

**MITRAJAYA HOLDINGS BERHAD (268257-T)**  
**INTERIM FINANCIAL STATEMENT FOR THE PERIOD ENDED 30 JUNE 2019**  
**These figures have not been audited.**

**CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

	<b>Individual Quarter</b>		<b>Cumulative Quarter</b>	
	<b>30.06.2019</b>	30.06.2018	<b>30.06.2019</b>	30.06.2018
	<b>RM'000</b>	RM'000	<b>RM'000</b>	RM'000
Revenue	<b>145,353</b>	206,754	<b>330,929</b>	471,815
Cost of sales	<b>(144,867)</b>	(177,467)	<b>(317,254)</b>	(404,534)
	<b>486</b>	29,287	<b>13,675</b>	67,281
Other income	<b>1,445</b>	2,924	<b>2,068</b>	4,363
Administrative expenses	<b>(6,055)</b>	(7,205)	<b>(13,045)</b>	(14,432)
Other operating expenses	<b>(5,216)</b>	(7,760)	<b>(10,773)</b>	(13,310)
Profit from operations	<b>(9,340)</b>	17,246	<b>(8,075)</b>	43,902
Finance costs	<b>(3,964)</b>	(3,607)	<b>(8,219)</b>	(6,722)
(Loss)/ Profit before tax	<b>(13,304)</b>	13,639	<b>(16,294)</b>	37,180
Taxation	<b>(1,988)</b>	(4,094)	<b>(3,983)</b>	(9,034)
(Loss)/ Profit net of tax	<b>(15,292)</b>	9,545	<b>(20,277)</b>	28,146
(Loss)/ Profit attributable to:				
Owners of the parent	<b>(14,545)</b>	10,325	<b>(18,833)</b>	29,511
Non-controlling interests	<b>(747)</b>	(780)	<b>(1,444)</b>	(1,365)
	<b>(15,292)</b>	9,545	<b>(20,277)</b>	28,146
(Loss)/ Earnings per share (sen)				
(a) basic	<b>(1.63)</b>	1.15	<b>(2.12)</b>	3.30
(b) diluted	<b>(1.63)</b>	1.14	<b>(2.12)</b>	3.27

(The above consolidated income statement should be read in conjunction with the audited financial statements for the year ended 31 December 2018 and the accompanying explanatory notes attached to the interim financial statements.)

## INTERIM FINANCIAL STATEMENT FOR THE PERIOD ENDED 30 JUNE 2019

These figures have not been audited.

## CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Individual Quarter		Cumulative Quarter	
	30.06.2019 RM'000	30.06.2018 RM'000	30.06.2019 RM'000	30.06.2018 RM'000
(Loss)/ Profit net of tax	<b>(15,292)</b>	9,545	<b>(20,277)</b>	28,146
Currency translation differences arising from consolidation	<b>1,790</b>	(5,626)	<b>915</b>	(5,795)
Total comprehensive income	<b>(13,502)</b>	3,919	<b>(19,362)</b>	22,351
Total comprehensive (loss)/ income attributable to:				
Owners of the parent	<b>(12,755)</b>	4,699	<b>(17,918)</b>	23,716
Non-controlling interests	<b>(747)</b>	(780)	<b>(1,444)</b>	(1,365)
	<b>(13,502)</b>	3,919	<b>(19,362)</b>	22,351

(The above consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2018 and the accompanying explanatory notes attached to the interim financial statements.)

