



LAND & GENERAL BERHAD (COMPANY NO. 5507-H)
Condensed Consolidated Statement of Comprehensive Income
for the financial period ended 30 June 2019

	INDIVIDUAL QUARTER		CUMULATIVE PERIOD	
	3 months ended		3 months ended	
	30/6/2019	30/6/2018	30/6/2019	30/6/2018
	RM'000	RM'000	RM'000	RM'000
Revenue	44,407	22,076	44,407	22,076
Operating expenses	(38,204)	(22,096)	(38,204)	(22,096)
Other operating income	2,526	5,146	2,526	5,146
Profit from operations	8,729	5,126	8,729	5,126
Investment related income	(162)	(272)	(162)	(272)
Finance costs	(560)	(1,051)	(560)	(1,051)
Share of results of jointly controlled entity	389	-	389	-
Share of results of associates	19	(842)	19	(842)
Profit before taxation	8,415	2,961	8,415	2,961
Income tax expense	(2,186)	(452)	(2,186)	(452)
Profit for the period	6,229	2,509	6,229	2,509
Other comprehensive income that will be subsequently reclassified to profit or loss :				
Foreign currency translation differences from foreign operations	(91)	745	(91)	745
	(91)	745	(91)	745
Total comprehensive income for the period	6,138	3,254	6,138	3,254
Profit attributable to:				
- Owners of the Company	3,258	1,793	3,258	1,793
- Non-controlling interests	2,971	716	2,971	716
	6,229	2,509	6,229	2,509
Total comprehensive income attributable to:				
- Owners of the Company	3,167	2,538	3,167	2,538
- Non-controlling interests	2,971	716	2,971	716
	6,138	3,254	6,138	3,254
Earnings per share attributable to Owners of the Company (sen):				
- Basic	0.11	0.06	0.11	0.06
- Diluted	0.11	0.06	0.11	0.06

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2019.


LAND & GENERAL BERHAD (COMPANY NO. 5507-H)
**Condensed Consolidated statement of financial position
as at 30 June 2019**

	(Unaudited) 30/6/2019 RM'000	(Audited) 31/03/2019 RM'000
ASSETS		
Non-current Assets		
Property, plant and equipment	116,580	110,180
Investment properties	84,410	84,811
Inventories	536,434	534,193
Investment in associates	151,588	151,568
Investment in jointly controlled entity	389	*
Other investments	11,305	11,468
Deferred tax assets	15,221	15,159
Other non-current assets	1,263	1,531
	<u>917,190</u>	<u>908,910</u>
Current Assets		
Inventories	319,825	302,553
Trade and other receivables	16,622	13,820
Other current assets	1,076	1,436
Contract asset	95,249	79,290
Contract cost	11,599	17,218
Tax recoverable	3,914	3,763
Deposits, cash and bank balances	197,828	218,912
	<u>646,113</u>	<u>636,992</u>
TOTAL ASSETS	<u>1,563,303</u>	<u>1,545,902</u>
EQUITY AND LIABILITIES		
Equity attributable to owners of the Company		
Share capital	660,232	660,232
Retained profits	431,758	428,500
Other reserves	12,194	12,285
	<u>1,104,184</u>	<u>1,101,017</u>
Non-controlling interests	76,669	73,698
Total Equity	<u>1,180,853</u>	<u>1,174,715</u>
Non-current Liabilities		
Trade and other payables	-	154
Borrowings	172,247	168,831
Deferred tax liabilities	24,635	24,704
Other non-current liabilities	817	862
	<u>197,699</u>	<u>194,551</u>
Current Liabilities		
Provisions	20,805	41,939
Trade and other payables	144,656	105,002
Contract liabilities	3,034	4,596
Borrowings	13,390	21,694
Tax payable	2,440	2,900
Other current liabilities	426	505
	<u>184,751</u>	<u>176,636</u>
Total Liabilities	<u>382,450</u>	<u>371,187</u>
TOTAL EQUITY AND LIABILITIES	<u>1,563,303</u>	<u>1,545,902</u>

* The costs of investment in the jointly controlled entity have been fully impaired

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2019.



