

**INTERIM FINANCIAL REPORT**  
**FOR THE FOURTH QUARTER ENDED 30 JUNE 2020**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

	<b>INDIVIDUAL QUARTER</b>		<b>CUMULATIVE QUARTERS</b>	
	<b>3 Months Ended</b>		<b>12 Months Ended</b>	
	<b>30.06.2020</b>	<b>30.06.2019</b>	<b>30.06.2020</b>	<b>30.06.2019</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
Revenue	12,145	90,006	188,835	226,570
Cost of sales	(3,505)	(43,478)	(97,108)	(106,049)
Gross profit	8,640	46,528	91,727	120,521
Investment revenue	1,239	2,244	9,176	14,599
Other income	13,357	3,028	20,242	12,158
Finance costs	(1,019)	(283)	(4,924)	(1,206)
Administrative expenses	(17,955)	(26,182)	(86,162)	(83,487)
Other expenses	(161)	(575)	(1,803)	(1,950)
Profit before taxation	4,101	24,760	28,256	60,635
Taxation	(7,594)	(6,649)	(23,301)	(19,515)
<b>(Loss)/ profit for the year</b>	<b>(3,493)</b>	<b>18,111</b>	<b>4,955</b>	<b>41,120</b>
Other comprehensive income/ (expense)	19,548	1,265	3,423	(2,858)
<b>Total comprehensive income/ (loss) for the year</b>	<b>16,055</b>	<b>19,376</b>	<b>8,378</b>	<b>38,262</b>
<b>(Loss)/ profit for the year attributable to:</b>				
Owners of the Company	(1,819)	19,239	8,212	42,248
Non-controlling interests	(1,674)	(1,128)	(3,257)	(1,128)
	<b>(3,493)</b>	<b>18,111</b>	<b>4,955</b>	<b>41,120</b>
<b>Total comprehensive income/ (loss) for the year attributable to:</b>				
Owners of the Company	18,335	20,268	11,547	39,154
Non-controlling interests	(2,280)	(892)	(3,169)	(892)
	<b>16,055</b>	<b>19,376</b>	<b>8,378</b>	<b>38,262</b>
<b>Earnings per share attributable to Owners of the Company (sen)</b>				
- Basic / Diluted	(0.5)	5.0	2.2	11.1

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2019 and the Explanatory Notes for the quarter ended 30 June 2020)



**PLENITUDE BERHAD**

Company No. 200001028479 (531086-T)  
(Incorporated in Malaysia)

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	As at 30.06.2020 (Unaudited) RM'000	As at 30.06.2019 (Audited) RM'000
<b>NON-CURRENT ASSETS</b>		
Property, plant and equipment	941,946	891,721
Investment properties	63,578	62,315
Inventories- Property development projects	342,570	331,456
Rights of use assets	381	-
Goodwill	3,703	3,703
Deferred tax assets	14,460	19,811
	<u>1,366,638</u>	<u>1,309,006</u>
<b>CURRENT ASSETS</b>		
Inventories	274,968	267,005
Trade and other receivables	54,214	44,373
Contracts assets	646	6,167
Tax recoverable	9,747	10,145
Short term investments	93,836	100,343
Fixed deposits with licensed banks	30,479	79,333
Cash and bank balances	65,803	88,525
	<u>529,693</u>	<u>595,891</u>
<b>TOTAL ASSETS</b>	<u>1,896,331</u>	<u>1,904,897</u>
<b>EQUITY AND LIABILITIES</b>		
<b>Capital &amp; Reserves</b>		
Share capital	515,315	515,315
Reserves	1,056,670	1,062,292
<b>Total Equity Attributable to Owners of the Company</b>	<u>1,571,985</u>	<u>1,577,607</u>
Non-controlling interests	36,781	39,950
<b>TOTAL EQUITY</b>	<u>1,608,766</u>	<u>1,617,557</u>
<b>NON-CURRENT LIABILITIES</b>		
Other payable	1,643	826
Bank borrowings	131,983	135,007
Deferred tax liabilities	29,976	30,631
	<u>163,602</u>	<u>166,464</u>
<b>CURRENT LIABILITIES</b>		
Trade and other payables	84,898	102,868
Contract liabilities	32,158	12,488
Lease liabilities	381	-
Derivative financial liability	1,812	-
Bank borrowings	3,794	4,201
Tax liabilities	920	1,319
	<u>123,963</u>	<u>120,876</u>
<b>TOTAL LIABILITIES</b>	<u>287,565</u>	<u>287,340</u>
<b>TOTAL EQUITY &amp; LIABILITIES</b>	<u>1,896,331</u>	<u>1,904,897</u>
Net assets per share attributable to owners of the Company (RM)	4.12	4.13

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2019 and the Explanatory Notes for the quarter ended 30 June 2020)

