756,774</u>	<u>1,046,978</u>	<u>2,835</u>	<u>1,049,813</u>

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the financial statements for the year ended 31 March 2019 and the Notes to the Interim Financial Report)

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW
FOR FOURTH QUARTER ENDED 31 MARCH 2020**

(The figures have not been audited)

	31/03/20	31/03/19
	RM'000	RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation	53,488	74,860
Adjustment for non-cash items :		
Non-cash items	(25,741)	(47,581)
Non-operating items	20,747	20,474
Operating profit before working capital changes	<u>48,494</u>	<u>47,753</u>
Changes in Working Capital :		
Decrease/(increase) in receivables	15,554	(23,674)
Movement in property development cost	(178,988)	(3,313)
Movement in stocks	18,227	4,474
Decrease in payables	(22,911)	(11,126)
Cash (used in)/generated from operations	<u>(119,624)</u>	<u>14,114</u>
Interest and dividend received	523	455
Taxation paid	(4,279)	(7,329)
Taxation refund	8,318	-
Net cash (used in)/generated from operating activities	<u>(115,062)</u>	<u>7,240</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest and dividend received	1,998	1,158
Other investments/placements	9,123	23,409
Purchase property, plant & equipment (net of disposal)	(2,091)	(1,335)
Acquisition of a subsidiary	(4,000)	(5,450)
Investment in investment property (net of disposal)	(6)	(288)
Proceeds from government land acquisition	-	4,932
Net cash generated from investing activities	<u>5,024</u>	<u>22,426</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Repayment of lease liabilities (net)	(793)	(416)
Drawdown of Short & Long Term Loan	220,000	38,219
Repayment of bank borrowings and financing costs	(91,013)	(40,465)
Interest paid	(29,309)	(21,384)
ICULS Coupon paid	(2,710)	(2,741)
Proceed from issuance of share capital	15	-
Net cash generated from/(used in) financing activities	<u>96,190</u>	<u>(26,787)</u>
NET CHANGES IN CASH & BANK BALANCES	<u>(13,848)</u>	<u>2,879</u>
CASH & BANK BALANCES AT THE BEGINNING OF THE YEAR	<u>56,653</u>	<u>53,774</u>
CASH & BANK BALANCES AT THE END OF THE YEAR	<u>42,805</u>	<u>56,653</u>

(The Condensed Consolidated Statement of Cash Flow should be read in conjunction with the financial statements for the year ended 31 March 2019 and Notes to the Interim Financial Report)

PART A : EXPLANATORY NOTES PURSUANT TO MFRS 134

A1 Basis of Preparation

The interim financial statements are unaudited and have been prepared in accordance with the requirements of Malaysian Financial Reporting Standards ("MFRS") 134 : Interim Financial Reporting and Chapter 9, Part K of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the year ended 31 March 2019. The explanatory notes attached to the interim financial statements provide an 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 2019.

Adoption of new and amended standards

The accounting policies and methods of computation adopted in this interim financial statements are consistent with those adopted in the preparation of the audited financial statements for the year ended 31 March 2019, except for the adoption of the following amendments to Malaysian Financial Reporting Standards (MFRS) which are applicable for the Group's financial year beginning 1 April 2019:-

MFRS 16	Leases
IC Interpretation 23	Uncertainty over Income Tax Treatments
Amendment to MFRS 9	Prepayment Features with Negative Compensation
Amendments to MFRS 128	Long-term Interests in Associates and Joint Ventures
Amendment to MFRS 3 and MFRS 11	Previously Held Interest in a Joint Operation (Annual Improvements to MFRSs 2015 - 2017 Cycle)
Amendments to MFRS 112	Income Taxes Consequences of Payments on Financial Instruments Classified as Equity (Annual Improvements MFRSs 2015 - 2017)
Amendments to MFRS 119	Plan Amendment, Curtailment or Settlement
Amendments to MFRS 123	Borrowing Costs Eligible for Capitalisation (Annual Improvements to MFRSs 2015 - 2017 Cycle)

The main effects of the adoption of MFRS 16 Leases are summarised as below:

MFRS 16 : Leases

MFRS 16 will replace MFRS 117 Leases, IC Interpretation 4 Determining Whether an Arrangement contains a Lease, IC Interpretation 115 Operating Leases-Incentives and IC Interpretation 127 Evaluating the Substance of Transactions Involving the Legal Form of a Lease. MFRS 16 sets out the principles for the recognition, measurement, presentation and disclosure of leases and requires lessee to account for all leases under a single on-balance sheet model similar to the accounting for finance leases under MFRS 117.