LAND & GENERAL BERHAD (COMPANY NO. 5507-H)
Condensed Consolidated Statement of Changes in Equity
for the financial period ended 30 June 2019

	Attributable to owners of the Company						Non-Controlling interests RM'000	Total equity RM'000
	Non-distributable							
	Share capital RM'000	ICULS -equity portion RM'000	Capital reserve RM'000	Foreign Exchange Reserve RM'000	Retained profits RM'000	Total RM'000		
At 1 April 2019 (audited)	660,232	-	12,133	152	428,500	1,101,017	73,698	1,174,715
Total comprehensive income for the financial year	-	-	-	(91)	3,258	3,167	2,971	6,138
Dividend payable to a non controlling interest of a subsidiary company	-	-	-	-	-	-	(2,499)	(2,499)
Conversion of loan to equity	-	-	-	-	-	-	2,499	2,499
At 30 June 2019	660,232	-	12,133	61	431,758	1,104,184	76,669	1,180,853

Condensed Consolidated Statement of Changes in Equity
for the financial period ended 30 June 2018

	Attributable to owners of the Company						Non-Controlling interests RM'000 (Restated)	Total equity RM'000
	Non-distributable				Retained profits RM'000 (Restated)	Total RM'000		
	Share capital RM'000	ICULS -equity portion RM'000	Capital reserve RM'000	Foreign Exchange Reserve RM'000				
At 1 April 2018	651,664	7,871	12,133	256	435,435	1,107,359	17,209	1,124,568
Total comprehensive income for the financial year	-	-	-	745	1,793	2,538	716	3,254
Conversion of ICULS	163	(132)	-	-	-	31	-	31
At 30 June 2018	651,827	7,739	12,133	1,001	437,228	1,109,928	17,925	1,127,853

The Condensed Consolidated Statement of Change In Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2019.



LAND & GENERAL BERHAD (COMPANY NO. 5507-H)
Condensed Consolidated Statement of Cash Flows
for the financial period ended 30 June 2019

CUMULATIVE PERIOD
3 months ended

	30/6/2019	30/6/2018
	RM'000	RM'000
Cash Flows From Operating Activities		
Cash receipts from customers	31,623	26,336
Cash payments to suppliers and employees	(34,510)	(32,347)
Interest received	489	935
Dividend on money market funds	1,244	2,323
Tax paid	(2,512)	(972)
Other operating payments	(2,919)	(464)
Net cash outflow from operating activities	(6,585)	(4,189)
Cash Flows From Investing Activities		
Purchase of property, plant & equipment	(7,441)	(518)
Proceeds from disposal of property, plant and equipment	-	97
Down payment for proposed acquisition of company	-	(3,725)
Withdrawal of deposits with period more than 3 months	-	(20,836)
Withdrawal of money market funds	160	-
Placement of deposits pledged as security for bank guarantee facility	-	(85)
Dividend received from investment	-	586
Net cash outflow from investing activities	(7,281)	(24,481)
Cash Flows From Financing Activities		
ICULS issuance proceeds	-	31
Drawdown of bank borrowings	6,216	10,354
Repayment of bank borrowings	(10,979)	(3,785)
Advances from non-controlling interest	2,500	-
Dividend paid to a non-controlling interest of a subsidiary company	(2,500)	-
Interest payments	(2,524)	(2,501)
Net cash (outflow)/inflow from financing activities	(7,287)	4,099
Net change in cash & cash equivalents	(21,153)	(24,571)
Effects of foreign exchange rate changes	69	263
Cash & cash equivalents at beginning of financial period	201,900	342,099
Cash & cash equivalents at end of financial period	180,816	317,791
Cash & cash equivalents at end of financial period comprise:		
Cash on hand and at banks	38,585	135,085
Deposits with financial institutions	159,243	246,950
Deposits, cash and bank balances	197,828	382,035
Less:		
Deposits pledged as security for bank guarantees	(15,265)	(8,099)
Deposits held in trust	-	(33)
Deposits placements for periods exceeding 90 days	(1,747)	(56,112)
	180,816	317,791

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2019.

PART A: EXPLANATORY NOTES PURSUANT TO FRS 134 – PARAGRAPH 16

Notes to the Interim Financial Report

The interim financial statements are unaudited and have been prepared in accordance with Malaysian Financial Reporting Standard (“MFRS”) 134, Interim Financial Reporting issued by the Malaysian Accounting Standards Board (“MASB”) and paragraph 9.22 and Appendix 9B 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.