**MITRAJAYA HOLDINGS BERHAD (268257-T)**  
**INTERIM FINANCIAL STATEMENT FOR THE PERIOD ENDED 30 JUNE 2019**

**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	<b>UNAUDITED AS AT 30.06.2019 RM'000</b>	<b>AUDITED AS AT 31.12.2018 RM'000</b>
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	84,023	97,950
Inventories - Land held for property development	254,075	253,813
Investment properties	73,583	74,535
Goodwill on consolidation	2,285	2,297
Deferred taxation	11,755	11,663
	<b>425,721</b>	<b>440,258</b>
<b>Current assets</b>		
Contract assets	114,627	192,062
Inventories - Property development cost	162,639	149,533
Inventories - Completed properties and others	163,635	167,644
Trade and other receivables	560,254	573,436
Tax Recoverable	4,326	2,450
Other investment	7,945	7,840
Deposits with licensed financial institutions	1,098	1,080
Cash and bank balances	11,143	13,329
	<b>1,025,668</b>	<b>1,107,374</b>
<b>TOTAL ASSETS</b>	<b>1,451,389</b>	<b>1,547,632</b>
<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	10,906	11,188
Warrants reserves	8,597	8,597
Exchange reserves	(15,135)	(16,050)
Treasury shares	(2,574)	(2,574)
Retained earnings	302,633	321,184
	<b>769,245</b>	<b>787,162</b>
<b>Non-controlling interests</b>	<b>61,772</b>	<b>63,216</b>
<b>Total equity</b>	<b>831,016</b>	<b>850,378</b>
<b>Non-current liabilities</b>		
Long term borrowings	46,764	57,797
Deferred taxation	5,367	5,351
	<b>52,131</b>	<b>63,148</b>
<b>Current liabilities</b>		
Contract liabilities	20,420	25,296
Trade and other payables	279,628	312,145
Short term borrowings	262,884	289,828
Provision for taxation	5,310	6,837
	<b>568,242</b>	<b>634,106</b>
<b>Total liabilities</b>	<b>620,373</b>	<b>697,254</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>1,451,389</b>	<b>1,547,632</b>
<b>Remarks:</b>		
<b>Net assets per share attributable to ordinary equity holders of the parent (RM) - Note (a)</b>	<b>0.93</b>	<b>0.95</b>

(The above consolidated statement of financial position ("CSFP") should be read in conjunction with the audited financial statements for the year ended 31 December 2018 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.

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

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

	Share Capital RM'000	Share Premium 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 30.06.2019</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	-	-	-	-	-	-	-	-	-	(18,833)	<b>(18,833)</b>	(1,444)	<b>(20,277)</b>
<b>Other comprehensive income</b>													
Foreign currency translation	-	-	915	915	-	-	-	-	-	-	<b>915</b>	-	<b>915</b>
Total comprehensive income	464,573	-	4,894	(15,135)	11,188	244	8,597	-	(2,574)	302,351	<b>769,244</b>	61,772	<b>831,016</b>
<b>Transactions with owners</b>													
Share options lapsed	-	-	(282)	-	(282)	-	-	-	-	282	-	-	-
Total transactions with owners	-	-	(282)	-	(282)	-	-	-	-	282	-	-	-
<b>At 30.06.2019</b>	<b>464,573</b>	<b>-</b>	<b>4,612</b>	<b>(15,135)</b>	<b>10,906</b>	<b>244</b>	<b>8,597</b>	<b>-</b>	<b>(2,574)</b>	<b>302,633</b>	<b>769,244</b>	<b>61,772</b>	<b>831,016</b>
<b>Financial period ended 30.06.2018</b>													
At 1.1.2018	381,213	-	7,570	(11,141)	11,604	134	-	6,973	(585)	299,474	<b>687,672</b>	65,668	<b>753,340</b>
Profit for the financial year	-	-	-	-	-	-	-	-	-	29,511	<b>29,511</b>	(1,365)	<b>28,146</b>
<b>Other comprehensive income</b>													
Foreign currency translation	-	-	(5,795)	(5,795)	-	-	-	-	-	-	<b>(5,795)</b>	-	<b>(5,795)</b>
Total comprehensive income	381,213	-	1,775	(16,936)	11,604	134	-	6,973	(585)	328,985	<b>711,388</b>	64,303	<b>775,691</b>
Realisation of revaluation reserves	-	-	379	2	-	-	-	377	-	(379)	-	-	-
Redemption of RCCPS from subsidiary	-	-	13	-	-	13	-	-	-	(13)	-	-	-
Share options granted and lapsed	-	-	(287)	-	(287)	-	-	-	-	287	-	-	-
Issuance of ordinary share arising from:													
-Rights Issue	73,022	-	8,267	-	-	-	8,267	-	-	-	<b>81,289</b>	-	<b>81,289</b>
-Bonus shares	10,669	-	-	-	-	-	-	-	-	(10,669)	-	-	-
Disposal of subsidiary	-	-	-	-	-	-	-	-	-	-	-	-	-
Total transactions with owners	83,691	-	7,980	-	(287)	-	8,267	-	-	(10,382)	<b>81,289</b>	-	<b>81,289</b>
<b>At 30.06.2018</b>	<b>464,904</b>	<b>-</b>	<b>10,146</b>	<b>(16,934)</b>	<b>11,317</b>	<b>147</b>	<b>8,267</b>	<b>7,350</b>	<b>(585)</b>	<b>318,212</b>	<b>792,677</b>	<b>64,303</b>	<b>856,980</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 2018 and the accompanying explanatory notes attached to the interim financial statements.)