At the commencement date of a lease, a lessee will recognise a liability to make lease payments and an asset representing the right to use the underlying asset during the lease term. Lessees will be required to recognise interest expense on the lease liability and the depreciation expense on the right-of-use asset.

Lessor accounting under MFRS 16 is substantially the same as the accounting under MFRS 117. Lessors will continue to classify leases using the same classification principle as in MFRS 117 and distinguish between two types of leases: operating and financial leases.

A1 Basis of Preparation (Cont'd.)

MFRS 16 : Leases (Cont'd.)

a) Changes in accounting policies

Upon adoption of MFRS 16, for all leases for which the Group is a lessee:

- i) Recognises right-of-use ("ROU") assets and lease liabilities in the Consolidated Statement of Financial Position, initially measured at the present value of future lease payments;
- ii) Recognises depreciation of ROU assets and interest on lease liabilities in the Consolidated Income Statement;
- iii) Classification of the total amount of cash paid as financing activities in the Statement of Cash Flows.

The Group adopted the following accounting policy choices and elected to apply the following practical expedients:

- i) Fixed non-lease components embedded in the lease contract are not separated out from lease payments in measuring lease liabilities and are capitalised as ROU assets;
- ii) Leases with a lease term of 12 months or shorter are exempted from recognition; and
- iii) Leases for low-value assets, largely office equipments, are exempted from recognition.

b) Impact of adoption of MFRS 16

The Group assess whether a contract is or contains a lease based on the definition of a lease and related guidance set out in MFRS 16.

The Group recognised ROU assets and liabilities for leases previously classified as operating leases, except for short-term leases and leases of low-value assets. Lease liabilities were recognised based on the present value of the remaining lease payments, discounted using the incremental borrowing rate at the date of initial application. The Group has opted for the ROU assets to be carried at an amount equal to the lease liabilities.

In summary, the impact of adopting MFRS 16 to the opening balances in the Consolidated Statement of Financial Position is as follows:

Extract of Consolidated Statement of Financial Position as at 1 April 2019

	As previously reported RM'000	Impact of MFRS 16 RM'000	After MFRS 16 Adoption RM'000
Assets			
Non-current assets			
Rights-of-use assets	-	748	748
Other non-current assets	1,387,211	-	1,387,211
	<u>1,387,211</u>		<u>1,387,959</u>
Current assets	357,889		357,889
Total assets	<u>1,745,100</u>		<u>1,745,848</u>
Equity			
	1,049,813	-	1,049,813
Liabilities			
Non-current liabilities			
Lease liabilities	-	293	293
Other non-current liabilities	500,905		500,905
	<u>500,905</u>		<u>501,198</u>
Current liabilities			
Lease liabilities	-	455	455
Other current liabilities	194,382	-	194,382
	<u>194,382</u>		<u>194,837</u>
Total liabilities	<u>695,287</u>		<u>696,035</u>
Total equity and liabilities	<u>1,745,100</u>		<u>1,745,848</u>

A2 Audit Qualification

The audit report of the preceding annual financial statements was not qualified.

A3 Seasonal or Cyclical Factors

The Group's activities are not affected by any seasonal or cyclical factors.

A4 Nature and Amount of Unusual Items

There were no items of an exceptional or unusual nature that have affected the assets, liabilities, equity, net income or cashflows of the Group during the current quarter.

A5 Changes in estimates

There are no significant changes in estimates in the current quarter.

A6 Debt and Equity Securities

There were no other issuances, cancellations, repurchases, resale and repayment of debt and equity securities in the current quarter:-

A7 Dividend

There were no dividend paid during the current quarter ended 31 March 2020.

A8 Material and subsequent Events

There were no material events subsequent to the current quarter ended 31 March 2020 other than the "COVID-19" pandemic which has significant impact to the Group's business, in particular Mall and Car Park operations as mentioned in item B1 and B3.

