

GLOMAC BERHAD

(Incorporated in Malaysia)

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS

FOR THE FINANCIAL PERIOD ENDED 31 OCTOBER 2018

GLOMAC BERHAD

Company No. 110532-M
(Incorporated in Malaysia)

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE FINANCIAL PERIOD ENDED 31 OCTOBER 2018

	Page No.
Unaudited Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income	1 - 2
Unaudited Condensed Consolidated Statement of Financial Position	3 - 4
Unaudited Condensed Consolidated Statement of Changes in Equity	5
Unaudited Condensed Consolidated Cash Flow Statement	6
Notes to Interim Report	7 - 17
Additional Information	18 - 21

GLOMAC BERHAD (110532-M)

Quarterly Report On Consolidated Results
FOR THE FINANCIAL PERIOD ENDED 31 OCTOBER 2018

(The figures have not been audited)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	31/10/2018 RM'000	31/10/2017 RM'000 (Restated)	31/10/2018 RM'000	31/10/2017 RM'000 (Restated)
Revenue	**55,764**	108,562	**113,370**	204,785
Cost of sales	**(39,451)**	(85,003)	**(80,607)**	(159,172)
Gross profit	**16,313**	23,559	**32,763**	45,613
Investment income	**931**	1,445	**2,027**	2,621
Other operating income	**352**	250	**962**	908
Share of (losses)/profits of associated companies	**(49)**	(92)	**(180)**	(30)
Marketing expenses	**(982)**	(2,984)	**(2,505)**	(4,846)
Administration expenses	**(7,170)**	(8,543)	**(14,625)**	(17,730)
Finance cost	**(5,031)**	(5,063)	**(9,373)**	(9,385)
Other operating expenses	**(1,441)**	(1,565)	**(3,849)**	(4,078)
Profit before tax	**2,923**	7,007	**5,220**	13,073
Income tax expense	**(2,071)**	(5,323)	**(3,153)**	(9,796)
Profit for the period	**852**	1,684	**2,067**	3,277
Other Comprehensive Income:				
Foreign currency translation	**(37)**	(122)	**-**	(1)
Total comprehensive income for the period	**815**	1,562	**2,067**	3,276

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	31/10/2018 RM'000	31/10/2017 RM'000 (Restated)	31/10/2018 RM'000	31/10/2017 RM'000 (Restated)
Profit attributable to:-				
Owners of the Company	**1,062**	1,012	**2,070**	2,486
Non-controlling interests	**(210)**	672	**(3)**	791
	852	1,684	**2,067**	3,277
Total comprehensive income attributable to:				
Owners of the Company	**1,025**	890	**2,070**	2,485
Non-controlling interests	**(210)**	672	**(3)**	791
	815	1,562	**2,067**	3,276
Earnings per share (sen)				
(i) Basic	**0.13**	0.13 *	**0.26**	0.31 *
(ii) Diluted	**0.13**	0.13 *	**0.26**	0.31 *

* In accordance with MFRS 133 Earnings Per Share, the comparatives have been restated to account for the effects of the bonus shares issued in financial year ended 30 April 2018.

(This Unaudited Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the Annual Financial Statements for the year ended 30 April 2018)

GLOMAC BERHAD (110532-M)
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 OCTOBER 2018

	As at 31/10/2018 RM'000	As at 30/04/2018 RM'000 (Restated)	As at 01/05/2017 RM'000 (Restated)
ASSETS			
NON-CURRENT ASSETS			
Property, plant and equipment	**49,012**	50,830	51,002
Prepaid lease payments on leasehold land	**51**	53	57
Investment properties	**349,613**	349,613	349,184
Inventories - Land held for property development	**757,861**	794,700	740,029
Investment in associated companies	**30,520**	30,700	33,762
Other investment - Unquoted	**4,000**	4,000	4,000
Goodwill on consolidation	**395**	395	395
Deferred tax assets	**33,020**	32,164	24,942
Total Non-current Assets	**1,224,472**	1,262,455	1,203,371
CURRENT ASSETS			
Inventories - Completed units	**132,800**	139,690	143,726
Inventories - Property development costs	**116,284**	66,343	35,116
Contract costs	**224**	327	889
Contract assets	**39,152**	84,816	75,264
Trade receivables	**121,337**	136,970	150,108
Other receivables	**29,463**	30,926	35,613
Tax recoverable	**25,778**	21,486	18,957
Fixed deposits and short term placements	**37,864**	45,136	34,316
Cash and bank balances	**149,950**	130,938	273,435
Total Current Assets	**652,852**	656,632	767,424
TOTAL ASSETS	**1,877,324**	1,919,087	1,970,795
EQUITY AND LIABILITIES			
EQUITY			
Issued capital	**418,632**	418,632	418,632
Reserves:-			
Capital reserve	**300**	300	300
Equity-settled employee benefits reserve	**6,515**	6,027	6,649
Foreign currency translation reserve	**738**	738	873
Retained earnings	**664,813**	673,543	652,674
Reserves	**672,366**	680,608	660,496
Treasury shares	**(7,764)**	(5,349)	(4,273)
Restricted shares grant reserve	**(1,387)**	(1,387)	(238)
Equity attributable to owners of the Company	**1,081,847**	1,092,504	1,074,617
Non-controlling interests	**35,072**	37,155	47,527
TOTAL EQUITY	**1,116,919**	1,129,659	1,122,144

