

**INTERIM FINANCIAL STATEMENT FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2020**

**These figures have not been audited.**

**CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

	Individual Quarter		Cumulative Quarter	
	31.03.2020 RM'000	31.03.2019 RM'000	31.03.2020 RM'000	31.03.2019 RM'000
Revenue	<b>99,068</b>	185,577	<b>99,068</b>	185,577
Cost of sales	<b>(89,720)</b>	(172,387)	<b>(89,720)</b>	(172,387)
	<b>9,348</b>	13,190	<b>9,348</b>	13,190
Other income	<b>2,062</b>	540	<b>2,062</b>	540
Administrative expenses	<b>(5,081)</b>	(6,990)	<b>(5,081)</b>	(6,990)
Other operating expenses	<b>(6,226)</b>	(5,557)	<b>(6,226)</b>	(5,557)
Profit from operations	<b>103</b>	1,183	<b>103</b>	1,183
Finance income	<b>443</b>	83	<b>443</b>	83
Finance costs	<b>(2,425)</b>	(4,255)	<b>(2,425)</b>	(4,255)
(Loss)/ Profit before tax	<b>(1,879)</b>	(2,989)	<b>(1,879)</b>	(2,989)
Taxation	<b>(831)</b>	(1,995)	<b>(831)</b>	(1,995)
(Loss)/ Profit net of tax	<b>(2,710)</b>	(4,984)	<b>(2,710)</b>	(4,984)
(Loss)/ Profit attributable to:				
Owners of the parent	<b>(2,334)</b>	(4,288)	<b>(2,334)</b>	(4,288)
Non-controlling interests	<b>(376)</b>	(696)	<b>(376)</b>	(696)
	<b>(2,710)</b>	(4,984)	<b>(2,710)</b>	(4,984)
(Loss)/ Earnings per share (sen)				
(a) basic	<b>(0.27)</b>	(0.48)	<b>(0.27)</b>	(0.48)
(b) diluted	<b>(0.27)</b>	(0.48)	<b>(0.27)</b>	(0.48)

(The above consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2019 and the accompanying explanatory notes attached to the interim financial statements.)

**MITRAJAYA HOLDINGS BERHAD** Registration No. 199301013519 (268257-T)  
**INTERIM FINANCIAL STATEMENT FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2020**  
**These figures have not been audited.**

**CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

	<b>Individual Quarter</b>		<b>Cumulative Quarter</b>	
	<b>31.03.2020</b>	31.03.2019	<b>31.03.2020</b>	31.03.2019
	<b>RM'000</b>	RM'000	<b>RM'000</b>	RM'000
(Loss)/ Profit net of tax	<b>(2,710)</b>	(4,984)	<b>(2,710)</b>	(4,984)
Currency translation differences arising from consolidation	<b>(7,856)</b>	(875)	<b>(7,856)</b>	(875)
Total comprehensive income	<b>(10,566)</b>	(5,859)	<b>(10,566)</b>	(5,859)
Total comprehensive (loss)/ income attributable to:				
Owners of the parent	<b>(10,190)</b>	(5,163)	<b>(10,190)</b>	(5,163)
Non-controlling interests	<b>(376)</b>	(696)	<b>(376)</b>	(696)
	<b>(10,566)</b>	(5,859)	<b>(10,566)</b>	(5,859)

(The above consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2019 and the accompanying explanatory notes attached to the interim financial statements.)

