MITRAJAYA HOLDINGS BERHAD (268257-T)
INTERIM FINANCIAL STATEMENT FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2019
These figures have not been audited.

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Individual Quarter		**Cumulative Quarter**	
	31.12.2019	31.12.2018	**31.12.2019**	31.12.2018
	RM'000	RM'000	**RM'000**	RM'000
Revenue	**154,635**	162,616	**600,907**	838,407
Cost of sales	**(163,838)**	(136,515)	**(611,691)**	(721,623)
	(9,203)	26,101	**(10,784)**	116,784
Other income	**3,408**	701	**7,830**	5,610
Administrative expenses	**(6,173)**	(3,178)	**(25,197)**	(24,810)
Other operating expenses	**(6,949)**	(5,136)	**(23,150)**	(22,601)
Profit from operations	**(18,917)**	18,488	**(51,301)**	74,983
Finance costs	**(3,330)**	(4,021)	**(15,055)**	(14,505)
(Loss)/ Profit before tax	**(22,247)**	14,467	**(66,356)**	60,478
Taxation	**17,630**	(4,724)	**11,839**	(18,052)
(Loss)/ Profit net of tax	**(4,617)**	9,743	**(54,517)**	42,426
(Loss)/ Profit attributable to:				
Owners of the parent	**(710)**	10,310	**(47,876)**	44,878
Non-controlling interests	**(3,904)**	(567)	**(6,641)**	(2,452)
	(4,614)	9,743	**(54,517)**	42,426
(Loss)/ Earnings per share (sen)				
(a) basic	**(0.08)**	1.25	**(5.38)**	5.22
(b) diluted	**(0.08)**	1.25	**(5.38)**	5.22

(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.)

MITRAJAYA HOLDINGS BERHAD (268257-T)
INTERIM FINANCIAL STATEMENT FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2019
These figures have not been audited.

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Individual Quarter		Cumulative Quarter	
	31.12.2019	31.12.2018	**31.12.2019**	31.12.2018
	RM'000	RM'000	**RM'000**	RM'000
(Loss)/ Profit net of tax	**(4,614)**	9,744	**(54,517)**	42,426
Currency translation differences arising from consolidation	**2,338**	(819)	**613**	(6,777)
Total comprehensive income	**(2,276)**	8,925	**(53,904)**	35,649
Total comprehensive (loss)/ income attributable to:				
Owners of the parent	**1,628**	9,492	**(47,263)**	38,101
Non-controlling interests	**(3,904)**	(567)	**(6,641)**	(2,452)
	(2,276)	8,925	**(53,904)**	35,649

(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 FINANCIAL YEAR ENDED 31 DECEMBER 2019

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	UNAUDITED AS AT 31.12.2019 RM'000	AUDITED AS AT 31.12.2018 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	**70,009**	97,950
Inventories - Land held for property development	**257,822**	253,813
Investment properties	**69,680**	74,535
Goodwill on consolidation	**2,289**	2,297
Deferred taxation	**29,068**	11,663
	428,868	440,258
Current assets		
Contract assets	**153,461**	192,062
Inventories - Property development cost	**102,849**	149,533
Inventories - Completed properties and others	**218,136**	167,644
Trade and other receivables	**375,860**	573,436
Tax Recoverable	**5,795**	2,450
Other investment	**302**	7,840
Deposits with licensed financial institutions	**1,115**	1,080
Cash and bank balances	**16,234**	13,329
	873,752	1,107,374
TOTAL ASSETS	**1,302,620**	1,547,632
EQUITY AND LIABILITIES		
Equity attributable to owners of the parent		
Share capital	**464,573**	464,573
Capital reserves	**244**	244
ESOS reserves	**10,660**	11,188
Warrants reserves	**8,597**	8,597
Exchange reserves	**(15,437)**	(16,050)
Treasury shares	**(3,278)**	(2,574)
Retained earnings	**248,657**	321,184
	714,016	787,162
Non-controlling interests	**56,575**	63,216
Total equity	**770,591**	850,378
Non-current liabilities		
Long term borrowings	**46,486**	57,797
Deferred taxation	**1,244**	5,351
	47,730	63,148
Current liabilities		
Contract liabilities	**31,928**	25,296
Trade and other payables	**247,769**	312,145
Short term borrowings	**197,978**	289,828
Provision for taxation	**6,624**	6,837
	484,299	634,106
Total liabilities	**532,029**	697,254
TOTAL EQUITY AND LIABILITIES	**1,302,620**	1,547,632
Remarks:		
Net assets per share attributable to ordinary equity holders of the parent (RM) - Note (a)	**0.86**	0.95

(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.