	As at 31/10/2018 RM'000	As at 30/04/2018 RM'000 (Restated)	As at 01/05/2017 RM'000 (Restated)	
NON-CURRENT LIABILITIES				
Hire purchase and lease payables	**576**	827	798	
Bank borrowings	**259,872**	300,327	239,133	
Deferred tax liabilities	**1,399**	1,399	2,284	
Total Non-current Liabilities	**261,847**	302,553	242,215	
CURRENT LIABILITIES				
Trade payables	**106,457**	137,123	126,212	
Other payables and accrued expenses	**118,565**	119,327	157,732	
Contract liabilities	**13,511**	11,017	19,680	
Hire-purchase and lease payables - current portion	**520**	530	401	
Bank borrowings - current portion	**244,977**	213,304	290,019	
Tax liabilities	**3,728**	5,574	1,547	
Dividend payable	**10,800**	-	10,845	
Total Current Liabilities	**498,558**	486,875	606,436	
Total Liabilities	**760,405**	789,428	848,651	
TOTAL EQUITY AND LIABILITIES	**1,877,324**	1,919,087	1,970,795	
Net assets per share attributable to ordinary equity holders of the parent - RM	**1.38**	1.38	1.35	*

* The comparative has been restated to take into account the effects of bonus shares issued in financial year ended 30 April 2018.

(This Unaudited Condensed Consolidated Balance Sheet should be read in conjunction with the Annual Financial Statements for the year ended 30 April 2018)

GLOMAC BERHAD (110532-M)
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL PERIOD ENDED 31 OCTOBER 2018

	Attributable to owners of the Company									
		Non-distributable reserves					Distributable reserve			
	Issued capital RM'000	Capital reserve RM'000	Equity-settled employee benefits reserve RM'000	Foreign curency translation reserve RM'000	Treasury shares RM'000	Restricted shares grant reserve RM'000	Retained earnings RM'000	Sub-total RM'000	Non-controlling interest RM'000	Total equity RM'000
Balance as at 1 May 2018 (as previously reported)	418,632	300	6,027	738	(5,349)	(1,387)	676,275	1,095,236	37,155	1,132,391
Effects of transition from FRSs to MFRSs	-	-	-	-	-	-	(2,732)	(2,732)	-	(2,732)
Balance as at 1 May 2018 (as restated)	418,632	300	6,027	738	(5,349)	(1,387)	673,543	1,092,504	37,155	1,129,659
Profit for the period	-	-	-	-	-	-	2,070	2,070	(3)	2,067
Other comprehensive income for the period	-	-	-	-	-	-	-	-	-	-
Total comprehensive income for the period	-	-	-	-	-	-	2,070	2,070	(3)	2,067
Dividend to non-controlling shareholders of subsidiary companies	-	-	-	-	-	-	-	-	(2,080)	(2,080)
Dividend to owners of the Company	-	-	-	-	-	-	(10,800)	(10,800)	-	(10,800)
Share-based payment under Employees' Share Scheme ("ESS")	-	-	488	-	-	-	-	488	-	488
Repurchase of treasury shares	-	-	-	-	(2,415)	-	-	(2,415)	-	(2,415)
Balance as at 31 October 2018	**418,632**	**300**	**6,515**	**738**	**(7,764)**	**(1,387)**	**664,813**	**1,081,847**	**35,072**	**1,116,919**
Balance as at 1 May 2017 (as previously reported)	418,632	300	6,649	873	(4,273)	(238)	655,520	1,077,463	47,527	1,124,990
Effects of transition from FRSs to MFRSs	-	-	-	-	-	-	(2,846)	(2,846)	-	(2,846)
Balance as at 1 May 2017 (as restated)	418,632	300	6,649	873	(4,273)	(238)	652,674	1,074,617	47,527	1,122,144
Profit for the period	-	-	-	-	-	-	2,486	2,486	791	3,277
Other comprehensive income for the period	-	-	-	(1)	-	-	-	(1)	-	(1)
Total comprehensive income for the period	-	-	-	(1)	-	-	2,486	2,485	791	3,276
Dividend to owners of the Company	-	-	-	-	-	-	(10,844)	(10,844)	-	(10,844)
Share-based payment under Employees' Share Scheme ("ESS")	-	-	1,359	-	-	-	-	1,359	-	1,359
Re-purchase of shares for RSG	-	-	-	-	-	(1,657)	-	(1,657)	-	(1,657)
Balance as at 31 October 2017	**418,632**	**300**	**8,008**	**872**	**(4,273)**	**(1,895)**	**644,316**	**1,065,960**	**48,318**	**1,114,278**