**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	<b>UNAUDITED AS AT 31.03.2020 RM'000</b>	<b>AUDITED AS AT 31.12.2019 RM'000</b>
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	64,387	71,458
Inventories - Land held for property development	259,124	261,864
Investment properties	67,471	69,680
Goodwill on consolidation	2,394	2,289
Deferred taxation	28,964	28,939
Trade receivables	628	628
	<b>422,968</b>	434,858
<b>Current assets</b>		
Contract assets	45,152	149,282
Inventories - Property development cost	102,471	101,755
Inventories - Completed properties and others	208,888	216,557
Trade and other receivables	375,652	376,796
Tax Recoverable	7,042	5,887
Other investment	302	302
Deposits with licensed financial institutions	1,123	1,115
Cash and bank balances	27,450	16,234
	<b>768,080</b>	867,928
<b>TOTAL ASSETS</b>	<b>1,191,048</b>	1,302,786
<b>EQUITY AND LIABILITIES</b>		
<b>Equity attributable to owners of the parent</b>		
Share capital	464,573	464,573
Capital reserves	244	244
ESOS reserves	10,514	10,660
Warrants reserves	8,597	8,597
Exchange reserves	(23,296)	(15,441)
Treasury shares	(9,747)	(3,278)
Retained earnings	247,426	249,614
	<b>698,311</b>	714,970
<b>Non-controlling interests</b>	<b>56,199</b>	56,575
<b>Total equity</b>	<b>754,510</b>	771,545
<b>Non-current liabilities</b>		
Long term borrowings	42,143	46,289
Deferred taxation	1,222	1,248
	<b>43,365</b>	47,537
<b>Current liabilities</b>		
Contract liabilities	24,094	29,087
Trade and other payables	228,806	249,827
Short term borrowings	135,903	198,175
Provision for taxation	4,370	6,615
	<b>393,173</b>	483,704
<b>Total liabilities</b>	<b>436,538</b>	531,241
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>1,191,048</b>	1,302,786
<b>Remarks:</b>		
<b>Net assets per share attributable to ordinary equity holders of the parent (RM) - Note (a)</b>	<b>0.85</b>	0.86

(The above consolidated statement of financial position ("CSFP") should be read in conjunction with the audited financial statements for the year ended 31 December 2019 and the accompanying explanatory notes attached to the interim financial statements.)

Note (a): The computation of Net assets per share ("NAPS") does not take into account the number of shares bought back and treasury shares as shown in the CSFP. The Board is of the view that the NAPS will be overstated by reflecting the shares bought back in the computation.

## INTERIM FINANCIAL STATEMENT FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2020

## CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

<-----Attributable to Owners of the Company----->

	Share Capital RM'000	Other Reserves Total RM'000	<-----Non-distributable----->				Treasury Shares RM'000	Distributable Retained Profits RM'000	Equity attributable to owners of the parent RM'000	Non-controlling interests RM'000	Total equity RM'000	
			Foreign Exchange Reserves RM'000	ESOS Reserves RM'000	Capital Reserves RM'000	Warrants Reserves RM'000						Revaluation Reserves RM'000
<b>Financial period ended 31.3.2020</b>												
At 1.1.2020	464,573	4,061	(15,440)	10,660	244	8,597	-	(3,278)	249,614	<b>714,970</b>	56,575	<b>771,545</b>
Loss for the financial year	-	-	-	-	-	-	-	-	(2,334)	<b>(2,334)</b>	(376)	<b>(2,710)</b>
<b>Other comprehensive income</b>												
Foreign currency translation	-	(7,856)	(7,856)	-	-	-	-	-	-	<b>(7,856)</b>	-	<b>(7,856)</b>
Total comprehensive income	464,573	(3,795)	(23,296)	10,660	244	8,597	-	(3,278)	247,280	<b>704,780</b>	56,199	<b>760,979</b>
<b>Transactions with owners</b>												
Purchase of treasury shares	-	-	-	-	-	-	-	(6,469)	-	<b>(6,469)</b>	-	<b>(6,469)</b>
Share options lapsed	-	(146)	-	(146)	-	-	-	-	146	-	-	-
Dividends on ordinary shares	-	-	-	-	-	-	-	-	-	-	-	-
Total transactions with owners	-	(146)	-	(146)	-	-	-	(6,469)	146	<b>(6,469)</b>	-	<b>(6,469)</b>
<b>At 31.3.2020</b>	<b>464,573</b>	<b>(3,941)</b>	<b>(23,296)</b>	<b>10,514</b>	<b>244</b>	<b>8,597</b>	<b>-</b>	<b>(9,747)</b>	<b>247,426</b>	<b>698,311</b>	<b>56,199</b>	<b>754,510</b>
<b>Financial period ended 31.3.2019</b>												
At 1.1.2019	464,573	3,979	(16,050)	11,188	244	8,597	-	(2,574)	321,184	<b>787,162</b>	63,216	<b>850,378</b>
Loss for the financial year	-	-	-	-	-	-	-	-	(4,288)	<b>(4,288)</b>	(696)	<b>(4,984)</b>
<b>Other comprehensive income</b>												
Foreign currency translation	-	(875)	(875)	-	-	-	-	-	-	<b>(875)</b>	-	<b>(875)</b>
Total comprehensive income	464,573	(875)	(16,925)	11,188	244	8,597	-	(2,574)	316,897	<b>781,999</b>	62,520	<b>844,519</b>
<b>Transactions with owners</b>												
Share options lapsed	-	(174)	-	(174)	-	-	-	-	174	-	-	-
Total transactions with owners	-	(174)	-	(174)	-	-	-	-	174	-	-	-
<b>At 31.3.2019</b>	<b>464,573</b>	<b>2,930</b>	<b>(16,925)</b>	<b>11,014</b>	<b>244</b>	<b>8,597</b>	<b>-</b>	<b>(2,574)</b>	<b>317,071</b>	<b>781,999</b>	<b>62,520</b>	<b>844,519</b>