**CONSOLIDATED STATEMENT OF CASH FLOWS**

	<b>UNAUDITED</b> <b>30.06.2019</b> <b>RM'000</b>	<b>AUDITED</b> <b>31.12.2018</b> <b>RM'000</b>
<b><u>CASH FLOWS FROM OPERATING ACTIVITIES:</u></b>		
Net (loss)/ profit before tax	(16,294)	60,478
Adjustments for:		
Bad debts written off	-	571
Depreciation of property, plant and equipment	4,331	7,816
Depreciation of investment properties	139	206
Loss on disposal of property, plant and equipment	221	2,067
Gain on disposal of shares in associated company	-	(752)
Interest expense	8,219	14,505
Interest income	(186)	(1,900)
Property, plant and equipment written off	3	86
Unrealised (gain)/loss from foreign exchange	(104)	205
	<b>(3,671)</b>	<b>83,282</b>
Changes in working capital:		
Contract assets/ liabilities	82,216	(87,701)
Inventories	5,413	(11,220)
Inventories - property development costs	(12,326)	-
Trade and other receivables	30,953	(68,482)
Trade and other payables	(50,287)	51,110
	<b>52,298</b>	<b>(33,011)</b>
Tax paid	(7,435)	(21,713)
<b>Net Operating Cash Flows</b>	<b>44,863</b>	<b>(54,724)</b>
<b><u>CASH FLOWS FROM INVESTING ACTIVITIES:</u></b>		
Interest received	186	1,900
Placement withdrawal of other investment	(105)	(7,840)
Proceeds from disposal of investment in associate	-	1,925
Proceeds from disposal of property, plant and equipment	(86)	4,472
Additions to inventories - land held for development	(50)	(984)
Expenditure on investment properties	1,064	(9,741)
Purchase of property, plant and equipment	(1,783)	(7,089)
<b>Net Investing Cash Flows</b>	<b>(774)</b>	<b>(17,357)</b>
<b><u>CASH FLOWS FROM FINANCING ACTIVITIES:</u></b>		
Interest paid	(8,219)	(14,505)
Dividend paid	-	(17,911)
(Repayment)/ drawdown of borrowings	(23,151)	18,351
Purchase of treasury shares	-	(1,989)
Proceeds from Rights issue	-	81,289
<b>Net Financing Cash Flows</b>	<b>(31,370)</b>	<b>65,235</b>
Net change in cash & cash equivalents	12,719	(6,846)
Cash & cash equivalents at the beginning of the financial year	(16,250)	(9,575)
Effect of exchange differences on translation	(6)	171
Cash & cash equivalents at the end of the financial year	<b>(3,537)</b>	<b>(16,250)</b>
<b>Analysis of cash &amp; cash equivalents:</b>		
Deposits with licensed banks	1,098	1,080
Cash and bank balances	11,143	13,329
	12,241	14,409
Bank overdrafts	(15,778)	(30,659)
	<b>(3,537)</b>	<b>(16,250)</b>

(The above consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2018 and the accompanying explanatory notes attached to the interim financial statements.)

**Part A: Explanatory Notes Pursuant To FRS 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 2018. 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 2018.

**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 2018, except for the adoption of the following New MFRSs, amendments/ improvement to MFRSs and new IC Int and amendments to IC Int with effect from 1 January 2019.

MFRS 16	Leases
Amendments to MFRS 9	Financial Instrument
Amendments to MFRS 112	Income Taxes
Amendments to MFRS 123	Borrowing Costs
IC Int 3	Uncertainty over Income Tax Treatments

The adoption of the above New MFRS, amendments/ improvement to MFRSs and new IC Int 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 30 June 2019, a total of 32,086,577 share options to subscribe for ordinary shares remain unexercised.

During the current quarter under review, the Company did not purchase any of its issued shares from the open market. The total number of shares held as treasury shares as at 30 June 2019 was 6,476,400 at a total cost of RM2.57 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 30 June 2019.

