

**INTERIM FINANCIAL REPORT
FOR THE FIRST QUARTER ENDED 30 SEPTEMBER 2017**

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	3 Months Ended		3 Months Ended	
	30.09.2017	30.09.2016	30.09.2017	30.09.2016
	RM'000	RM'000	RM'000	RM'000
Revenue	65,990	47,194	65,990	47,194
Cost of sales	(32,360)	(23,167)	(32,360)	(23,167)
Gross profit	33,630	24,027	33,630	24,027
Investment revenue	5,457	4,265	5,457	4,265
Other income	2,207	2,275	2,207	2,275
Finance costs	(425)	(580)	(425)	(580)
Other expenses	(19,480)	(18,117)	(19,480)	(18,117)
Profit before taxation	21,389	11,870	21,389	11,870
Taxation	(5,528)	(3,731)	(5,528)	(3,731)
Profit for the period	15,861	8,139	15,861	8,139
Other comprehensive (expense)/ income	(3,733)	1,951	(3,733)	1,951
Total comprehensive income for the period	12,128	10,090	12,128	10,090
Profit for the period attributable to:				
Owners of the Company	15,861	8,139	15,861	8,139
Total comprehensive income attributable to:				
Owners of the Company	12,128	10,090	12,128	10,090
Earnings per share (sen)				
- Basic / Diluted	4.2	2.1	4.2	2.1

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2017 and the Explanatory Notes for the quarter ended 30 September 2017)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	As at 30.09.2017 (Unaudited) RM'000	As at 30.06.2017 (Audited) RM'000
NON-CURRENT ASSETS		
Property, plant and equipment	560,345	563,931
Land held for future development	193,622	193,998
Property development projects - non current portion	162,549	160,041
Investment properties	62,868	63,015
Deferred tax assets	18,126	18,126
	<u>997,510</u>	<u>999,111</u>
CURRENT ASSETS		
Property development projects - current portion	204,360	212,258
Inventories	30,308	30,690
Trade receivables	44,037	40,378
Other receivables, deposits and prepaid expenses	11,228	12,214
Accrued billings	-	5,198
Tax recoverable	5,923	6,591
Short term investments	60,727	64,371
Fixed income trust funds	37,183	15,548
Fixed deposits with licensed banks	327,022	247,044
Cash and bank balances	98,891	80,892
	<u>819,679</u>	<u>715,184</u>
TOTAL ASSETS	<u>1,817,189</u>	<u>1,714,295</u>
EQUITY AND LIABILITIES		
Capital & Reserves		
Share capital	515,315	515,315
Reserves	1,019,448	1,007,320
TOTAL EQUITY	<u>1,534,763</u>	<u>1,522,635</u>
NON-CURRENT LIABILITIES		
Bank borrowings	22,646	30,538
Deferred tax liabilities	32,199	32,199
	<u>54,845</u>	<u>62,737</u>
CURRENT LIABILITIES		
Trade payables	28,513	32,698
Retention monies	30,117	31,140
Other payables, accrued expenses and provisions	159,557	56,610
Advance billings	6,973	6,950
Bank borrowings	1,692	600
Tax liabilities	729	925
	<u>227,581</u>	<u>128,923</u>
TOTAL LIABILITIES	<u>282,426</u>	<u>191,660</u>
TOTAL EQUITY & LIABILITIES	<u>1,817,189</u>	<u>1,714,295</u>
Net assets per share attributable to owners of the Company (RM)	4.02	3.99

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2017 and the Explanatory Notes for the quarter ended 30 September 2017)



PLENITUDE BERHAD

Company No. 531086-T
(Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Non-distributable			Distributable		
	Share Capital	Share Premium	Available For-Sale Reserve	Foreign Currency Translation Reserve	Retained Earnings	Total Equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
3 Months Ended 30 September 2017						
At 1 July 2017	515,315	-	13,209	839	993,272	1,522,635
Net profit for the period	-	-	-	-	15,861	15,861
Fair value changes on available-for-sale financial assets	-	-	(3,643)	-	-	(3,643)
Foreign currency translation difference for foreign operation	-	-	-	(90)	-	(90)
Total comprehensive income for the financial period	-	-	(3,643)	(90)	15,861	12,128
At 30 September 2017	515,315	-	9,566	749	1,009,133	1,534,763