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**

	Non-distributable			Distributable			
	Share Capital	Available For-Sale Reserve	Fair value Reserve of Financial Assets at FVOCI	Foreign Currency Translation Reserve	Retained Earnings	Non-controlling interest	Total Equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
<b>12 Months Ended 30 June 2020</b>							
<b>At 1 July 2019</b>	515,315	-	12,602	147	1,049,543	39,950	1,617,557
Net profit for the year	-	-	-	-	8,212	(3,257)	4,955
Fair value changes on equity instruments designated at fair value through other comprehensive income" (FVOCI)	-	-	3,006	-	-	-	3,006
Foreign currency translation difference for foreign operation	-	-	-	329	-	88	417
Total comprehensive (expense)/ income for the financial year	-	-	3,006	329	8,212	(3,169)	8,378
Dividend for the financial year ended 30 June 2019 - final dividend	-	-	-	-	(17,169)	-	(17,169)
<b>At 30 June 2020</b>	515,315	-	15,608	476	1,040,586	36,781	1,608,766

	Non-distributable			Distributable			
	Share Capital	Available For-Sale Reserve	Fair value Reserve of Financial Assets at FVOCI	Foreign Currency Translation Reserve	Retained Earnings	Non-controlling interest	Total Equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
<b>12 Months Ended At 30 June 2019</b>							
<b>At 1 July 2018</b> (as perviously reported)	515,315	15,790	-	53	1,028,162	-	1,559,320
Effect of transition to MFRS 9	-	(15,790)	15,790	-	-	-	-
Effect of transition to MFRS 15	-	-	-	-	(3,698)	-	(3,698)
Restated balance at 1 July 2018	515,315	-	15,790	53	1,024,464	-	1,555,622
Net profit for the year	-	-	-	-	42,248	(1,128)	41,120
Fair value changes on available-for-sale financial assets	-	-	(3,188)	-	-	-	(3,188)
Foreign currency translation difference for foreign operation	-	-	-	94	-	236	330
Total comprehensive income for the financial year	-	-	(3,188)	94	42,248	(892)	38,262
Dividend for the financial year ended 30 June 2018 - final dividend	-	-	-	-	(17,169)	-	(17,169)
Non-controlling interests arising from acquisition of a new subsidiary	-	-	-	-	-	40,842	40,842
<b>30 June 2019</b>	515,315	-	12,602	147	1,049,543	39,950	1,617,557

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS**

	<b>12 Months Ended</b>	
	<b>30.06.2020</b>	<b>30.06.2019</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Profit before taxation	28,256	60,635
Adjustments for:-		
Depreciation and amortisation	27,033	20,627
Other non-cash items	2,204	(8,268)
Profit Before Working Capital Changes	57,493	72,994
Net change in current assets	(24,168)	(53,761)
Net change in current liabilities	2,516	(12,772)
Cash Generated From Operations	35,841	6,461
Interest income received	763	1,241
Income tax refunded	4,246	204
Income tax paid	(22,852)	(23,684)
Net Cash Generated From / (Used in) Operating Activities	17,998	(15,778)
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Acquisition of subsidiaries, net of cash and cash equivalents paid	-	(72,704)
Interest income received	1,953	5,176
Proceeds from disposal of property, plant and equipment	121	-
Proceeds from disposal of investment property	838	960
Capital expenditure for investment properties	(2,090)	(51)
Purchase of property, plant and equipment	(76,935)	(86,989)
Purchase of short term investments	(887)	(4,260)
Proceeds from disposal of short term investments	10,400	-
Dividend income received	2,782	5,144
Net Cash Used In Investing Activities	(63,818)	(152,724)
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Dividend paid	(17,169)	(17,169)
Interest paid	(4,924)	(1,206)
Subscription of additional equity interest by non-controlling interest	-	27,082
Payment to lease liabilities	(434)	-
Repayment of bank borrowings	(3,433)	(1,268)
Net Cash (Used In)/ Generated From Financing Activities	(25,960)	7,439
<b>NET DECREASE IN CASH &amp; CASH EQUIVALENTS</b>	<b>(71,780)</b>	<b>(161,063)</b>
<b>CASH &amp; CASH EQUIVALENTS AT BEGINNING OF THE YEAR</b>	<b>167,858</b>	<b>329,768</b>
Effect of exchange rate changes	204	(847)
<b>CASH &amp; CASH EQUIVALENTS AT END OF THE YEAR</b>	<b>96,282</b>	<b>167,858</b>

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

	<b>30.06.2020</b>	<b>30.06.2019</b>
	<b>RM'000</b>	<b>RM'000</b>
Fixed deposits with licensed banks	30,479	79,333
Cash and bank balances	65,803	88,525
	<b>96,282</b>	<b>167,858</b>

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2019 and the Explanatory Notes for the quarter ended 30 June 2020)

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

The interim financial statements are unaudited and have been prepared in accordance with the reporting requirements of Malaysian Financial Reporting Standards (“MFRSs”), MFRS 134: Interim Financial Reporting and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad. The interim financial statements should be read in conjunction with the Group’s annual audited financial statements for the financial year ended 30 June 2019. 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 2019.