**MITRAJAYA HOLDINGS BERHAD (268257-T)**  
**INTERIM FINANCIAL STATEMENT FOR THE PERIOD ENDED 30 JUNE 2019**

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

**A8 Segment Reporting**

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

**Financial period ended 30.06.2019**

	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	267,616	57,814	5,281	218	-	330,929
Inter-segment revenue	-	-	-	-	-	-
Total segment revenue	267,616	57,814	5,281	218	-	330,929
<b>RESULTS</b>						
Profit/(loss) from operations	(25,618)	18,322	558	1,949	(3,286)	(8,075)
Finance cost	(5,047)	(4,777)	(305)	(1,687)	3,597	(8,219)
<b>(Loss)/ Profit before tax</b>	<b>(30,665)</b>	<b>13,545</b>	<b>253</b>	<b>262</b>	<b>311</b>	<b>(16,294)</b>
Taxation						(3,983)
<b>Loss net of tax</b>						<b>(20,277)</b>

**Financial period ended 30.06.2018**

	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	402,919	64,388	4,293	215	-	471,815
Inter-segment revenue	686	-	-	6,340	(7,026)	-
	403,606	64,388	4,293	6,555	(7,026)	471,815
<b>RESULTS</b>						
Profit/(loss) from operations	15,582	29,694	327	402	(2,103)	43,902
Finance cost	(5,320)	(2,407)	(62)	(937)	2,004	(6,722)
<b>Profit/(loss) before tax</b>	<b>10,262</b>	<b>27,287</b>	<b>265</b>	<b>(535)</b>	<b>(99)</b>	<b>37,180</b>
Taxation						(9,034)
<b>Profit net of tax</b>						<b>28,146</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.

**MITRAJAYA HOLDINGS BERHAD (268257-T)**  
**INTERIM FINANCIAL STATEMENT FOR THE PERIOD ENDED 30 JUNE 2019**

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

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

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

	<b>Financial Year-To-Date 30.06.2019 RM'000</b>	<b>Financial Year-To-Date 31.12.2018 RM'000</b>
- Performance guarantees extended to a third party (Project related)	18,261	18,239
	<u>18,261</u>	<u>18,239</u>

There were no financial impact for the financial assistance provided in the Group for the current quarter and financial year-to-date ended 30 June 2019.

There were no contingent assets as at end of the previous financial year and 30 June 2019.

**A13 Capital Commitments**

	<b>Financial Year-To-Date 30.06.2019 RM'000</b>	<b>Financial Year-To-Date 31.12.2018 RM'000</b>
Approved and contracted for:-		
-Property, Plant & Equipment	2,866	1,546
-Inventories - Property held for property development	8,148	8,148
Approved but not contracted for Property, Plant & Equipment	212	-



**MITRAJAYA HOLDINGS BERHAD (268257-T)**  
**INTERIM FINANCIAL STATEMENT FOR THE PERIOD ENDED 30 JUNE 2019**

**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 RM61.40 million (29.7%) to RM145.35 million from RM206.75 million reported in preceding year's corresponding quarter. The Group reported a loss of RM13.30 million for the current quarter ended 30 June 2019, compared to a profit before tax of RM13.64 million in the preceding year's corresponding quarter. The substantial reduction in revenue and profit before tax mainly derived from construction division.

For the six (6) months ended 30 June 2019, the Group reported a revenue of RM330.93 million, a reduction of RM140.89 million (29.9%) from the revenue of RM471.82 million reported in the six (6) months of 2018. The Group's profit before tax has reduced by RM53.47 million (143.8%) from RM37.18 million to a loss of RM16.29 million for the current financial period ended 30 June 2019.

Further analysis of the divisional performances is as follows:-

	Individual Quarter		Cumulative Period	
	3 months ended		6 months ended	
	30.06.2019	30.06.2018	30.06.2019	30.06.2018
	RM'000	RM'000	RM'000	RM'000
<b>REVENUE</b>				
Construction	119,836	177,631	267,616	402,919
Property Development	23,883	26,935	57,814	64,388
South Africa Investment	1,505	2,092	5,281	4,293
Others	127	96	218	215
	<b>145,353</b>	<b>206,754</b>	<b>330,929</b>	<b>471,815</b>
<b>(LOSS)/ PROFIT BEFORE TAX</b>				
Construction	(19,678)	805	(30,665)	10,262
Property Development	5,769	13,834	13,545	27,287
South Africa Investment	362	(158)	253	265
Others	153	(1,598)	262	(535)
Elimination	90	758	311	(99)
	<b>(13,304)</b>	<b>13,639</b>	<b>(16,294)</b>	<b>37,180</b>

**Construction**

*Individual quarter*

Construction division reported a revenue of RM119.84 million and operational loss of RM19.68 million in the current second quarter, compared to revenue of RM177.63 million and profit before tax of RM0.81 million in the preceding year's corresponding quarter.