(This Unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Statements for the year ended 30 April 2018)

GLOMAC BERHAD (110532-M)
UNAUDITED CONDENSED FINANCIAL CONSOLIDATED CASH FLOW STATEMENT
FOR THE FINANCIAL PERIOD ENDED 31 OCTOBER 2018

	Period Ended 31/10/2018 RM'000	Period Ended 31/10/2017 RM'000 (Restated)
Operating Activities		
Profit before tax	**5,220**	13,073
Adjustments for non-cash and non-operating items	**9,890**	9,997
Operating profit before working capital changes	**15,110**	23,070
Net changes in working capital	**27,673**	(70,841)
Cash generated from/(used in) operations	**42,783**	(47,771)
Income tax paid	**(10,147)**	(8,618)
Finance costs paid	**(9,184)**	(9,385)
Net cash flows generated from/(used in) operating activities	**23,452**	(65,774)
Investing Activities		
Purchase of property, plant and equipment	**(57)**	(48)
Dividend received from investment in associated companies	**-**	1,155
Interest received	**1,883**	2,621
Others	**-**	(1)
Net cash flows generated from investing activities	**1,826**	3,727
Financing Activities		
Repurchase of shares under Employees' Share Scheme (ESS)	**-**	(1,657)
Repurchase of treasury shares	**(2,415)**	-
Repayment of bank borrowings	**(8,782)**	(128)
Placement of deposits with maturity in excess of 90 days and deposits pledged	**18,865**	307
Repayment of hire-purchase and lease payables	**(261)**	(198)
Dividend paid	**-**	(10,844)
Dividend paid to non-controlling interest	**(2,080)**	-
Net cash flows generated from/ (used in) financing activities	**5,327**	(12,520)
Net increase/(decrease) in cash and cash equivalents	**30,605**	(74,567)
Cash and cash equivalents at beginning of period	**146,554**	279,558
Effect of currency translation	**(1)**	-
Cash and cash equivalents at end of period	**177,158**	204,991
Cash and cash equivalents consist of:-		
Cash in hand and at banks	**149,950**	142,319
Fixed and short term deposits	**37,864**	90,558
Cash and bank balances	**187,814**	232,877
Fixed deposits with maturity in excess of 90 days	**(1)**	(20,499)
Deposits pledged	**(10,655)**	(7,387)
	177,158	204,991

(The Unaudited Consolidated Cashflow Statement should be read in conjunction with the Annual Financial Statements for the year ended 30 April 2018)

GLOMAC BERHAD
NOTES TO THE UNAUDITED INTERIM REPORT FOR THE FINANCIAL PERIOD ENDED 31 OCTOBER 2018

A. EXPLANATORY NOTES

A1. Accounting Policies and Methods of Computation

The unaudited interim financial report has been prepared in accordance with *MFRS 134 "Interim Financial Reporting"* and *Paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad*.

The unaudited interim financial report should be read in conjunction with the Group's audited financial statements for the year ended 30 April 2018.

The explanatory notes attached to the unaudited interim financial report provide an explanation of events and transactions that are significant to the understanding of the changes in the financial position and performance of the Group since the financial year ended 30 April 2018.

For the periods up to and including the year ended 30 April 2018, the Group prepared its financial statements in accordance with the Financial Reporting Standards ("FRS"). The accounting policies and methods of computation adopted for the interim financial report are consistent with those adopted in the financial statements for the financial year ended 30 April 2018, except for the effects arising from the transition from FRSs to MFRSs, which are disclosed below.

The interim financial report of the Group for the current quarter ended 31 July 2018 is the first interim financial report prepared in accordance with MFRS Framework, including MFRS 1 *First-time Adoption of Malaysian Financial Reporting Standards*. The Group adopts this standard using the full retrospective method.

The Group has consistently applied the same accounting policies in its opening MFRS statement of financial position as at 1 May 2017, being the transition date, and throughout all comparable interim periods presented, as if these policies had always been in effect. Comparative information in these interim financial statements have been restated as a result of transition to MFRS Framework.

Transition from FRSs to MFRSs

The Group, in its consolidated financial statements, measured the assets and liabilities of subsidiaries and associates at the same carrying amounts as in the financial statements of these subsidiaries and associates that have adopted the MFRS framework or International Financial Reporting Standards (IFRS) earlier than the Group, after adjusting for consolidated adjustments.