(The above consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2019 and the accompanying explanatory notes attached to the interim financial statements.)

## INTERIM FINANCIAL STATEMENT FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2020

## CONSOLIDATED STATEMENT OF CASH FLOWS

	UNAUDITED 31.03.2020 RM'000	AUDITED 31.12.2019 RM'000
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Net (loss)/ profit before tax	(1,879)	(65,367)
Adjustments for:		
Depreciation of:		
- property, plant and equipment	2,470	11,565
- investment properties	49	176
Dividend income	-	(174)
(Gain)/Loss on disposal of property, plant and equipment	(529)	(412)
Interest expense	2,418	15,055
Interest income	(443)	(882)
Property, plant and equipment written off	915	357
Unrealised (gain)/loss from foreign exchange	1,203	(81)
	<u>4,204</u>	<u>(39,763)</u>
Changes in working capital:		
Inventories	2,752	(11,133)
Contract assets/ liabilities	142,431	64,696
Trade and other receivables	(39,802)	196,012
Trade and other payables	(19,940)	(62,332)
	<u>89,645</u>	<u>147,480</u>
Income Tax refund	-	3,112
Income Tax paid	(4,406)	(16,330)
<b>Net Operating Cash Flows</b>	<u>85,239</u>	<u>134,262</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>		
Dividend received	-	174
Interest received	563	882
Redemption/ (Placement) of other investment	-	7,538
Proceeds from disposal of property, plant and equipment	820	1,307
Expenditure on:		
- land held for development	-	(3,186)
Purchase of property, plant and equipment	(163)	(6,245)
<b>Net Investing Cash Flows</b>	<u>1,220</u>	<u>470</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES:</b>		
Interest paid	(2,418)	(15,041)
Dividend paid	-	(13,345)
(Repayment)/ drawdown of borrowings	(61,319)	(77,475)
Purchase of treasury shares	(6,469)	(704)
<b>Net Financing Cash Flows</b>	<u>(70,206)</u>	<u>(106,565)</u>
Net change in cash & cash equivalents	16,253	28,167
Cash & cash equivalents at the beginning of the financial year	12,377	(16,250)
Effect of exchange differences on translation	(385)	460
Cash & cash equivalents at the end of the financial year	<u>28,245</u>	<u>12,377</u>
<b>Analysis of cash &amp; cash equivalents:</b>		
Deposits with licensed banks	1,123	1,115
Cash and bank balances	27,450	16,234
	<u>28,573</u>	<u>17,349</u>
Bank overdrafts	(328)	(4,972)
	<u>28,245</u>	<u>12,377</u>

(The above consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2019 and the accompanying explanatory notes attached to the interim financial statements.)

**Part A: Explanatory Notes Pursuant To MFRS 134: Interim Financial Reporting**

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**A1 Basis of Preparation**

The unaudited interim financial statements have been prepared in accordance with Malaysian Financial Reporting Standards 134 : *Interim Financial Reporting* and with IAS 34 : *Interim Financial Reporting* and applicable disclosure provisions Paragraph 9.22 of the Main Market Listing requirements of Bursa Malaysia Securities Berhad.