A1. Basis of Preparation

The significant accounting policies, methods of computation and basis of consolidation applied in these interim financial statements are consistent with those of the audited financial statements for the financial year ended 31 March 2019, except for the adoption of the newly issued MFRS, interpretation and amendments to standards to be applied by all Entities Other Than Private Entities for the financial periods beginning on or after 1 January 2019:

Amendment to MFRS 9	Prepayment Features with Negative Compensation
Amendments to MFRS 128	Long-term Interests in Associates and Joint Ventures
Amendments to MFRS 119	Plan Amendment, Curtailment or Settlement
IC Interpretation 23	Uncertainty over Income Tax Treatments
Annual Improvements to MFRS Standards 2015 – 2017 Cycle	

The adoption of the above did not have any significant effects on the interim financial statements upon their initial application.

A2. Audit Qualification

The audit report of the Group’s audited financial statements for the financial year ended 31 March 2019 was not subjected to any qualification.

A3. Seasonality and Cyclicity Factors

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

A4. Nature and Amounts of Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flow

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

A5. Changes in Estimates of Amounts Reported in Prior Interim Periods of the Current Financial Period or Prior Financial Periods

There were no changes in estimates of amounts reported in prior financial period that have any material effects in the current quarter/financial period.

LAND & GENERAL BERHAD (COMPANY NO. 5507-H)**A6. Issuance and Repayment of Debt and Equity Securities**

There were no issuances, cancellations, repurchases, resales and repayments of debt and equity securities during the current financial period under review.

As at 30 June 2019, the number of ordinary shares in issue is 2,973,135,003.

A7. Dividends Paid/Payable

No dividend was paid or declared by the Company during the current quarter/financial period under review.

A8. Segmental Reporting

The operating segment information for the financial period ended 30 June 2019 is as follows:

Revenue for the 3 months period ended 30 June 2019

	Properties RM'000	Education RM'000	Property Investment RM'000	Investment holding RM'000	Others RM'000	Elimination RM'000	Total RM'000
Sales to external customers	38,805	4,326	28	71	1,019	-	44,249
Interest & returns of short term funds	-	-	-	128	30	-	158
	38,805	4,326	28	199	1,049	-	44,407
Inter-segment sales	42	-	-	1,278	19	(1,340)	-
Total revenue	38,847	4,238	28	1,476	1,069	(1,340)	44,407

Segment results for 3 months period ended 30 June 2019

	Properties RM'000	Education RM'000	Property Investment RM'000	Investment holding RM'000	Others RM'000	Total RM'000
Segment results	8,219	1,537	(568)	(303)	(156)	8,729
Gain on fair value changes on financial assets at fair value through profit or loss						(162)
Finance costs						(560)
Share of results of associates						19
Share of results of jointly controlled entity						389
Profit before taxation						8,415

LAND & GENERAL BERHAD (COMPANY NO. 5507-H)**Segment assets as at 30 June 2019**

	Properties RM'000	Education RM'000	Property Investment RM'000	Investment holding RM'000	Others RM'000	Total RM'000
Segment assets	1,191,793	42,799	62,626	43,397	65,513	1,406,128
Investment in associates						151,977
Deferred tax assets						15,221
Tax recoverable						3,914
Total assets						<u>1,577,240</u>

Segment liabilities as at 30 June 2019

	Properties RM'000	Education RM'000	Property Investment RM'000	Investment holding RM'000	Others RM'000	Total RM'000
Segment liabilities	309,431	12,348	226	43,178	4,129	369,312
Deferred tax liabilities						24,635
Tax payable						2,440
Total liabilities						<u>396,387</u>

A9. Other operating income

	Current Quarter RM'000	Cumulative Period RM'000
Interest income	296	296
Returns on short term funds	1,158	1,158
Write back of impairment loss on:-		
- trade debtor	27	27
- amount due from a jointly controlled entity	912	912
Others	133	133
	<u>2,526</u>	<u>2,526</u>

A10. Profit Before Taxation

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

	Current Quarter RM'000	Cumulative Period RM'000
Interest income	392	392
Returns on short term funds	1,220	1,220
Gain on disposal of fixed assets		
Write back of impairment loss on:-		
- Debtors	28	28
- A jointly controlled entity	912	912
Unrealised foreign exchange gain	16	16
Depreciation and amortisation	(2,780)	(2,780)
Interest expenses	(560)	(560)
Gain/(Loss) on fair value changes on financial assets at fair value through profit or loss	(162)	(162)

LAND & GENERAL BERHAD (COMPANY NO. 5507-H)**A11. Valuations of Property, Plant, and Equipment**

The valuations of land and buildings have been brought forward, without amendment from the previous audited financial statements.