The effects of first-time adoption of MFRS are primarily from the following:

(i) MFRS 9 *Financial Instruments*

MFRS 9 introduces the expected credit losses ("ECL") model on impairment that replaces the incurred loss impairment model used in the MFRS 139. The ECL model requires impairment to be recognised on initial recognition including expected future credit losses whilst the incurred loss impairment model only requires recognition of credit losses incurred as at reporting date.

The assessment of credit risk, as well as the estimation of ECL, are required to be unbiased, probability-weighted and should incorporate all available information which is relevant to the assessment, including information about past events, current conditions and reasonable and supportable forecasts of future events and economic conditions at the reporting date. In addition, the estimation of ECL should also take into account the time value of money.

The Group has assessed the impact of the adoption of MFRS 9 and concluded that the adoption does not have any significant impact to the financial performance or position of the Group.

(ii) MFRS 15 *Revenue from Contracts with Customers*

MFRS 15 replaces MFRS 118 *Revenue*, MFRS 111 *Construction Contracts* and related interpretations.

With the adoption of MFRS 15, revenue is recognised by reference to each distinct performance obligation in the contracts with customers. Transaction price is allocated to each performance obligation on the basis of the relative standalone selling prices of each distinct good or service promised in the contract. Depending on the substance of the contract, revenue is recognised when the performance obligation is satisfied, which may be at a point in time or over time.

As a result of adoption of MFRS Framework, the following comparatives in the interim financial report have been restated.

The effects of the transition from FRSs to MFRSs are as follows:

Consolidated Statement of Comprehensive Income
For the financial quarter ended 31 October 2017

	As previously stated under FRSs RM'000	Effects of adoption of of MFRS 15 RM'000	Quarter ended 31/10/2017 As restated RM'000
Revenue	109,932	(1,370)	108,562
Cost of sales	(84,588)	(415)	(85,003)
Gross profit	25,344		23,559
Investment income	1,445	-	1,445
Other operating income	250	-	250
Share of losses of associated companies	(92)	-	(92)
Marketing expenses	(4,250)	1,266	(2,984)
Administration expenses	(8,543)	-	(8,543)
Finance cost	(5,063)	-	(5,063)
Other operating expenses	(1,565)	-	(1,565)
Profit before tax	7,526		7,007
Income tax expense	(5,448)	125	(5,323)
Profit for the period	**2,078**		**1,684**
Profit attributable to:-			
Owners of the Company	1,406	(394)	1,012
Non-controlling interests	672	-	672
Profit for the period	**2,078**		**1,684**
Other comprehensive income			
Foreign currency translation	(122)	-	(122)
Total comprehensive income for the period	**1,956**		**1,562**
Total comprehensive income attributable to:-			
Owners of the Company	1,284	(394)	890
Non-controlling interests	672	-	672
	1,956		**1,562**

The effects of the transition from FRSs to MFRSs are as follows:

Consolidated Statement of Comprehensive Income
For the financial period ended 31 October 2017

	As previously stated under FRSs RM'000	Effects of adoption of of MFRS 15 RM'000	Year-to-date ended 31/10/2017 As restated RM'000
Revenue	207,418	(2,633)	204,785
Cost of sales	(158,472)	(700)	(159,172)
Gross profit	48,946		45,613
Investment income	2,621	-	2,621
Other operating income	908	-	908
Share of losses of associated companies	(30)	-	(30)
Marketing expenses	(6,831)	1,985	(4,846)
Administration expenses	(17,730)	-	(17,730)
Finance cost	(9,385)	-	(9,385)
Other operating expenses	(4,078)	-	(4,078)
Profit before tax	14,421		13,073
Income tax expense	(10,120)	324	(9,796)
Profit for the period	**4,301**		**3,277**
Profit attributable to:-			
Owners of the Company	3,510	(1,024)	2,486
Non-controlling interests	791	-	791
Profit for the period	**4,301**		**3,277**
Other comprehensive income			
Foreign currency translation	(1)	-	(1)
Total comprehensive income for the period	**4,300**		**3,276**
Total comprehensive income attributable to:-			
Owners of the Company	3,509	(1,024)	2,485
Non-controlling interests	791	-	791
	4,300		**3,276**

The effects of the transition from FRSs to MFRSs are as follows:

Consolidated Statement of Financial Position
As at 30 April 2018

	As previously stated under FRSs RM'000	Effects of adoption of of MFRS 15 RM'000	30/04/2018 As restated RM'000
ASSETS			
NON-CURRENT ASSETS			
Property, plant and equipment	50,830	-	50,830
Prepaid lease payments on leasehold land	53	-	53
Investment properties	349,613	-	349,613
Inventories - Land held for property development	-	794,700	794,700
Land held for property development	794,700	(794,700)	-
Investment in associated companies	30,700	-	30,700
Other investment - Unquoted	4,000	-	4,000
Goodwill on consolidation	395	-	395
Deferred tax assets	31,301	863	32,164
Total Non-current Assets	1,261,592		1,262,455
CURRENT ASSETS			
Inventories - Completed units	139,690	-	139,690
Inventories - Property development costs	-	66,343	66,343
Property development costs	66,343	(66,343)	-
Contract costs	-	327	327
Contract assets	-	84,816	84,816
Accrued billings	84,816	(84,816)	-
Trade receivables	136,970	-	136,970
Other receivables	29,371	1,555	30,926
Tax recoverable	21,486	-	21,486
Fixed deposits and short term placements	45,136	-	45,136
Cash and bank balances	130,938	-	130,938
Total Current Assets	654,750		656,632
TOTAL ASSETS	1,916,342		1,919,087
EQUITY AND LIABILITIES			
EQUITY			
Issued Capital	418,632	-	418,632
Reserves:-			
Capital reserve	300	-	300
Equity-settled employee benefits reserve	6,027	-	6,027
Foreign currency translation reserve	738	-	738
Retained earnings	676,275	(2,732)	673,543
Reserves	683,340		680,608
Treasury shares	(5,349)	-	(5,349)
Restricted shares grant reserve	(1,387)	-	(1,387)
Equity attributable to owners of the Company	1,095,236		1,092,504
Non-controlling interests	37,155	-	37,155
TOTAL EQUITY	1,132,391		1,129,659
NON-CURRENT LIABILITIES			
Hire purchase and lease payables	827	-	827
Bank borrowings	300,327	-	300,327
Deferred tax liabilities	1,399	-	1,399
Total Non-current Liabilities	302,553		302,553
CURRENT LIABILITIES			
Trade payables	137,123	-	137,123
Other payables and accrued expenses	120,797	(1,470)	119,327
Contract Liabilities	-	11,017	11,017
Advance billings	4,070	(4,070)	-
Hire-purchase and lease payables - current portion	530	-	530
Bank borrowings - current portion	213,304	-	213,304
Tax liabilities	5,574	-	5,574
Total Current Liabilities	481,398		486,875
Total Liabilities	783,951		789,428
TOTAL EQUITY AND LIABILITIES	1,916,342		1,919,087

The effects of the transition from FRSs to MFRSs are as follows:

Consolidated Statement of Financial Position
As at 1 May 2017

	As previously stated under FRSs RM'000	Effects of adoption of of MFRS 15 RM'000	01/05/2017 As restated RM'000
ASSETS			
NON-CURRENT ASSETS			
Property, plant and equipment	51,002	-	51,002
Prepaid lease payments on leasehold land	57	-	57
Investment properties	349,184	-	349,184
Inventories - Land held for property development	-	740,029	740,029
Land held for property development	740,029	(740,029)	-
Investment in associated companies	33,762	-	33,762
Other investment - Unquoted	4,000	-	4,000
Goodwill on consolidation	395	-	395
Deferred tax assets	24,042	900	24,942
Total Non-current Assets	1,202,471		1,203,371
CURRENT ASSETS			
Inventories - Completed units	143,726	-	143,726
Inventories - Property development costs	-	35,116	35,116
Property development costs	35,116	(35,116)	-
Contract costs	-	889	889
Contract assets	-	75,264	75,264
Accrued billings	75,264	(75,264)	-
Trade receivables	150,108	-	150,108
Other receivables	32,434	3,179	35,613
Tax recoverable	18,957	-	18,957
Fixed deposits and short term placements	34,316	-	34,316
Cash and bank balances	273,435	-	273,435
Total Current Assets	763,356		767,424
TOTAL ASSETS	1,965,827		1,970,795
EQUITY AND LIABILITIES			
EQUITY			
Issued Capital	418,632	-	418,632
Reserves:-			
Capital reserve	300	-	300
Equity-settled employee benefits reserve	6,649	-	6,649
Foreign currency translation reserve	873	-	873
Retained earnings	655,520	(2,846)	652,674
Reserves	663,342		660,496
Treasury shares	(4,273)	-	(4,273)
Restricted shares grant reserve	(238)	-	(238)
Equity attributable to owners of the Company	1,077,463		1,074,617
Non-controlling interests	47,527	-	47,527
TOTAL EQUITY	1,124,990		1,122,144
NON-CURRENT LIABILITIES			
Hire purchase and lease payables	798	-	798
Bank borrowings	239,133	-	239,133
Deferred tax liabilities	2,284	-	2,284
Total Non-current Liabilities	242,215		242,215
CURRENT LIABILITIES			
Trade payables	126,212	-	126,212
Other payables and accrued expenses	158,271	(539)	157,732
Contract Liabilities	-	19,680	19,680
Advance billings	11,327	(11,327)	-
Hire-purchase and lease payables - current portion	401	-	401
Bank borrowings - current portion	290,019	-	290,019
Provision for taxation	1,547	-	1,547
Dividend payable	10,845	-	10,845
Total Current Liabilities	598,622		606,436
Total Liabilities	840,837		848,651
TOTAL EQUITY AND LIABILITIES	1,965,827		1,970,795