A9 Effects of Changes in the Composition of the Group

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

A10 Contingent Liabilities

Contingent liabilities of the Group as at the date of this report, are in respect of guarantees given to government bodies and service providers amounting to RM2,337,000.

A11 Capital Commitment

The following is the capital commitment as at the date of this announcement.

	RM'000
Approved and contracted for:	
Acquisition of land as stated in Note B6(b)	<u>150,000</u>

A12 Related Party Transactions

There were no significant related party transactions as at the date of this announcement.

**PART B : EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF
BURSA MALAYSIA SECURITIES BERHAD**

B1 Review of Performance of the Operating Segments

	CUMULATIVE QUARTER		CUMULATIVE QUARTER	
	CURRENT	PRECEDING	CURRENT	PRECEDING
	YEAR	YEAR	YEAR	YEAR
	QUARTER	CORRESPONDING	TO DATE	CORRESPONDING
	31/03/20	31/03/19	31/03/20	31/03/19
	RM'000	RM'000	RM'000	RM'000
<u>Revenue</u>				
Investment holding and others	9,622	3,201	36,123	6,007
Property development	25,929	36,528	107,090	74,627
Property investment	304	318	1,255	1,286
Mall operations	19,839	24,662	84,975	85,484
Carpark operations	2,097	2,667	10,209	10,112
	<u>57,791</u>	<u>67,376</u>	<u>239,652</u>	<u>177,516</u>
Adjustments and eliminations	(14,970)	(11,668)	(61,479)	(33,105)
Total revenue	<u>42,822</u>	<u>55,708</u>	<u>178,174</u>	<u>144,411</u>
<u>Results</u>				
Investment holding and others	25,714	8,919	42,704	7,948
Property development	25,101	2,123	34,897	(2,224)
Property investment	1,800	46,214	2,268	47,418
Mall Operations	3,001	7,798	22,371	22,420
Carpark operations	616	1,189	4,529	5,840
	<u>56,231</u>	<u>66,243</u>	<u>106,768</u>	<u>81,402</u>
Adjustments and eliminations	(30,269)	(6,542)	(53,280)	(6,542)
Profit before tax	<u>25,962</u>	<u>59,701</u>	<u>53,488</u>	<u>74,860</u>

Current Quarter vs Previous Year Corresponding Quarter

For the current quarter under review, the Group recorded a lower revenue of RM42.8 million as compared to preceding year corresponding quarter of RM55.7 million. The decrease is mainly from Property Development segment with revenue decreased by RM10.6 million due to construction works were affected by the Movement Control Order ("MCO") enforced by the government effective from 18 March 2020. The outbreak of Covid-19 in Wuhan, China had lead to the travel ban imposed by Sabah government on chinese tourists effective from 30 January 2020. This had resulted in the cancellation of more than 100 weekly flights from China to Sabah and had severely affected the footfall to the Mall (tourists and locals as well) and the tenants' business were badly affected. To sustain the tenants' business, the Group had provided rental rebates to the tenants and coupled with the reduction in turnover rent, these had resulted in the decrease of the Mall's revenue by RM4.8 million or 19.6% as compared to the preceding year corresponding quarter. As for the Car Park division, the volume of traffic was also significantly affected, resulted in the revenue dropped by RM570,000 in the fourth quarter ended 31 March 2020.

The Group recorded a profit before tax of RM25.96 million in the current quarter as compared to RM59.7 million in the preceding year corresponding quarter. The decrease in profit before tax mainly due to the decrease in revenue mentioned above and the loss in the fair value of the Investment Properties amounting to RM1.3 million in the current quarter as compared to the fair value gain of RM46.1 million in the preceding year corresponding quarter. However, the decrease in the profit before tax was softened by the unwinding discount recognised for a long term property development's payable of RM150 million for the completion of acquisition of 5 pieces of land mentioned in item B6(b) below.

B2 Comment on Financial Results (Current quarter compared with the preceding quarter)

	Current Quarter 31/3/20 RM'000	Preceding Quarter 31/12/19 RM'000	Variance RM'000
Profit before tax	25,962	7,311	18,651

The Group recorded a higher pre-tax profit of RM18.7 million as compared to preceding quarter mainly due to the unwinding of discount for a long term payable of RM150 million.