This interim financial statements should be read in conjunction with the Group's Audited Financial Statements for the year ended 31 December 2019. These 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 year ended 31 December 2019.

**A2 Changes in Accounting Policies**

The significant accounting policies adopted are consistent with those of the audited financial statements of the Group for the year ended 31 December 2019, except for the adoption of the following amendments/ improvement to MFRSs with effect from 1 January 2020.

Amendments to MFRS 3	Business Combinations
Amendments to MFRS 7	Financial Instruments: Disclosures
Amendments to MFRS 9	Financial Instruments
Amendments to MFRS 101	Presentation of Financial Statements
Amendments to MFRS 108	Accounting Policies, Changes in Accounting Estimates and Error
Amendments to MFRS 139	Financial Instruments: Recognition and Measurement

The adoption of the above amendments/ improvement to MFRSs did not have significant impact on the Group.

**A3 Seasonality or Cyclicity of Operations**

The business operations of the Group are not materially affected by the seasonal or cyclical factors.

**A4 Unusual Items Affecting the Financial Statements**

There were no unusual items affecting the assets, liabilities, equity, net income or cash flow during the financial period under review.

**A5 Material Changes in Estimates**

There was no change in estimates that have any material effect on the financial year-to-date.

**A6 Debt and Equity Securities**

During the current quarter under review, the Company did not issue any ordinary shares pursuant to the Company's employee share options scheme. As at 31 March 2020, a total of 30,960,294 share options to subscribe for ordinary shares remain unexercised.

During the current quarter under review, the Company purchased 29,466,600 shares from its issued shares from the open market. The total number of shares held as treasury shares as at 31 March 2020 was 38,499,100 at a total cost of RM9.75 million. The repurchased shares are being held as treasury shares in accordance with the provision of Section 127 of the Companies Act, 2016.

**A7 Dividend Paid**

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

**Part A: Explanatory Notes Pursuant To MFRS 134: Interim Financial Reporting**

**A8 Segment Reporting**

Details of segmental analysis (by business segment) are as follows:-

**Financial period ended 31.3.2020**

	Construction	Property Development	South Africa Investment	Others	Eliminations	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
<b>REVENUE</b>						
External revenue	82,869	15,032	1,070	97	-	99,068
Inter-segment revenue	1,015	-	-	5,000	(6,015)	-
Total segment revenue	83,884	15,032	1,070	5,097	(6,015)	99,068
<b>RESULTS</b>						
Profit/(loss) from operations	(614)	3,390	(1,205)	697	(1,722)	546
Finance cost	(1,483)	(1,858)	(146)	(701)	1,763	(2,425)
<b>(Loss)/ Profit before tax</b>	<b>(2,097)</b>	<b>1,532</b>	<b>(1,351)</b>	<b>(4)</b>	<b>41</b>	<b>(1,879)</b>
Taxation						(831)
<b>Loss net of tax</b>						<b>(2,710)</b>

**Financial period ended 31.3.2019**

	Construction	Property Development	South Africa Investment	Others	Eliminations	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
<b>REVENUE</b>						
External revenue	147,779	33,931	3,776	91	-	185,577
Inter-segment revenue	-	-	-	-	-	-
	147,779	33,931	3,776	91	-	185,577
<b>RESULTS</b>						
Profit/(loss) from operations	(8,344)	10,243	40	917	(1,590)	1,266
Finance cost	(2,643)	(2,467)	(149)	(809)	1,813	(4,255)
<b>Profit/(loss) before tax</b>	<b>(10,987)</b>	<b>7,776</b>	<b>(109)</b>	<b>108</b>	<b>223</b>	<b>(2,989)</b>
Taxation						(1,995)
<b>Profit net of tax</b>						<b>(4,984)</b>

**A9 Valuation of property, plant and equipment**

The valuations of property, plant and equipment have been brought forward, without amendment from the preceding annual financial statements.

**A10 Material Event Subsequent to the End of the Current Quarter**

There was no material event subsequent to the end of the current quarter.