The effects of the transition from FRSs to MFRSs are as follows:

Consolidated Statements of Cash Flow
For the financial period ended 31 October 2017

	As previously stated under FRSs RM'000	Effects of transition from FRSs to MFRSs RM'000	31/10/2017 As restated RM'000
Operating Activities			
Profit before tax	14,421	(1,348)	13,073
Adjustments for non-cash and non-operating items	9,997	-	9,997
Operating profit before working capital changes	24,418		23,070
Net changes in working capital	(72,189)	1,348	(70,841)
Cash used in operations	(47,771)		(47,771)
Income tax paid	(8,618)	-	(8,618)
Finance costs paid	(9,385)	-	(9,385)
Net cash flows used in operating activities	(65,774)		(65,774)
Investing Activities			
Purchase of property, plant and equipment	(48)	-	(48)
Dividend received from investment in associated companies	1,155	-	1,155
Interest received	2,621	-	2,621
Others	(1)	-	(1)
Net cash flows generated from investing activities	3,727		3,727
Financing Activities			
Repurchase of shares under Employees' Share Scheme (ESS)	(1,657)		(1,657)
Drawdown of bank borrowings	(128)	-	(128)
Placement of deposits with maturity in excess of 90 days and deposits pledged	307	-	307
Repayment of hire-purchase and lease payables	(198)	-	(198)
Dividend paid	(10,844)	-	(10,844)
Net cash flows used in financing activities	(12,520)		(12,520)
Net decrease in cash and cash equivalents	(74,567)		(74,567)
Cash and cash equivalents at beginning of period	279,558		279,558
Effect of currency translation	-		-
Cash and cash equivalents at end of period	204,991		204,991

Adoption of amendments to standards and IC interpretations

Following the adoption of MFRS framework, the Group has adopted the following amendments to standards and IC interpretations which are applicable and effective for annual periods beginning on 1 May 2018:

Amendments to MFRS 2	Classification and Measurement of Share-based Payment Transactions
Amendments to MFRS 140	Transfer of Investment Property
IC interpretation 22	Foreign Currency Transactions and Advance Consideration
Amendments to MFRSs contained in the document entitled Annual Improvements to MFRSs 2014-2016 Cycle	

The adoption of these amendments and IC interpretations did not have any material impact on the interim financial report of the Group.

A2. Audit Qualification

There were no audit qualifications on the annual financial statements for the year ended 30 April 2018.

A3. Seasonality or Cyclicality of Operations

Our business operations are not significantly affected by seasonality or cyclicality of operations.

A4. Unusual Items

There were no unusual items affecting assets, liabilities, equity, net income, or cash flows for the current financial period to-date.

A5. Material Changes in Estimates of Amounts Reported

There were no changes in estimates of amounts reported in prior financial year which have material effect in the financial statements under review.

A6. Debt and Equity Securities

There were no issuance, cancellation, resale and repayment of debt and equity securities during the current financial period except for the following:-

Repurchase of shares

a. Treasury shares

On 24 October 2018, the shareholders of the Company renewed their approval for the Company's plan to repurchase its own ordinary shares. As at 31 October 2018, the company holds 12,910,700 of its issued ordinary shares repurchased from open market at an overall average price at RM0.60 per share. These shares are being held as treasury shares in accordance with Section 127 of the Companies Act, 2016.

b. Restricted Shares Grant ("RSG") Reserve

As of 31 October 2018, the Company has repurchased a total of 14,993,000 of its issued ordinary shares from the open market at an average price of RM0.90 per share. A total of 224,675 shares are being granted under bonus issue during financial year 2018. These shares are being held in trust by the Company and recorded as restricted shares grant ("RSG") reserve for the purpose of granting restricted shares to eligible employees in future. The first, second and third tranches of RSG under ESS scheme totalling 12,746,250 shares have been vested and awarded to a selected group of eligible employees. The balance shares held in trust by the Company as at 31 October 2018 is amounted to 2,471,425 shares at an average price of RM0.56 per share.

A7. Dividends Paid

There were no payment of dividend during current financial period ended 31 October 2018.

A8. Segmental Reporting

The segmental analysis for the financial period ended 31 October 2018 was as follows:

Analysis by Activity

	Property Development RM'000	Construction RM'000	Property Investment RM'000	Other Operations RM'000	Eliminations RM'000	Consolidated RM'000
REVENUE						
External	100,353	-	12,055	962	-	113,370
Inter-segment	-	21,028	1,685	4,328	(27,041)	-
Total revenue	100,353	21,028	13,740	5,290	(27,041)	113,370
RESULTS						
Segment results	16,980	726	(625)	(38)	(726)	16,317
Unallocated corporate expenses						(3,571)
Operating profit						12,746
Interest expenses						(9,373)
Interest income						2,027
Share of results of associates	(180)	-	-	-	-	(180)
Taxation						(3,153)
Profit for the period						2,067
ASSETS						
Segment assets	1,381,307	41,508	368,906	28,245	-	1,819,966
Investment in associated companies	30,520	-	-	-	-	30,520
Unallocated corporate assets						26,838
Consolidated total assets						1,877,324

The financial information by geographical location was not presented as the Group's activities are primarily conducted in Malaysia.