B3 Prospects

The Group currently has three active divisions contributing the Group's results, namely Property Development, Mall Operations and the Car Park Operations. The performance of the Property Development, Mall and Car Park operations were severely affected in the fourth quarter of FY 2020 due to the MCO implemented by the government to control the contagious effect of COVID-19.

The Group's Property Development segment was granted conditional approval to re-commence construction work subject to strict adherence to health and safety guidelines and continued practice of social distancing. The work progress at construction sites are affected due to the additional compliance required and we also expect the launches of new projects in the future will face difficult challenges.

As for the Mall and Car Park's operations which were severely disrupted upon the Implementation of the MCO on 18 March 2020 have gradually resumed operation in early May 2020. However, the full impact of Covid-19 pandemic is still uncertain and as such, the Group has implemented some cost cutting measures including salary cut and recruitment freeze as the economy is expected to worsen in the short term. The Group will continue to monitor the situation and take cautious action as and when needed.

B4 Profit Forecast / Guarantee

There were no profit forecast or profit guarantee issued by the Group.

B5 Taxation

Taxation comprises:-

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TODATE	PRECEDING YEAR CORRESPONDING PERIOD
	31/03/20 RM'000	31/03/19 RM'000	31/03/20 RM'000	31/03/19 RM'000
Company Level				
- current taxation	96	(71)	(3)	(6)
- prior year	-	-	-	-
Subsidiary Companies				
- current taxation	(403)	(18,352)	(7,999)	(23,471)
- prior year	3,239	173	3,758	1,301
	<u>2,932</u>	<u>(18,250)</u>	<u>(4,244)</u>	<u>(22,176)</u>

The tax charge in the current quarter and current year-to-date arises from the operating and investment income of subsidiary companies.

The difference between the income tax expense at the statutory income tax rate and the income tax expense at the effective income tax rate of the Group is due to certain income not subject to tax, certain expenses not deductible for tax purposes, utilisation of previously unrecognised tax losses and deferred tax assets not recognised during the current quarter and current year-to-date.

B6 Status of Corporate Proposals

a) Rights Issue of ICULS with Warrants:

Pursuant to the Rights Issue of ICULS with Warrants, the Group wishes to announce the following:

- i) The utilisation of proceeds of RM99,256,000 from the Rights Issue of ICULS with Warrants as at the date of announcement is as follows:

Purpose	Allocation RM'000	Utilisation RM'000	Re-allocation RM'000	Balance unutilised RM'000	Intended timeframe for utilisation from completed date
Acquisition of new land	62,550	(62,550)	-	-	Within 24 months
Working capital	10,006	(10,367)	361	-	Within 9 months (Extended another 15 months)
Repayment of bank borrowings	25,000	(25,000)	-	-	Within 3 months
Payment of expenses in connection with corporate exercise	1,700	(1,339)	(361)	-	Within 3 months
	<u>99,256</u>	<u>(99,256)</u>	<u>-</u>	<u>-</u>	

- ii) The number and percentage of voting shares or voting rights and the conversion or subscription rights or options in Asian Pac held by Mr. Mah Sau Cheong and Ms. Chin Lai Kuen as at latest practicable date prior to the disclosure are as below:

Name	As at 29 June 2020			
	No. of Asian Pac Shares	%	No. of ICULS	No. of Warrants
Mah Sau Cheong	182,068,669	17.56	RM58,800,411	117,600,822
Chin Lai Kuen	5,260,000	0.51	0	0
Total	187,328,669	18.07	RM58,800,411	117,600,822

- iii) The maximum potential voting shares or voting rights of Mr. Mah Sau Cheong and Ms. Chin Lai Kuen in Asian Pac, if only Mr. Mah Sau Cheong and Ms. Chin Lai Kuen (but not other holders) exercise the conversion or subscription rights or options in full are as below:

Name	Maximum Potential	
	No. of Asian Pac Shares	%
Mah Sau Cheong	593,671,546	36.96%
Chin Lai Kuen	5,260,000	0.33%
Total	598,931,546	37.29%

- iv) As at 31 March 2020, the following are the outstanding ICULS and Warrants:

- ICULS	RM90,343,961
- No. of warrants	198,512,922

B6 Status of Corporate Proposals (Continued)

- b) Proposed acquisition of five parcels of leasehold lands

BH Builders Sdn Bhd ("BHB"), a wholly-owned subsidiary of Asian Pac Holdings Berhad ("Asian Pac") had on 25 May 2018 entered into a conditional Sale and Purchase Agreement ("SPA") with Jiwa Murni Sdn Bhd ("Vendor") to acquire 5 parcels of leasehold lands in Mukim Petaling, Daerah Petaling, Selangor measuring approximately 74 acres in total for a total cash consideration of RM300 million. The proposed acquisition is completed.