**A11 Changes in the Composition of the Group**

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

**Part A: Explanatory Notes Pursuant To MFRS 134: Interim Financial Reporting**

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**A12 Changes in Contingent Liabilities and Contingent Assets**

The changes in the Group's contingent liabilities are as follow:-

	<b>Financial Year Ended 31.3.2020 RM'000</b>	<b>Financial Year Ended 31.12.2019 RM'000</b>
- Performance guarantees extended to a third party (Project related)	15,018	14,790
	<u>15,018</u>	<u>14,790</u>

There were no financial impact for the financial assistance provided in the Group for the current quarter and financial year ended 31 December 2019.

There were no contingent assets as at end of the previous financial year and 31 March 2020.

**A13 Capital Commitments**

	<b>Financial Year Ended 31.3.2020 RM'000</b>	<b>Financial Year Ended 31.12.2019 RM'000</b>
Approved and contracted for:-		
-Property, Plant & Equipment	16	16
-Inventories - Property held for development	8,148	8,148
-Investment Properties	1,061	-
Approved but not contracted for Property, Plant & Equipment	-	138



**Part B: Explanatory Notes Pursuant to Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad**

**B1 Review of the Performance**

The Group's revenue has reduced by RM86.51 million (46.6%) to RM99.07 million from RM185.58 million reported in the preceding year's corresponding quarter. The substantial reduction in revenue was mainly attributable to Construction division.

The Group reported a loss before tax of RM1.88 million in the current first quarter ended 31 March 2020, compared to a loss before tax of RM2.99 million in the preceding year's corresponding quarter. The current quarter loss was partially due to recognition of unrealised foreign exchange loss for RM1.20 million from our Investment in South Africa division.

Consequently, loss after tax was reported at RM2.71 million in the current quarter compared to a loss after tax of RM4.98 million in the preceding year's corresponding quarter.

Further analysis of the divisional performances is as follows:-

	Individual Quarter		Cumulative Period	
	3 months ended		3 months ended	
	31.3.2020	31.03.2019	31.3.2020	31.03.2019
	RM'000	RM'000	RM'000	RM'000
<b>REVENUE</b>				
Construction	82,869	147,779	82,869	147,779
Property Development	15,032	33,931	15,032	33,931
South Africa Investment	1,070	3,776	1,070	3,776
Others	97	91	97	91
	<b>99,068</b>	<b>185,577</b>	<b>99,068</b>	<b>185,577</b>
<b>(LOSS)/ PROFIT BEFORE TAX</b>				
Construction	(2,097)	(10,987)	(2,097)	(10,987)
Property Development	1,532	7,776	1,532	7,776
South Africa Investment	(1,351)	(109)	(1,351)	(109)
Others	(4)	109	(4)	108
Elimination	41	223	41	223
	<b>(1,879)</b>	<b>(2,989)</b>	<b>(1,879)</b>	<b>(2,989)</b>

**Construction**

*Individual quarter*

Construction division's revenue has reduced by RM64.91 million (43.9%) from RM147.78 million to RM82.87 million in the current quarter. The reduction in revenue was attributable to the reduction in number of on-going projects.

It reported a marginal loss before tax of RM2.10 million in the current first quarter as compared to a loss before tax of RM10.99 million in the first quarter of 2019.

The division has been carrying out various measures to review current fixed overhead cost to ensure our Construction division's cost structure is competitive and sustainable. It has successfully brought down both the operating and finance cost in the first quarter of 2020.

**Property Development**

*Individual quarter*

The Property Development division has contributed a lower revenue of RM15.03 million in the current first quarter of 2020, a reduction of RM18.90 million (55.7%) as compared to RM33.93 million in the first quarter of 2019. Correspondingly, profit before tax has reduced substantially by RM6.25 million (80.3%) to RM1.53 million as compared to RM7.78 million in the preceding year's corresponding quarter.

The reduction in both revenue and profit were mainly due to completion of Wangsa 9 Residency phase 1 in 2019. Profit has been fully recognised in 2019 for units sold in phase 1 of Wangsa 9 Residency. In additions, property sales for both completed and on-going projects have been very slow in this current soft property market.