MITRAJAYA HOLDINGS BERHAD (268257-T)
INTERIM FINANCIAL STATEMENT FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2019

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	<----------Attributable to Owners of the Company---------->												
				<----------Non-distributable---------->									
	Share Capital RM'000	**Share Premium RM'000**	**Other Reserves Total RM'000**	**Foreign Exchange Reserves RM'000**	**ESOS Reserves RM'000**	**Capital Reserves RM'000**	**Warrants Reserves RM'000**	**Revaluation Reserves RM'000**	**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**
Financial period ended 31.12.2019													
As previously reported	464,573	-	3,979	(16,050)	11,188	244	8,597	-	(2,574)	321,184	**787,162**	63,216	**850,378**
Effects of adoption of IAS23	-	-	-	-	-	-	-	-	-	(11,834)	**(11,834)**	-	**(11,834)**
Restated balance at 1 January 2019	**464,573**		**3,979**	**(16,050)**	**11,188**	**244**	**8,597**	**-**	**(2,574)**	**309,350**	**775,328**	**63,216**	**838,544**
Loss for the financial year	-	-	-	-	-	-	-	-	-	(47,876)	**(47,876)**	(6,641)	**(54,517)**
Other comprehensive income													
Foreign currency translation	-	-	613	613	-	-	-	-	-	-	**613**	-	**613**
Total comprehensive income	-	-	613	613	-	-	-	-	-	(47,876)	**(47,263)**	(6,641)	**(53,904)**
Transactions with owners													
Purchase of treasury shares		-	-	-	-	-	-	-	(704)	-	**(704)**	-	**(704)**
Share options lapsed	-	-	(528)	-	(528)	-	-	-	-	528	**-**	-	**-**
Dividends on ordinary shares	-	-	-	-	-	-	-	-	-	(13,345)	**(13,345)**	-	**(13,345)**
Total transactions with owners	-	-	(528)	-	(528)	-	-	-	(704)	(12,817)	**(14,049)**	-	**(14,049)**
At 31.12.2019	**464,573**	**-**	**4,064**	**(15,437)**	**10,660**	**244**	**8,597**	**-**	**(3,278)**	**248,657**	**714,016**	**56,575**	**770,591**
Financial period ended 31.12.2018													
At 1.1.2018	381,213	-	7,570	(11,141)	11,604	134	-	6,973	(585)	299,474	**687,672**	65,668	**753,340**
Profit for the financial year	-	-	-	-	-	-	-	-	-	44,878	**44,878**	(2,452)	**42,426**
Other comprehensive income													
Foreign currency translation	-	-	(6,777)	(6,777)	-	-	-	-	-	-	**(6,777)**	-	**(6,777)**
Total comprehensive income	-	-	(6,777)	(6,777)	-	-	-	-	-	44,878	**38,101**	(2,452)	**35,649**
Realisation of revaluation reserves	-	-	(5,106)	1,867	-	-	-	(6,973)	-	5,106	**-**	-	**-**
Redemption of RCCPS from subsidiary	-	-	110	-	-	110	-	-	-	(110)	**-**	-	**-**
Transactions with owners													
Purchase of treasury shares	-	-	-	-	-	-	-	-	(1,989)	-	**(1,989)**	-	**(1,989)**
Dividends on ordinary shares	-	-	-	-	-	-	-	-	-	(17,911)	**(17,911)**	-	**(17,911)**
Share options granted and lapsed	-	-	(416)	-	(416)	-	-	-	-	416	**-**	-	**-**
Issuance of ordinary share arising from:													
-Rights Issue	72,692	-	8,597	-	-	-	8,597	-	-	-	**81,289**	-	**81,289**
-Bonus shares	10,669	-	-	-	-	-	-	-	-	(10,669)	**-**	-	**-**
Total transactions with owners	83,361	-	8,181	-	(416)	-	8,597	-	(1,989)	(28,164)	**61,389**	-	**61,389**
At 31.12.2018	**464,574**	**-**	**3,978**	**(16,051)**	**11,188**	**244**	**8,597**	**-**	**(2,574)**	**321,184**	**787,162**	**63,216**	**850,378**