*Cumulative quarter*

For the six (6) months ended 30 June 2019, the Construction division reported a revenue of RM267.62 million, a reduction of RM135.30 (33.6%) compared to RM402.92 million reported in the six (6) months of 2018. Construction division reported a loss of RM30.67 million in the current financial period ended 30 June 2019.

This current quarter has reported a lower revenue due to reduction in number of on-going projects in 2019. Construction division secured three (3) projects with total contract sum of RM293 million in 2018 and 2019 as of today.

The loss of this division is due to the following factors:

- finance cost is still substantial due to delay in payment collection and retention money has yet to be released from the completed projects. There is a 24-months defect liability period for most of our completed projects.
- depreciation charges for idling assets. The Division has incurred CAPEX of RM140.5 million on construction equipment for the past 4 years since 2015.
- lower finalised contract sum upon account finalisation with project awarders as compared to progressive revenue recognised over the construction period.

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

**B1 Review of the Performance (Continued)**

**Property Development**

*Individual quarter*

The Property Development division has contributed slightly lower revenue of RM23.88 million in the current second quarter of 2019, a reduction of RM3.04 million (11.3%) as compared to RM26.94 million in the preceding year's corresponding quarter. Correspondingly, profit before tax has reduced by RM8.07 million (58.3%) to RM5.77 million as compared to RM13.83 million in the preceding year's corresponding quarter. The financial results in 2018 included an additional compensation sum received from compulsory land acquisition of RM7.33 million and profit before tax of RM5.31 million.

*Cumulative quarter*

For the six (6) months ended 30 June 2019, the Property Development division's revenue has decreased by RM6.58 million (10.2%) to RM57.81 million as compared to RM64.39 million reported in the six (6) months of 2018. Correspondingly, profit before tax has decreased by RM13.74 million (50.4%) to RM13.55 million as compared to RM27.29 million reported in the preceding year's corresponding period. The financial results in 2018 included an additional compensation sum received from compulsory land acquisition of RM10.97 million and profit before tax of RM10.33 million.

**South Africa Investment**

*Individual quarter*

For the current second quarter ended 30 June 2019, our property project in South Africa has contributed a lower revenue of RM1.51 million, RM0.58 million (28.0%) lower as compared to RM2.09 million in the preceding year's corresponding quarter. Nevertheless, the division reported a small profit of RM0.36 million as compared to a loss of RM0.16 million in the preceding year corresponding quarter.

*Cumulative quarter*

The South Africa division reported revenue of RM5.28 million and profit before tax of RM0.25 million for six (6) months ended 30 June 2019, compared to a revenue of RM4.29 million and profit before tax of RM0.27 million in the preceding year's corresponding period.

The current year revenue were mainly derived from sales of bungalow houses and rental income from Blue Valley Shopping Mall.

**B2 Comparison with Preceding Quarter Results**

	<b>Current Quarter ended 30.06.2019 RM'000</b>	<b>Preceding Quarter ended 31.03.2019 RM'000</b>	<b>Variance %</b>
Revenue	145,353	185,577	-21.7%
(Loss)/ Profit before tax	(13,304)	(2,989)	-345.1%
Profit margin	-9.2%	-1.6%	

The Group's revenue in the current quarter has decreased by RM40.23 million (21.7%) to RM145.35 million from the preceding quarter's revenue of RM185.58 million. Correspondingly, the Group has incurred a loss of RM13.30 million as compared to a loss of RM2.99 million in the previous quarter. The decrease in revenue and increase in loss were mainly derived from Construction division.

**MITRAJAYA HOLDINGS BERHAD (268257-T)**  
**INTERIM FINANCIAL STATEMENT FOR THE PERIOD ENDED 30 JUNE 2019**

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

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

	<b>Individual Quarter</b>		<b>Cumulative Period</b>	
	<b>3 months ended</b>		<b>6 months ended</b>	
	<b>30.06.2019</b>	<b>30.06.2018</b>	<b>30.06.2019</b>	<b>30.06.2018</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
<b>(Loss)/ Profit for the period is arrived at after crediting/(charging):</b>				
Depreciation and amortisation	(2,141)	(2,058)	(4,470)	(3,996)
(Loss)/ gain on disposal of property, plant and equipment	6	91	(221)	(223)
Interest income	103	1,524	186	1,655
Interest expenses	(3,964)	(3,606)	(8,219)	(6,722)
Other income	1,115	1,308	1,882	2,179
Property, plant and equipment written off	(3)	-	(3)	(83)
Unrealised (loss)/ gain on foreign exchange	222	(173)	104	(176)

**B4 Prospects for the current financial year ending 31 December 2019**

The Construction division has been operating in a highly competitive and challenging business environment since the past 1 year. The current outstanding order book is RM815.81 million which can sustain the division until early 2021. This division has been working aggressively on various projects tender to replenish our construction order book. Concurrently, the review of current fixed overhead cost is carried out to ensure our Construction division's cost structure is competitive and sustainable.