A8. Segmental Reporting (continued)

	Current Quarter Ended 31/10/2018 RM'000	Year-to-Date Ended 31/10/2018 RM'000
Revenue comprise the following:		
Revenue from contracts with customers	49,722	101,315
Revenue from other sources	6,042	12,055
	55,764	113,370
Timing of revenue recognition:		
- overtime	49,722	101,315
- others	6,042	12,055
	55,764	113,370

A9. Valuations of Property, Plant and Equipment

Valuation of property, plant and equipment have been brought forward without amendment from the last audited annual financial statements.

A10. Material Events Subsequent to the End of Financial Period

There were no material events subsequent to the end of the financial period reported that have not been reflected in this financial statements.

A11. Changes in Composition of the Group

There were no changes in the composition of the Group since the previous quarter.

A12. Changes in Contingent Liabilities

Save for the item disclosed as material litigation, there were no significant changes in contingent liabilities since the last audited financial statements as at 30 April 2018.

A13. Capital Commitments

Capital commitments for the Group as at 31 October 2018 are as follows:

	31/10/2018 RM'000
Approved and contracted for:	
Purchase of land held for property development	2,000

A14. Significant Related Party Transactions

	Year-to-Date ended 31/10/2018 RM'000
Sale of properties to certain Director of the Company	1,064
Rental charges to a company in which certain directors of the Company have direct interest and are also directors of the Company	129
Rental income from a company in which certain director of the Company has direct interest and are also director of the Company	29

B. ADDITIONAL INFORMATION AS REQUIRED BY APPENDIX 9B OF BURSA MALAYSIA SECURITIES BERHAD LISTING REQUIREMENTS

B1. Review of Group Performance

The Group's revenue for the quarter and cumulative year to date decreased by 49% and 45% respectively compared to previous corresponding period, mainly due to decline in revenue from property development during the period.

Profit Attributable to Owners of the Group for the quarter increased by 5% as compared to corresponding previous quarter mainly due to cost savings achieved in development activities. While cumulative year to date Profit Attributable to Owners of the Company decreased by 17% mainly due to the completion of certain development phases and lesser on-going phases comparing to previous financial year.

An analysis of the results of each segment is as follows:

Property Development

Revenue from property development for the period mainly contributed by Bandar Saujana Utama and Saujana KLIA. Decrease in revenue from property development segment for the quarter and cumulative year to date by 52% and 48% respectively are mainly due to the completion of certain phases of Saujana KLIA in previous financial year and lower construction activities. Furthermore, Plaza@Kelana Jaya which has been successfully launched recently are still at its initial stage of development.

Property Investment

Revenue from property investment segment mainly arose from carpark rental and mall rental income. Loss for this segment is mainly due to the low operating occupancy rate of the retail mall.

Other Operations

Revenue for the segment comprise mainly from property management fee.

B2. Comment on Material Change in the Profit Before Taxation for Current Quarter as Compared to the Immediate Preceding Quarter

The Group's Profit Before Tax for current quarter increased by 27% as compared to previous quarter mainly due to the cost savings achieved in development activities during the quarter.

B3. Prospects for the Remaining Period to End of the Financial Year

The Directors are of the opinion that the Group's performance for the financial year ending 30 April 2019 is expected to be very challenging even with the planned future launches for the current financial year.

B4. Variance of Actual Profit from Forecast Profit

Not applicable.

B5. Taxation

The taxation charge for the current quarter and financial period to-date include the followings:

	Current Quarter Ended 31/10/2018 RM'000	Year-to-Date Ended 31/10/2018 RM'000
Current taxation	1,624	4,009
Deferred taxation	447	(856)
	2,071	3,153

The Group's current quarter and year-to-date effective tax rate is higher than the statutory tax rate by the Inland Revenue Board mainly due to the non-recognition of deferred tax assets on tax losses.

During the financial year ended 30 April 2018, the Malaysian Inland Revenue Board commenced tax investigation on the Company and certain subsidiary companies covering years of assessment 2011 to 2016. No provision for additional tax exposure has been made in the financial statements as the Directors of the Company are of the opinion that the outcome of the investigation is not presently determinable and a reliable estimate of probable unfavourable outcome, if any, cannot be made.

B6. Status of Corporate Proposals

a) Status of Corporate Proposal Announced But Not Completed

There was no corporate proposal announced but not completed.

b) Status of Utilisation of Proceeds Raised From Corporate Proposal

Not applicable.