(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

	UNAUDITED 31.12.2019 RM'000	AUDITED 31.12.2018 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES:		
Net (loss)/ profit before tax	**(66,356)**	**60,478**
Adjustments for:		
Bad debts written off	**-**	**571**
Depreciation of property, plant and equipment	**11,923**	**7,816**
Depreciation of investment properties	**176**	**206**
(Gain)/Loss on disposal of property, plant and equipment	**(415)**	**2,067**
(Gain) on disposal of shares in associated company	**-**	**(752)**
Interest expense	**15,053**	**14,505**
Interest income	**(787)**	**(1,900)**
Property, plant and equipment written off	**357**	**86**
Unrealised (gain)/loss from foreign exchange	**(81)**	**205**
	(40,130)	**83,282**
Changes in working capital:		
Contract assets/ liabilities	**(35,277)**	**(87,701)**
Inventories	**(47,970)**	**(11,220)**
Inventories - property development costs	**34,059**	**-**
Trade and other receivables	**297,497**	**(68,482)**
Trade and other payables	**(65,646)**	**51,110**
	142,533	**(33,011)**
Tax paid	**(13,207)**	**(21,713)**
Net Operating Cash Flows	**129,326**	**(54,724)**
CASH FLOWS FROM INVESTING ACTIVITIES:		
Interest received	**787**	**1,900**
Placement withdrawal of other investment	**7,538**	**(7,840)**
Proceeds from disposal of investment in associate	**-**	**1,925**
Proceeds from disposal of property, plant and equipment	**1,302**	**4,472**
Additions to inventories - land held for development	**(3,854)**	**(984)**
Expenditure on investment properties	**4,844**	**(9,741)**
Purchase of property, plant and equipment	**(5,165)**	**(7,089)**
Net Investing Cash Flows	**5,452**	**(17,357)**
CASH FLOWS FROM FINANCING ACTIVITIES:		
Interest paid	**(15,053)**	**(14,505)**
Dividend paid	**(13,345)**	**(17,911)**
(Repayment)/ drawdown of borrowings	**(77,509)**	**18,351**
Purchase of treasury shares	**(704)**	**(1,989)**
Proceeds from Rights issue	**-**	**81,289**
Net Financing Cash Flows	**(106,611)**	**65,235**
Net change in cash & cash equivalents	**28,167**	**(6,846)**
Cash & cash equivalents at the beginning of the financial year	**(16,250)**	**(9,575)**
Effect of exchange differences on translation	**460**	**171**
Cash & cash equivalents at the end of the financial year	**12,377**	**(16,250)**
Analysis of cash & cash equivalents:		
Deposits with licensed banks	**1,115**	**1,080**
Cash and bank balances	**16,234**	**13,329**
	17,349	**14,409**
Bank overdrafts	**(4,972)**	**(30,659)**
	12,377	**(16,250)**

(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 MFRS 134: Interim Financial Reporting

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.

IFRIC Agenda Decision on IAS 23 Borrowing Costs relating to over time transfer of constructed good

On 20 March 2019, the Malaysian Accounting Standards Board ("MASB") announced that non-private entities in the real estate industry might need to change their accounting policy as a result of the IFRIC Agenda Decision on IAS 23 ("Agenda Decision") on the capitalisation of borrowing costs in relation to the construction of a residential multi-unit real estate development (building).