	Non-distributable			Distributable		
	Share Capital	Share Premium	Available For-Sale Reserve	Foreign Currency Translation Reserve	Retained Earnings	Total Equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
3 Months Ended 30 September 2016						
At 1 July 2016	381,534	133,781	821	513	959,704	1,476,353
Net profit for the period	-	-	-	-	8,139	8,139
Fair value changes on available-for-sale financial assets	-	-	1,579	-	-	1,579
Foreign currency translation difference for foreign operation	-	-	-	372	-	372
Total comprehensive income for the financial period	-	-	1,579	372	8,139	10,090
At 30 September 2016	381,534	133,781	2,400	885	967,843	1,486,443

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2017 and the Explanatory Notes for the quarter ended 30 September 2017)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	3 Months Ended	
	30.09.2017	30.09.2016
	RM'000	RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation	21,389	11,870
Adjustments for:-		
Depreciation and amortisation	4,440	3,931
Other non-cash items	(4,557)	(3,447)
Profit Before Working Capital Changes	21,272	12,354
Net change in current assets	8,673	1,830
Net change in current liabilities	97,763	(16,247)
Cash Generated From/(Used In) Operations	127,708	(2,063)
Interest income received	290	356
Income tax refunded	382	295
Income tax paid	(5,438)	(4,277)
Net Cash Generated From/ (Used In) Operating Activities	122,942	(5,689)
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest income received	2,302	1,171
Proceeds from disposal of property, plant and equipment	1	-
Purchase of property, plant & equipment	(708)	(10,731)
Dividend income received	2,390	2,514
Net Cash Generated From/ (Used In) Investing Activities	3,985	(7,046)
CASH FLOWS FROM FINANCING ACTIVITIES		
Interest paid	(425)	(580)
Repayment of bank borrowings	(6,800)	(1,725)
Net Cash Used In Financing Activities	(7,225)	(2,305)
NET INCREASE/ (DECREASE) IN CASH & CASH EQUIVALENTS	119,702	(15,040)
CASH & CASH EQUIVALENTS AT BEGINNING OF THE PERIOD	343,484	356,128
Effect of exchange rate changes	(90)	373
CASH & CASH EQUIVALENTS AT END OF THE PERIOD	463,096	341,461

Cash and cash equivalents included in the cash flows comprise the following:-

	30.09.2017	30.09.2016
	RM'000	RM'000
Fixed income trust funds	37,183	165,437
Fixed deposits with licensed banks	327,022	102,633
Cash and bank balances	98,891	73,391
	463,096	341,461

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2017 and the Explanatory Notes for the quarter ended 30 September 2017)

PART A - EXPLANATORY NOTES PURSUANT TO FRS 134**1. Basis of Preparation**

The interim financial statements are unaudited and have been prepared in accordance with the reporting requirements of Financial Reporting Standards (“FRS”) 134: Interim Financial Reporting issued by the Malaysian Accounting Standards Board (“MASB”) and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad and should be read in conjunction with the Group’s annual audited financial statements for the financial year ended 30 June 2017. These explanatory notes 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 June 2017.

2. Significant Accounting Policies

The significant accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those adopted in the annual financial statements of the Group for the financial year ended 30 June 2017 except for the adoption of the relevant new FRSs, amendments to FRSs and IC Interpretations that are effective for annual periods beginning on or after 1 January 2018 respectively. The Group has not early adopted the standards that have been issued by the Malaysian Accounting Standards Board (“MASB”) which are effective for the accounting periods beginning 1 January 2018. The adoption of the new FRSs, amendments to FRSs and IC Interpretations does not have any material impact on the financial position and results of the Group.

On 19 November 2011, the MASB issued a new MASB approved accounting standards, Malaysian Financial Reporting Standards (“MFRSs Framework”). The MFRSs Framework is mandatory for adoption by all Entities Other Than Private Entities for annual period beginning on or after 1 January 2012, with the exception of entities subject to the application of FRS 141 Agriculture and/or IC Int 15 Agreements for the Construction of Real Estate (“Transitioning Entities”).

The Transitioning Entities are given an option to defer adoption of the MFRSs framework. Accordingly, the Group which is a Transitioning Entity has chosen to defer the adoption of MFRSs framework. The Group will prepare its first MFRSs financial statements using the MFRSs framework for the financial year ending 30 June 2019.

3. Auditors’ Report on Preceding Annual Financial Statements

The annual audited financial statements for the financial year ended 30 June 2017 were not subject to any qualification.

4. Comments about Seasonal or Cyclical Factors

The Group's business operations are not significantly affected by seasonal or cyclical factors.

5. Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flows

There were no unusual items affecting assets, liabilities, equity, net income or cash flows for the current quarter and year-to-date other than disclosed in this report.

6. Significant Changes in Estimates

There were no changes in estimates that have any material effect on the current quarter and year-to-date results.

7. Debt and Equity Securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities for the current quarter and year-to-date.

8. Dividend Paid

There were no dividend paid for the current quarter and year-to-date.

9. Segmental Information

Segmental information is presented in respect of the Group's business segments which form the primary basis of segmental reporting.

Segment information for the three (3) months ended 30 September 2017 was as follows:

	Property development RM'000	Hotel operations RM'000	Investment holding and others RM'000	Elimination RM'000	Consolidated RM'000
Revenue					
External	44,779	21,211	-	-	65,990
Inter-segment sales	-	73	1,407	(1,480)	-
Total revenue	44,779	21,284	1,407	(1,480)	65,990
Segment profit/(loss)	14,210	5,663	4,786	(3,862)	20,797
Investment revenue					5,457
Depreciation					(4,440)
Finance costs					(425)
Profit before taxation					21,389
Taxation					(5,528)
Profit for the period					15,861

9. Segmental Information (continued)

Segment information for the three (3) months ended 30 September 2016 was as follows:

	Property development RM'000	Hotel operations RM'000	Investment holding and others RM'000	Elimination RM'000	Consolidated RM'000
Revenue					
External sales	29,819	17,375	-	-	47,194
Inter-segment sales	-	-	1,407	(1,407)	-
Total revenue	26,819	17,375	1,407	(1,407)	47,194
Segment profit/(loss)	7,178	4,781	4,026	(3,869)	12,116
Investment revenue					4,265
Depreciation					(3,931)
Finance costs					(580)
Profit before taxation					11,870
Taxation					(3,731)
Profit for the period					8,139

10. Valuation of Property, Plant and Equipment

There were no changes in the valuation of property, plant and equipment brought forward from the previous financial year.

11. Material Subsequent Events

There were no material events subsequent to the end of the current quarter.

12. Changes in the Composition of the Group

PT The Nomad Offices Indonesia, an inactive indirect wholly-owned subsidiary of the Company incorporated in the Republic of Indonesia, was struck off the Register of Company of the Ministry of Law and Human Rights of Republic of Indonesia with effect from 4 September 2017.

Save for the above, there was no material changes to the composition of the Group during the current quarter under review.

13. Changes in Contingent Liabilities and Contingent Assets

There were no changes in the contingent liabilities and contingent assets of the Group since the last annual reporting date.

**PART B - EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE MAIN
MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA
SECURITIES BERHAD**

1. Performance Review

The Group registered a revenue of RM66.0 million and net profit of RM15.9 million for current quarter ended 30 September 2017 as compared to a revenue of RM47.2 million and net profit of RM8.1 million for the corresponding quarter of the previous year.

For the current quarter ended 30 September 2017, property development remains a key contributor to the Group results. 68% of Group's revenue was from property development and 32% from hotel operations. The performance from property development were principally derived from its property development activities carried out at Taman Desa Tebrau in Johor, Taman Putra Prima in Selangor, Bintang Maya & Lot 88 in Kedah and The Marin Condominium in Penang.

The higher revenue and net profit for the current quarter ended 30 September 2017 compared to previous year's corresponding quarter was contributed from property development segment mainly from sales of completed stocks Bintang Maya I 2 Storey Terrace House in Kedah and Taman Putra Prima Phase 2C Aquamarine 2&3 Storey Terrace House in Selangor. Bintang Maya I 2 Storey Terrace House in Kedah has delivered vacant possession during the current quarter.

Hotel operations registered a revenue of RM21.2 million for the current quarter compared to a revenue of RM17.4 million for the corresponding quarter of the previous year due to improved occupancy as well as revenue contributed from Oakwood Hotel & Residence Kuala Lumpur which re-opened for business in 2Q 2017.

2. Material Changes in Profit Before Tax of Current Quarter Compared to Preceding Quarter

The Group posted a profit before tax of RM21.4 million for the current quarter ended 30 September 2017 as compared to a profit before tax of RM27.3 million for the immediate preceding quarter. The lower profit in the current quarter was due to the lower sales contribution recognised from completed projects namely Phase 12A Three Storey Semi-D Taman Desa Tebrau and Bintang Maya I 2 Storey Terrace House in Kedah, as well as on-going Clarinet 2&3 Storey Terrace House at Taman Desa Tebrau .