The Property Development division had completed and handed over phase 1 (Block B & C) of Wangsa 9 Residency in March 2019. The take up rate for phase 1 consisting of 338 units condominium was 76.6%. Phase 2 consisting of 227 units in Block A achieved take up rate of 8.8%. Due to the soft local property market condition, we will continue to target the overseas market to boost sales. The current unbilled sales for this division amounts to RM89.07 million.

Under the Property Development division, we are working on the proposed residential development for 305 double storey terrace houses located at Bukit Sentosa, Rawang. We expect to launch phase 1 consisting of 67 units of double storey terrace houses by end 2019. Besides, there is another project under early planning stage which is the proposed mixed development project for service apartments (unit size of 845 to 1,000 sq ft) and affordable service apartments (unit size of 550 sq ft) on 22.2 acres land located at Kota Warisan in Sepang.

The Group expects lower revenue contribution from our investment in South Africa in 2019 as all vacant stands in Blue Valley Golf & Country Estate were fully sold. As of today, there are remaining 2 units of completed bungalow houses unsold. Current unbilled sales for this division is RM5.01 million. This division is currently working on development of the remaining land to residential units. Expected completion of 42 units of serviced apartment in 2020 will contribute positively to the Group's revenue and profit in the coming years.

**B5 Profit Forecast**

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

**B6 Taxation**

	<b>Current Quarter ended 30.06.2019 RM'000</b>	<b>Financial Year-To-Date ended 30.06.2019 RM'000</b>
Taxation based on profit for the period		
- current year	1,910	3,964
- under/ (over) provision in prior years	-	-
	<u>1,910</u>	<u>3,964</u>
Deferred taxation	78	19
	<u>1,988</u>	<u>3,983</u>

The Group's effective tax rate for financial year-to-date was higher 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.

**MITRAJAYA HOLDINGS BERHAD (268257-T)**  
**INTERIM FINANCIAL STATEMENT FOR THE PERIOD ENDED 30 JUNE 2019**

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

**B7 Status of Corporate Proposals**

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

**B8 Material Contracts Pending Completion**

There is no material contract pending completion as at the date of issue of this quarterly report.

**B9 Group Borrowings and Debt Securities**

	<b>Short term RM'000</b>	<b>Long term RM'000</b>
Secured	37,057	46,764
Unsecured	225,827	-
	<u>262,884</u>	<u>46,764</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 30 June 2019.

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

<b>Individual Quarter</b>		<b>Cumulative Period</b>	
<b>3 months ended</b>		<b>6 months ended</b>	
<b>30.06.2019</b>	<b>30.06.2018</b>	<b>30.06.2019</b>	<b>30.06.2018</b>

(a) **Basic (Loss)/ Earnings Per Share**

(Loss)/ Profit attributable to equity holders of the Company (RM'000)	<b>(14,545)</b>	10,325	<b>(18,833)</b>	29,511
Weighted average number of ordinary shares in issue ('000)	<b>889,672</b>	895,559	<b>889,672</b>	895,559
Basic earnings per share (sen)	<b>(1.63)</b>	1.15	<b>(2.12)</b>	3.30

(b) **Diluted (Loss)/ Earnings Per Share**

(Loss)/ Profit attributable to equity holders of the Company (RM'000)	<b>(14,545)</b>	10,325	<b>(18,833)</b>	29,511
Weighted average number of ordinary shares in issue ('000)	<b>889,672</b>	895,559	<b>889,672</b>	895,559
Effect of dilution ('000)	<b>#</b>	6,500	<b>#</b>	6,500
Adjusted weighted average number of ordinary shares in issue ('000)	<b>889,672</b>	902,059	<b>889,672</b>	902,059
Diluted (loss)/ earnings per share (sen)	<b>(1.63)</b>	1.14	<b>(2.12)</b>	3.27

# 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 2018 was not qualified.

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