B7 Group Borrowings as at 31 March 2020 are as follows:

	RM'000
a) Current	
Secured:-	
Term loans and Revolving Credits	74,441
Bank Overdaft	8,397
Obligation under finance lease	807
	<hr/>
	83,645
	<hr/>
b) Non-current	
Secured:-	
Term loans	320,011
Redeemable Preference Shares	49,152
Obligation under finance lease	2,286
	<hr/>
	371,449
	<hr/>
Non-secured:-	
Liability portion of ICULS	7,581
	<hr/>
	379,030
	<hr/>
Total Borrowings	<hr/> <hr/>
	462,675

B8 Material Litigation

The Directors are not aware of any material litigation that would adversely affect the operations and financial affairs of the Group as at the date of this announcement.

B9 Proposed Dividend

The Directors do not recommend any dividend for the 4th quarter ended 31 March 2020.

B10 Earnings Per Share

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TODATE	PRECEDING YEAR CORRESPONDING PERIOD
	31/03/20 RM'000	31/03/19 RM'000	31/03/20 RM'000	31/03/19 RM'000
a) Basic earnings per share				
Net profit attributable to owners of the parent	28,944	41,453	49,327	52,686
Weighted average no. of ordinary share in issue	1,037,127	1,035,985	1,037,127	1,035,985
Assumed full conversion of ICULS ('000)	451,720	451,720	451,720	451,720
Adjusted weighted average number of ordinary shares in issue and issuable ('000)	1,488,847	1,487,705	1,488,847	1,487,705
Basic earnings per share (sen)				
- Before mandatory conversion of ICULS (sen)	2.79	4.00	4.76	5.09
- After mandatory conversion of ICULS (sen)	1.94	2.79	3.31	3.54
b) Diluted earning per share				
Net profit attributable to ordinary equity holders of the parent	28,944	41,453	49,327	52,686
Weighted average no. of ordinary share in issue	1,037,127	1,035,985	1,037,127	1,035,985
<u>Effects of dilution:</u>				
Assumed full conversion of ICULS ('000)	451,720	451,720	451,720	451,720
Assumed exercise of Warrants	#	#	#	#
Adjusted weighted average number of ordinary shares in issue and issuable ('000)	1,488,847	1,487,705	1,488,847	1,487,705
Diluted earning per share (sen)	1.94	2.79	3.31	3.54

The assumed exercise of the Warrants at average market price is treated as an issue of ordinary shares for no consideration. The dilutive effect of the assumed exercise of Warrants for the current quarter and current year todate are not considered because the Warrants are 'out of money'.

B11 Profit Before Tax

The following amounts have been included in arriving at profit before tax:

	CURRENT YEAR QUARTER 31/03/20 RM'000	CURRENT YEAR TODATE 31/03/20 RM'000
Charging:		
Depreciation	880	2,757
Finance cost	7,782	26,748
Impairment of goodwill	95	294
Impairment of Investment Properties	854	1,256
Loss on disposal of Property, Plant & Equipment	(0)	4
Property, Plant & Equipment written off	0	2
Allowance of doubtful debts	(7)	19
And crediting:		
Interest income	322	2,548
Gain on disposal of property, plant and equipment	91	135
Unwinding of discount - Long Term Payable	25,143	25,143
Gain on acquisition of a subsidiary	(0)	3,040
Write back allowance for doubtful debts	9	13
Fair value gain on short term investment	175	733
Write back provision of Bumi Quota	-	4,461
Other income	<u>540</u>	<u>1,849</u>

The gain or loss on derivatives is not applicable to the Group as the Group's policy states that no trading in derivative financial instruments shall be undertaken.

Dated : 29 June 2020
Kuala Lumpur, Malaysia

By order of the Board
Chan Yoon Mun
Secretary