3. Current Year Prospects

The property market is expected to experience slower growth amidst global, regional and national economic uncertainties and cautious market sentiments. In spite of this, properties in good locations are expected to continue to draw property buyers. The hotel business is expected to remain challenging.

In view of the above, the Board of Directors expects a challenging performance for the financial year ending 30 June 2018.

4. Profit Forecast

Not applicable as no profit forecast was issued.

5. Profit Before Taxation

Profit before taxation is stated after crediting/(charging) :

	Individual Quarter	Cumulative Quarter
	3 months ended	3 months ended
	30.09.2017	30.09.2017
	RM'000	RM'000
Depreciation of property, plant and equipment	(4,293)	(4,293)
Depreciation of investment properties	(147)	(147)
Interest expense	(425)	(425)
Realised gain on foreign exchange	11	11
Unrealised loss on foreign exchange	(12)	(12)
Dividend income from fixed income trust fund	265	265
Dividend income from short term investments	2,125	2,125
Interest income from short term deposits	2,302	2,302

Other than the above items, there were no impairment of assets, provision for and write off of receivables, provision for and write off of inventories, gain or loss on disposal of quoted or unquoted investments or properties, gain or loss on derivatives and exceptional items for current quarter and financial period ended 30 September 2017.

6. Taxation

Taxation for the current quarter and the financial period comprised the following:

	Individual Quarter		Cumulative Quarter	
	3 months ended		3 months ended	
	30.09.2017	30.09.2016	30.09.2017	30.09.2016
	RM'000	RM'000	RM'000	RM'000
Taxation	(5,528)	(3,731)	(5,528)	(3,731)

The Group's effective tax rate for the financial period was higher than the statutory rate as certain expenses were disallowed as deductions for tax purposes. Losses incurred by certain subsidiary companies were also not available for set off against taxable profits in other companies within the Group.

7. Status of Corporate Proposals

There were no corporate proposals announced but not completed as at the reporting date

8. Group Borrowings and Debt Securities

The Group's borrowings and debt securities are as follows:-

	<u>30.09.2017</u> RM'000
Current	
Term Loan (secured)	1,692
Non-Current	
Term Loan (secured)	22,646
Total	<u>24,338</u>

9. Changes in Material Litigation

There were no material litigation against the Group as at 15 November 2017, being 7 days prior to the date of this report.

10. Dividend Proposed or Declared

Details of the final dividend approved by the shareholders at the Company's Annual General Meeting is as below :

	<u>30.9.2017</u>	<u>30.09.2016</u>
Final dividend for the financial year	30 June 2017	30 June 2016
Amount per share	4.5 sen	4.5 sen
Approved and declared on	27 October 2017	11 November 2016
Entitlement to dividends based on Record of Depositors as at	3 November 2017	15 November 2016
Date payable	10 November 2017	25 November 2016

11. Realised and Unrealised Profits/Losses Disclosure

The details of the retained earnings as at 30 September 2017 and 30 September 2016 are as follows :

	30.09.2017 RM'000	30.09.2016 RM'000
Total retained earnings of the Company and its subsidiaries :		
- Realised	857,507	815,190
- Unrealised	(13,337)	(19,200)
	844,170	795,990
Add : Consolidation adjustments	164,963	171,853
Total group retained earnings as per consolidated financial statements	1,009,133	967,843

12. Earnings Per Share

	Individual Quarter		Cumulative Quarter	
	3 months ended		3 months ended	
	30.09.2017	30.09.2016	30.09.2017	30.09.2016
Profit attributable to owners of the Company (RM'000)	15,861	8,139	15,861	8,139
Weighted average number of ordinary shares in issue ('000)	381,534	381,534	381,534	381,534
Basic earnings per ordinary share (sen)	4.2	2.1	4.2	2.1

Diluted earnings per ordinary share is not applicable as the Company does not have any convertible instruments.

13. Auditors' Report on Preceding Annual Financial Statements

The auditors' report on the financial statements for the financial year ended 30 June 2017 was unqualified.

14. Authorisation for Issue

The interim financial report was authorised for issuance by the Board of Directors in accordance with a resolution of the Directors dated 22 November 2017.

**By Order of the Board
PLENITUDE BERHAD**

**REBECCA LEE EWE AI (MAICSA 0766742)
WONG YUET CHYN (MAICSA 7047163)**
Company Secretaries
Kuala Lumpur

22 November 2017