In ensuring consistent application of the MFRSs, which are word-for-word the IFRS Standards, the MASB has decided that an entity shall apply the change in accounting policy as a result of the Agenda Decision on IAS 23 Borrowing Costs to financial statements of annual periods beginning on or after 1 July 2020.

The Group and the Company analysed the impact and adopted the agenda decision in their financial statements with a reduction in the retained earnings by RM11,834,044 as at 31 December 2018.

The effect arising from the change in accounting policy based on the Agenda Decision on the financial statements is as follows:

As At 31 December 2018	**As Reported RM'000**	**Effects of adoption of IAS23 RM'000**	**As Restated RM'000**
Current Assets			
Inventories - Property development cost	149,533	(9,443)	140,090
Inventories - Completed properties and others	167,644	(2,391)	165,253
Equity			
Retained earnings	321,184	(11,834)	309,350

A3 Seasonality or Cyclicality 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.

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

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 December 2019, a total of 31,380,766 share options to subscribe for ordinary shares remain unexercised.

During the current quarter under review, the Company purchased 2,456,100 shares from its issued shares from the open market. The total number of shares held as treasury shares as at 31 December 2019 was 9,032,500 at a total cost of RM3.28 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 December 2019.

A8 Segment Reporting

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

Financial year ended 31.12.2019

	Construction	Property Development	South Africa Investment	Others	Eliminations	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
REVENUE						
External revenue	482,725	105,385	12,320	477	-	600,907
Inter-segment revenue	2,758	-	-	2,000	(4,758)	-
Total segment revenue	485,483	105,385	12,320	2,477	(4,758)	600,907
RESULTS						
Profit/(loss) from operations	(88,988)	40,289	1,296	4,033	(7,931)	(51,301)
Finance cost	(9,397)	(8,961)	(591)	(3,238)	7,132	(15,055)
(Loss)/ Profit before tax	**(98,385)**	**31,328**	**705**	**795**	**(799)**	**(66,356)**
Taxation						11,839
Loss net of tax						**(54,517)**

Financial year ended 31.12.2018

	Construction	Property Development	South Africa Investment	Others	Eliminations	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
REVENUE						
External revenue	698,817	130,810	8,382	398	-	838,407
Inter-segment revenue	121	-	-	13,216	(13,337)	-
	698,938	130,810	8,382	13,614	(13,337)	838,407
RESULTS						
Profit/(loss) from operations	23,071	52,300	440	2,075	(2,903)	74,983
Finance cost	(11,049)	(4,916)	(307)	(2,066)	3,833	(14,505)
Profit/(loss) before tax	**12,022**	**47,384**	**133**	**9**	**930**	**60,478**
Taxation						**(18,052)**
Profit net of tax						**42,426**

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.

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

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.

A12 Changes in Contingent Liabilities and Contingent Assets

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

	Financial Year Ended 31.12.2019 RM'000	Financial Year Ended 31.12.2018 RM'000
- Performance guarantees extended to a third party (Project related)	14,790	18,239
	14,790	18,239

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 December 2019.

A13 Capital Commitments

	Financial Year Ended 31.12.2019 RM'000	Financial Year Ended 31.12.2018 RM'000
Approved and contracted for:-		
-Property, Plant & Equipment	16	1,546
-Inventories - Property held for property development	8,148	8,148
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 RM7.98 million (4.9%) to RM154.63 million from RM162.62 million reported in preceding year's corresponding quarter. The Group reported a loss of RM22.25 million for the current final quarter of 2019, compared to a profit before tax of RM14.47 million in the preceding year's corresponding quarter. The substantial reduction in revenue and profit before tax was mainly attributed to construction division.

For the financial year ended 31 December 2019, the Group reported a revenue of RM600.91 milion, a reduction of RM237.50 million (28.3%) from a revenue of RM838.41 million reported in the previous financial year ended 31 December 2018. The Group reported a loss before tax of RM66.36 million as compared to a profit before tax of RM60.48 million in the previous financial year.

The loss after tax is reported at RM54,52 million in the current financial year after recognition of deferred tax asset on unabsorbed tax loss and capital allowance amounting to RM19.08 million. The Group registered a profit after tax of RM42.43 million in the previous financial year.