A12. Material Events Subsequent to the End of the Financial Period

There are no material events subsequent to the end of the financial period ended 30 June 2019 that have not been reflected in this interim financial report.

A13. Changes in the Composition of the Group

There were no changes in the composition of the Group for the current financial period ended 30 June 2019.

A14. Capital Commitments

	30/6/2019	31/3/2019
	RM'000	(Audited) RM'000
Approved and contracted for - school building	16,607	23,915
Approved but not contracted for - property, plant and equipment	4,810	-
	<u>21,417</u>	<u>23,915</u>

A15. Contingent Liabilities

The Company has provided the following corporate guarantee to financial institution for credit facilities granted to:-

	30/6/2019	31/3/2019
	RM'000	(Audited) RM'000
- Associate company	<u>50,849</u>	<u>43,347</u>

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

B1. Review of Performance of the Company and its Principal Subsidiaries

For the quarter ended 30 June 2019

Quarter	Revenue		Operating profit	
	1Q2020 RM'000	1Q2019 RM'000	1Q2020 RM'000	1Q2019 RM'000
Property	38,805	15,450	8,219	2,038
Education	4,326	3,758	1,537	1,051
Others	1,276	3,012	(1,027)	2,037
Total	44,407	22,220	8,729	5,126
Gain/(loss) on fair value changes			(162)	(272)
Finance costs			(560)	(1,051)
Share of results of associated company			19	(842)
Share of results of a jointly controlled entity			389	-
Profit Before Tax			8,415	2,961

For the quarter under review, the Group recorded a revenue of RM44.41million (1Q2019: RM22.22million) and a pre-tax profit of RM8.42million (1Q2019: RM2.96million) compared to the corresponding quarter of the preceding year. The quarter's performance were attributed mainly to the property division and the share of results from its jointly controlled entity, Hidden Valley Australia Pty Ltd, supported by the steady contribution from the education division.

Property division

The property division registered a revenue of RM38.81million (1Q2019: RM15.45million) and an operating profit of RM8.22million (1Q2019: RM2.04million) compared to the corresponding quarter of the preceding year. The on-going construction progress on its existing projects namely Astoria, Sena Parc and Seresta and the progress billings therefrom contributed to the division's quarterly revenue and operating profit.

Education division

The education division recorded a revenue of RM4.33million (1Q2019: RM3.76million) and an operating profit of RM1.54million (1Q2019: RM1.05million) compared to the corresponding quarter of the preceding year arising from fee increase and the increase in students enrolment for both private and international schools.

Other division

Other divisions recorded an operating loss of RM1.03million (1Q2019: an operating profit of RM2.04million) on the back of a revenue of RM1.28million (1Q2019: RM3.01million) compared to the corresponding quarter of the preceding year. The lower performance for the current quarter arose mainly from the change in the recognition policy for advance to associates. Advance to associates previously recognized as loans, have now been treated as investment cost as they have similar exposure as investment in ordinary shares.

LAND & GENERAL BERHAD (COMPANY NO. 5507-H)**B2. Material Changes in the Quarterly Results Compared to the Results of the Preceding Quarter**

Quarter	Revenue		Operating profit	
	1Q2020	4Q2019	1Q2020	4Q2019
	RM'000	RM'000	RM'000	RM'000
Property	38,805	41,236	8,219	20,439
Education	4,326	4,723	1,537	1,031
Others	1,276	1,576	(1,027)	11,395
Total	44,407	47,535	8,729	32,865
Gain/(loss) on fair value changes			(162)	67
Finance costs			(560)	1,145
Share of results of associated company			19	501
Share of results of a jointly controlled entity			389	-
Profit Before Tax			8,415	34,578

The Group's revenue and pre-tax profit stood at RM44.41million (4Q2019: RM47.54million) and RM8.42million (4Q2019: RM34.58million).

The material changes in pre-tax profit for the preceding quarter of the previous year were mainly due to the following:-

- the writeback of impairment losses on carpark of RM7.42million and the writeback of accrued costs of RM8.37million from property division, and
- the partial writeback of provision for financial obligation of RM20.80million which was offset by the additional provision for the closure of its club operation of RM2.94million from other divisions

B3. Prospects

The Home Ownership Campaign 2019 ("HOC 2019") continues to impact positively on the property market with increases in home ownerships among Malaysians. The campaign has benefitted not just the affordable / mass market housing but also the medium to high end residential segment, which is the segment the L&G Group competes in. With HOC 2019 being extended to 31 December 2019 and the revision of Overnight Policy Rate downwards by 25 basis points in May this year, these are expected to provide continuing tractions in the housing market.