**South Africa Investment**

*Individual quarter*

For the current first quarter ended 31 March 2020, our property project in South Africa has contributed a lower revenue of RM1.07 million, a reduction of RM2.71 million (71.7%) as compared to RM3.78 million in the preceding year's corresponding quarter. The division reported a loss before tax of RM1.35 million, as compared to a loss before tax of RM0.11 million in the preceding year corresponding quarter. The current first quarter loss was attributable to weakening of South African Rand which has caused an unrealised foreign exchange loss of RM1.20 million.

**Part B: Explanatory Notes Pursuant to Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad**

**B2 Comparison with Preceding Quarter Results**

	<b>Current Quarter ended 31.3.2020 RM'000</b>	<b>Preceding Quarter ended 31.12.2019 RM'000</b>	<b>Variance %</b>
Revenue	99,068	154,413	-35.8%
(Loss) before tax	(1,879)	(21,258)	91.2%
Profit margin	-1.9%	-13.8%	

The Group's revenue in the current quarter has decreased by RM55.35 million (35.8%) to RM99.07 million from the preceding quarter's revenue of RM154.41 million. The Group has incurred a loss before tax of RM1.88 million as compared to a loss before tax of RM21.26 million in the preceding quarter. The decrease in both revenue and loss before tax were mainly attributable to Construction division.

**B3 (Loss)/ Profit for the period**

<b>Individual Quarter 3 months ended</b>		<b>Cumulative Period 3 months ended</b>	
<b>31.3.2020</b>	<b>31.03.2019</b>	<b>31.3.2020</b>	<b>31.03.2019</b>
<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>

**(Loss)/ Profit for the period is arrived at after crediting/(charging):**

Depreciation and amortisation	(2,519)	(2,329)	(2,519)	(2,329)
(Loss)/ gain on disposal of property, plant and equipment	529	(227)	529	(227)
Interest income	443	83	443	83
Interest expense	(2,418)	(4,255)	(2,418)	(4,255)
Other income	2,062	767	2,062	767
Property, plant and equipment written off	(915)	-	(915)	-
Unrealised (loss)/ gain on foreign exchange	(1,203)	(118)	(1,203)	(118)

**B4 Prospects for the current financial year ending 31 December 2020**

The outbreak of Covid-19 virus had a significant negative impact to both local and world economy as evidenced by the business closure and rise in the unemployment globally. The Group envisage that the operating performance in our local Construction and Property Development divisions and South African Investment will be very challenging in the current financial year ending 31 December 2020.

The current outstanding order book from our Construction division is RM630.67 million which can sustain the division until mid-2022. The Division has been implementing strict standard of operating procedures to ensure smooth project execution and delivery of quality products to the clients on time. This division is also working aggressively on various project tender to replenish the construction order book.

In view of the current weak sentiment in the local property market, our Property Development division will be taking aggressive measures to market our property units in overseas market. In March 2020, this Division has successfully completed our first 'Rumah Selangorku' project namely 'Pangsapuri Seri Akasia'. This project consisting of 408 units of affordable homes apartment has been fully sold since early 2018. The current unbilled sales for this Division amounts to RM41.70 million.

Meanwhile amid the slower property market, we are also cautious in launching of new property projects. We focus our future property development on affordable homes with strategic location and infrastructure. We expect to launch 67 units of double storey terrace houses at Bukit Sentosa, Rawang in near future. Besides, we are also working on a proposed affordable home development on a 3-acre land at Kampung Seri Aman, Puchong.

Revenue contribution from our investment in South Africa in 2020 will be dependent on the sales of 42 units of apartment built within the Blue Valley Golf & Country Estate. Due to the lockdown enforced by South Africa government since 23 March 2020, the construction work has been delayed by 3 months and revised completion date will be by end July 2020. The sales launching is scheduled in early August 2020. Total estimated GDV is Rand 55 million.

In view of the current economic uncertainties, the Group is taking strict cost cutting measures to minimise the impact of the Covid-19 outbreak on the Group's financial performance.

**B5 Profit Forecast**

The Group did not issue any profit forecast for the year.