Further analysis of the divisional performances is as follows:-

	Individual Quarter		Cumulative Period	
	3 months ended		12 months ended	
	31.12.2019	31.12.2018	31.12.2019	31.12.2018
	RM'000	RM'000	RM'000	RM'000
REVENUE				
Construction	121,876	122,114	482,725	698,817
Property Development	29,430	37,671	105,385	130,810
South Africa Investment	3,234	2,737	12,320	8,382
Others	94	94	477	398
	154,634	**162,616**	**600,907**	**838,407**
(LOSS)/ PROFIT BEFORE TAX				
Construction	(32,954)	918	(98,385)	12,022
Property Development	11,534	12,019	31,328	47,384
South Africa Investment	527	(51)	705	133
Others	229	329	795	9
Elimination	(1,582)	1,253	(799)	930
	(22,246)	**14,469**	**(66,356)**	**60,478**

Construction

Individual quarter

Construction division reported a revenue of RM121.88 million and an operational loss of RM32.96 million in the current final quarter, compared to revenue of RM122.11 million and profit before tax of RM0.92 milion in the preceding year's corresponding quarter.

Cumulative quarter

For the financial year ended 31 December 2019, the Construction division reported a lower revenue of RM482.73 million compared to RM698.82 million reported in the previous financial year. The reduction in revenue of RM216.09 million (30.9%) was mainly due to the lower number of projects secured in year 2018 & 2019.

The Construction division reported a loss of RM98.39 million in the current financial year as compared to a profit before tax of RM12.02 million in the previous financial year. The substantial losses in 2019 was mainly due to the following factors:

a) Additional costs incurred during finalisation of certain projects completed in prior and current year.
b) Lower finalised contract sum upon account finalisation with project awarders as compared to progressive revenue recognised over the construction period.
c) 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.
d) Depreciation charges for idling assets. The Division has incurred CAPEX of RM140.5 million on construction equipment for the past 4 years and depreciation charges incurred in 2019 amounting to RM29.12 million.

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. In addition, substantial collection from both completed and on-going projects in January 2020 has succesfully brought down the bank borrowings. Hence, finance cost is expected to reduce in 2020.

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 a lower revenue of RM29.43 million in the current final quarter of 2019, a reduction of RM8.24 million (21.9%) as compared to RM37.67 million in the preceding year's corresponding quarter. Correspondingly, profit before tax has reduced slightly by RM0.48 million (4.0%) to RM11.54 million as compared to RM12.02 million in the preceding year's corresponding quarter.

Cumulative quarter
For the financial year ended 31 December 2019, the Property Development division's revenue has decreased by RM25.43 million (19.4%) to RM105.39 million as compared to RM130.81 million reported in the previous financial year ended 31 December 2018. Correspondingly, profit before tax has decreased by RM16.06 million (33.9%) to RM31.33 million as compared to RM47.38 million reported in the previous financial year. The better 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 final quarter ended 31 December 2019, our property project in South Africa has contributed a slightly higher revenue of RM3.23 million, RM0.50 million (18.2%) higher as compared to RM2.74 million in the preceding year's corresponding quarter. The division reported a marginal profit of RM0.53 million, as compared to a loss of RM0.05 million as per the preceding year corresponding quarter.

Cumulative quarter
The South Africa division reported a higher revenue of RM12.32 million and profit before tax of RM0.71 million for financial year ended 31 December 2019, compared to a revenue of RM8.38 million and profit before tax of RM0.13 million in the financial year ended 31 December 2018.

The sales of bungalow houses and rental income from Blue Valley Shopping Mall has contributed to the better financial performance in the current financial year.

B2 Comparison with Preceding Quarter Results

	Current Quarter ended 31.12.2019 RM'000	Preceding Quarter ended 30.09.2019 RM'000	Variance %
Revenue	154,635	115,342	34.1%
(Loss)/ Profit before tax	(22,247)	(27,818)	20.0%
Profit margin	-14.4%	-24.1%	

The Group's revenue in the current quarter has increased by RM39.29 million (34.1%) to RM154.64 million from the preceding quarter's revenue of RM115.34 million. Correspondingly, the Group has incurred a loss of RM22.25 million as compared to a loss of RM27.82 million in the previous quarter. The decrease in revenue and increase in loss were mainly from Construction division.