The Group expects sales to improve for its on-going projects namely Astoria @Ampang, Sena Parc in Senawang and Damansara Seresta at Sri Damansara in the coming quarters.

On the education front, the Group is pleased to announce that its new Sri Bestari International School ("SBIS") buildings and facilities are ready for the coming academic year 2019/2020. With the completion of the buildings, the Group also expects a steady increase in student enrolments for both SBIS and Sri Bestari Private School.

B4. Variance of actual results from forecast profits and shortfall in Profit Guarantee

Not applicable.

LAND & GENERAL BERHAD (COMPANY NO. 5507-H)**B5. Tax expense**

	Individual Quarter		Cumulative Period	
	30/6/2019	30/6/2018	30/6/2019	30/6/2018
	RM'000	RM'000	RM'000	RM'000
Income tax:				
- Malaysian income tax	2,176	465	2,176	465
- Over provision in prior years	(4)	-	(4)	-
	2,172	465	2,172	465
Deferred tax	14	(14)	14	(14)
	2,186	452	2,186	452

The domestic income tax is calculated at the Malaysian statutory tax rate of 24% of the estimated chargeable income for the year, while taxation for a foreign jurisdiction is calculated at the rate prevailing in that jurisdiction.

The effective tax rate (excluding share of results of associate and jointly controlled entity) of the Group is higher than the statutory tax rate in the current financial year mainly due to certain expenses being non-deductible for tax purpose.

B6. Corporate Development / Post Balance Sheet Events

There was no corporate proposal announced for the current quarter and financial period.

B7. Borrowings and debt securities

The Group's total borrowings and debt securities as at 30 June 2019 are as follows:

	Short Term RM'000	Long Term RM'000	Total RM'000
Secured:			
Hire purchase and finance lease liabilities	111	267	378
Term loans	13,279	141,119	154,398
Bridging loan	-	30,861	30,861
	<u>13,390</u>	<u>172,247</u>	<u>185,637</u>

All denominated in the local currency.

B8. Material Litigation

The Group is not engaged in any material litigation as at 19 June 2019, being the latest practicable date that shall not be earlier than 7 days from the date of this quarterly report.

B9. Dividend Proposed

The Board has recommended a final single tier dividend payment of 1.0 sen per ordinary share (2018: 1.5 sen) in respect of the financial year ended 31 March 2019, for shareholders' approval at the forthcoming Annual General Meeting. The payment and entitlement dates shall be 8 October 2019 and the dividend will be payable to shareholders of the Company on 23 October 2019.

LAND & GENERAL BERHAD (COMPANY NO. 5507-H)

B10. Earnings per Share

Basic

The basic earnings per share is calculated by dividing the net profit attributable to owners of the Company for the quarter/period to date by the weighted average number of ordinary shares outstanding during the quarter/period to date.

	Individual Quarter		Cumulative Period	
	30/6/2019	30/6/2018	30/6/2019	30/6/2018
Profit attributable to owners of the Company (RM'000)	3,258	1,793	3,258	1,793
Weighted average number of ordinary shares ('000)	2,973,135	2,930,084	2,973,135	2,930,084
Basic earnings per share (sen)	0.11	0.06	0.11	0.06

Diluted

The diluted earnings per share has been calculated by dividing the Group's adjusted net profit for the period attributable to owners of the Company by the weighted average number of shares would have been in issue upon the full exercise of the conversion under the ICULS issued.

Adjusted profit attributable to the owners of the Company	Individual Quarter		Cumulative Period	
	30/6/2019 RM'000	30/6/2018 RM'000	30/6/2019 RM'000	30/6/2018 RM'000
Profit for the quarter/period	3,258	1,793	3,258	1,793
Add: Notional interest net of tax	-	16	-	16
Adjusted profit for the quarter/period	3,259	1,809	3,259	1,809

Weighted average number of ordinary shares	Individual Quarter		Cumulative Period	
	30/6/2019 '000	30/6/2018 '000	30/6/2019 '000	30/6/2018 '000
Weighted average number of ordinary shares per basic earnings per share computation	2,973,135	2,930,084	2,973,135	2,930,084
Effects of dilution in ICULS	-	41,444	-	41,444
As at 30 June 2019	2,973,135	2,971,528	2,973,135	2,971,528
Diluted earnings per share (sen)	0.11	0.06	0.11	0.06

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