**Part B: Explanatory Notes Pursuant to Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad**

**B6 Taxation**

	<b>Current Quarter ended 31.3.2020 RM'000</b>	<b>Financial Year Ended 31.3.2020 RM'000</b>
Taxation based on profit for the period		
- current year	472	472
- under/ (over) provision in prior years	439	439
	911	911
Deferred taxation	(80)	(80)
	<u>831</u>	<u>831</u>

The Group's effective tax rate for financial period-to-date was high compared to the statutory tax rate due to the losses of certain companies cannot be set off against the profit made by other companies within the Group.

**B7 Status of Corporate Proposals**

There are no corporate proposals announced but not completed at the latest practicable date.

**B8 Material Contracts Pending Completion**

The Group's wholly-owned subsidiary, Pembinaan Mitrajaya Sdn Bhd has sold and/or disposed off 72 pieces of leasehold land in Pulau Melaka, State of Malacca to Parkland Avenue Sdn Bhd ("PASB") and another 21 pieces of leasehold land to Parkland Diversified Sdn Bhd ("PDSB") for a total cash consideration of RM63.0 million by way of the following agreements entered on 26 November 2019 ("the Disposal"):-

- i) a Sale and Purchase Agreement with PASB for the sale and/or disposal of 72 pieces of leasehold land in Pulau Melaka, State of Malacca ("First SPA");
- ii) a Sale and Purchase Agreement with PDSB for the sale and/or disposal of 21 pieces of leasehold land in Pulau Melaka, State of Malacca ("Second SPA"); and
- iii) a Master Agreement with PASB and PDSB to confirm that the First SPA and the Second SPA shall not be divisible or independent from one another be interdependent and indivisible and that the obligations are to be performed and completed by the Parties concurrently.

The Disposal is expected to be completed by 4<sup>th</sup> quarter of 2020.

**B9 Group Borrowings and Debt Securities**

	<b>Short term RM'000</b>	<b>Long term RM'000</b>
Secured	14,284	42,143
Unsecured	121,619	-
	<u>135,903</u>	<u>42,143</u>

**B10 Material Litigation**

The Group is not engaged in any material litigations either as plaintiff or defendant, which will have a material effect on the financial position of the Group.

**B11 Dividend**

The Directors are not recommending any dividend for the quarter ended 31 March 2020.

**Part B: Explanatory Notes Pursuant to Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad**

**B12 (Loss)/ Earnings Per Share**

	Individual Quarter		Cumulative Period	
	3 months ended		3 months ended	
	31.03.2020	31.03.2019	31.03.2020	31.03.2019
<b>(a) Basic (Loss)/ Earnings Per Share</b>				
(Loss)/ Profit attributable to equity holders of the Company (RM'000)	<b>(2,334)</b>	(4,288)	<b>(2,334)</b>	(4,288)
Weighted average number of ordinary shares in issue ('000)	<b>878,795</b>	889,672	<b>878,795</b>	889,672
Basic earnings per share (sen)	<b>(0.27)</b>	(0.48)	<b>(0.27)</b>	(0.48)
<b>(b) Diluted (Loss)/ Earnings Per Share</b>				
(Loss)/ Profit attributable to equity holders of the Company (RM'000)	<b>(2,334)</b>	(4,288)	<b>(2,334)</b>	(4,288)
Weighted average number of ordinary shares in issue ('000)	<b>878,795</b>	889,672	<b>878,795</b>	889,672
Effect of dilution ('000)	<b>#</b>	#	<b>#</b>	#
Adjusted weighted average number of ordinary shares in issue ('000)	<b>878,795</b>	889,672	<b>878,795</b>	889,672
Diluted (loss)/ earnings per share (sen)	<b>(0.27)</b>	(0.48)	<b>(0.27)</b>	(0.48)

# As the exercise price for the ESOS and warrants are higher than average market price, it is assumed that the holders of the ESOS and warrants will not exercise the ESOS and warrants.

**B13 Auditors' Report of Preceding Annual Financial Statements**

The auditors' report on the financial statements for the year ended 31 December 2019 was not qualified.

**By Order of the Board**  
**Leong Oi Wah**  
**Secretary**