B3 (Loss)/ Profit for the period

	Individual Quarter 3 months ended		Cumulative Period 12 months ended	
	31.12.2019	31.12.2018	31.12.2019	31.12.2018
	RM'000	RM'000	RM'000	RM'000
(Loss)/ Profit for the period is arrived at after crediting/(charging):				
Depreciation and amortisation	(5,184)	(1,851)	(12,099)	(8,021)
(Loss)/ gain on disposal of property, plant and equipment	398	(780)	415	(2,067)
Interest income	479	95	787	1,900
Interest expense	(3,329)	(4,021)	(15,053)	(14,505)
Other income	2,928	(2,133)	7,043	1,507
Property, plant and equipment written off	(353)	(4)	(357)	(86)
Unrealised (loss)/ gain on foreign exchange	324	210	81	-

B4 Prospects for the current financial year ending 31 December 2020

In view of the current weak sentiment in the global and local economy due to the outbreak of Covid-19 virus, it had impacted all industries either in a direct and indirect manner. As such, the Group envisage that the operating performance in both Construction and Property Development divisions in the financial year ending 31 December 2020 will be challenging.

The current outstanding order book from our Construction division is RM714.31 million which can sustain the division until mid-2022. This division will focus on the project implementation and execution to ensure quality products are delivered to the clients on time. This division is also working aggresively on various project tender to replenish the construction order book.

The Property Development division has 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 77.2%. Phase 2 consisting of 227 units in Block A achieved take up rate of 7.9%. The division will concentrate its efforts on disposing its current stock of completed properties. The current unbilled sales for this division amounts to RM63.80 million including an affordable homes 'Rumah SelangorKu' project to be completed in March 2020.

Meanwhile amid the slower property market, we are very 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, there is another project under early planning stage which is the proposed mixed development project for service apartments and affordable service apartments on 22.2 acres land located at Kota Warisan in Sepang.

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.The Group expects to complete the 42 units of serviced apartment in April 2020 and the units will be opened for sales in March 2020. Total estimated GDV is Rand 55 million.

B5 Profit Forecast

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

B6 Taxation

	Current Quarter ended 31.12.2019 RM'000	Financial Year Ended 31.12.2019 RM'000
Taxation based on profit for the period		
- current year	4,151	9,914
- under/ (over) provision in prior years	(25)	(83)
	4,126	9,831
Deferred taxation	(21,756)	(21,672)
	(17,630)	(11,839)

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 4th quarter of 2020.

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

B9 Group Borrowings and Debt Securities

	Short term RM'000	Long term RM'000
Secured	20,617	46,486
Unsecured	178,971	-
	199,588	46,486

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 December 2019.

B12 (Loss)/ Earnings Per Share

	Individual Quarter 3 months ended		Cumulative Period 12 months ended	
	31.12.2019	**31.12.2018**	**31.12.2019**	**31.12.2018**
(a) **Basic (Loss)/ Earnings Per Share**				
(Loss)/ Profit attributable to equity holders of the Company (RM'000)	**(710)**	10,310	**(47,876)**	44,878
Weighted average number of ordinary shares in issue ('000)	**889,054**	822,762	**889,509**	860,168
Basic earnings per share (sen)	**(0.08)**	1.25	**(5.38)**	5.22
(b) **Diluted (Loss)/ Earnings Per Share**				
(Loss)/ Profit attributable to equity holders of the Company (RM'000)	**(710)**	10,310	**(47,876)**	44,878
Weighted average number of ordinary shares in issue ('000)	**889,054**	822,762	**889,509**	860,168
Effect of dilution ('000)	**#**	#	**#**	#
Adjusted weighted average number of ordinary shares in issue ('000)	**889,054**	822,762	**889,509**	860,168
Diluted (loss)/ earnings per share (sen)	**(0.08)**	1.25	**(5.38)**	5.22

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