B7. Group Borrowings and Debt Securities

The Group borrowings as at 31 October 2018 were as follows:-

	Due within 12 months RM'000	Due after 12 months RM'000	Total as at 31/10/2018 RM'000	Total as at 30/04/2018 RM'000
Secured				
Hire Purchase and Lease Borrowings	520	576	1,096	1,357
Bank Borrowings	61,377	174,872	236,249	252,381
	61,897	175,448	237,345	253,738
Unsecured				
Bank Borrowings	183,600	85,000	268,600	261,250
	245,497	260,448	505,945	514,988

There were no borrowings in foreign currency.

B8. Material Litigation

On 16 August 2017, a subsidiary company, Glomac Alliance Sdn. Bhd. ("GASB"), received an Amended Writ and Amended Statement of Claim dated 10 August 2017 from a former joint venture ("JV") partner of a property development project ("the Project"). The suit was inter alia based on the JV Agreement dated 17 January 2003, which was subsequently terminated and the underlying Project Land was acquired by GASB from the receiver of the said former JV partner. In the suit dated 10 August 2017, the said former JV partner is claiming for:

(i) A compensation sum of RM107,800,000 for the loss of the Project Land;
(ii) An unspecified amount of loss of expenses of the Project; and
(iii) 22% of gross development value of the Project or a minimum of RM47,000,000, whichever the higher.

In 2011, similar claims were brought up by the said former JV partner in a civil suit whereby it has been struck off by the High Court and the Court of Appeal.

GASB's security for cost application has been fixed for decision at the High Court on 6 December 2018. The Liquidator's application to intervene and set aside his sanction was dismissed by the High Court on 11 October 2018. Subsequently, the Liquidator has filed Notice of Appeal dated 2 November 2018. Appeal against the dismissal of GASB's striking out application has been fixed for Case Management at the Court of Appeal on 10 January 2019.

No provision for losses has been made in the financial statements of the Group in respect of this claim given the preliminary stage of the litigation whereby the outcome is not presently determinable.

B9. Dividend

The Board has on 6 June 2018, proposed a single-tier final dividend of 1.5 sen per ordinary shares in respect of financial year ended 30 April 2018. The shareholders have approved the dividend at the Annual General Meeting held on 24 October 2018. The entitlement date of the dividend is on 18 December 2018 and will be paid on 28 December 2018.

B10. Earnings Per Share

a) Basic Earnings Per Share

The basic earnings per share is calculated by dividing the net profits for the period and the weighted average number of ordinary shares in issue during the period.

Description	**Current quarter ended 31/10/2018**	Preceding year corresponding quarter ended 31/10/2017 (Restated)	**Current year to date ended 31/10/2018**	Preceding year corresponding period ended 31/10/2017 (Restated)
Profit attributable to equity holders of the Company (RM'000)	**1,062**	1,012	**2,070**	2,486
Weighted average number of ordinary shares in issue ('000)	**788,841**	794,466	**789,396**	794,701
Basic earnings per share (sen)	**0.13**	* 0.13	**0.26**	* 0.31

* In accordance with MFRS 133 Earnings Per Share, the comparatives have been restated to account for the effects of bonus shares issued in financial year ended 30 April 2018.

b) Diluted Earnings Per Share

There is no dilution effect to the earnings per share for the current financial period.

B11. Provision of Financial Assistance

a) There has been no additional financial assistance provided pursuant to Paragraph 8.23 of the Main Market Listing Requirement during the current quarter.

b) The aggregate amount of financial assistance provided during the current quarter was as follows:-

Type of Financial Assistance	Limit of Amount RM' million
Corporate Guarantee for Equipment Leasing Facilities	2.0

As at 31 October 2018, RM0.6 million remained outstanding in respect of the above guarantees.

There was no financial impact on the Group arising from the financial assistance provided.

B12. Notes to the Statement of Profit or Loss and Other Comprehensive Income

Notes to the Statement of Profit or Loss and Other Comprehensive Income comprises of the followings:-

	Current Quarter Ended 31/10/2018 RM'000	Year-to-Date Ended 31/10/2018 RM'000
Expense recognised in respect of equity-settled share-based payments	(260)	(488)
Depreciation and amortisation	(940)	(1,876)

Save for the items disclosed in the Statement of Comprehensive Income and the note above, other disclosure items pursuant to Appendix 9B Note 16 of the Listing Requirements of Bursa Malaysia Securities Berhad are not applicable.

B13. Derivatives Financial Instrument

As at 31 October 2018, the Group does not have any derivatives financial instruments.

B14. Fair Value Changes of Financial Liabilities

The fair value changes arising from discounting future retention sum payables to present value for the current quarter under review has been accounted accordingly. The net fair value loss for the financial period amounted to approximately RM44,000.