**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 2019 except for the adoption of the relevant new MFRSs, amendments to MFRSs and IC Interpretations that are effective for annual periods beginning on or after 1 January 2019. The adoption of the new MFRSs, amendments to MFRSs and IC Interpretations did not have any material impact on the financial position and results of the Group, except for the following :

**MFRS 16 Leases**

MFRS 16 sets out the principles for the recognition, measurement, presentation and disclosure of leases. It introduces a single lease accounting model and eliminates the distinction between finance and operating leases for lessees. All leases will be brought onto its statement of financial position except for short-term and low value asset leases.

On the initial adoption of MFRS 16, there was impact on the accounting treatment for leases, which the Group as a lessee, accounts for as operating leases in previous financial years. On the adoption of this standard, the Group capitalises its rented premises on the statements of financial position by recognizing them as “rights-of-use” assets and its corresponding lease liabilities for the present value of future lease payments.

The effect of adoption of MFRS 16 as at 1 July 2019 are as follows :

	<b>Group 1.7.2019 RM'000</b>
<b>Statement of financial position</b>	
Right of use assets	815
Lease liabilities	<u>(815)</u>

### 3. Comments about Seasonal or Cyclical Factors

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

### 4. 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 financial year other than disclosed in this report.

### 5. Changes in Estimates

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

### 6. Debt and Equity Securities

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

### 7. 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 financial year ended 30 June 2020 was as follows:

	Property development RM'000	Hotel operations RM'000	Investment holding and others RM'000	Elimination RM'000	Consolidated RM'000
<b>Revenue</b>					
External	133,694	55,141	-	-	188,835
Inter-segment sales	-	-	11,406	(11,406)	-
Dividend income			62,600	(62,600)	-
<b>Total revenue</b>	<b>133,694</b>	<b>55,141</b>	<b>74,006</b>	<b>(74,006)</b>	<b>188,835</b>
<b>Segment profit/(loss)</b>	<b>56,677</b>	<b>(15,318)</b>	<b>88,197</b>	<b>(78,530)</b>	<b>51,026</b>
Investment revenue					9,176
Depreciation					(27,033)
Finance costs					(4,913)
Profit before taxation					28,256
Taxation					(23,301)
<b>Profit for the year</b>					<b>4,955</b>

## 7. Segmental Information (continued)

Segment information for the financial year ended 30 June 2019 was as follows:

	Property development RM'000	Hotel operations RM'000	Investment holding and others RM'000	Elimination RM'000	Consolidated RM'000
<b>Revenue</b>					
External sales	164,078	62,492	-	-	226,570
Inter-segment sales	-	-	8,560	(8,560)	-
Dividend income			30,000	(30,000)	-
Total revenue	164,078	62,492	38,560	(8,560)	226,570
<b>Segment profit/(loss)</b>	69,892	(73)	48,752	(50,702)	67,869
Investment revenue					14,599
Depreciation					(20,627)
Finance costs					(1,206)
Profit before taxation					60,635
Taxation					(19,515)
<b>Profit for the year</b>					41,120

## 8. 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.

## 9. Material Subsequent Events

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

## 10. Changes in the Composition of the Group

The Company has on 6 November 2019 incorporated a new indirect wholly-owned subsidiary, Plenitude Ferringhi Sdn Bhd with an issued and paid up capital of RM2.

Save for the above, there was no changes in the composition of the Group during the year under review including business combination, acquisition or disposal of subsidiary, long term investments and restructuring.

## 11. Changes in Contingent Liabilities and Contingent Assets

There were no changes in the contingent liabilities and contingent assets of the Group since the date of the latest audited financial statements.

**12. Capital Commitments**

Capital expenditure not provided for in the interim financial report is as follows :-

	<b>As at 30.06.2020</b>	<b>As at 30.06.2019</b>
	RM'000	RM'000
Property, plant and equipment		
- Approved and contracted	<u>20,216</u>	<u>69,977</u>



**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 revenue of RM12.1 million and a net loss of RM3.5 million for the current quarter ended 30 June 2020 as compared to revenue of RM90.0 million and a net profit of RM18.1 million for the corresponding quarter of the previous year.

The property development division contributed revenue of RM11.1 million for the current quarter compared to RM75.4 million for the previous year's corresponding quarter. The lower revenue for the current quarter ended 30 June 2020 was mainly attributable to a lower number of properties that were sold as well as lower contribution from on-going development properties as construction activities were halted during the Movement Control Order ("MCO") imposed by the Government of Malaysia which started from 18 March 2020 and later extended with Conditional Movement Control Order ("CMCO") effective from 4 May 2020.

Hotel operations registered a revenue of RM1.0 million for the current quarter, a decrease of RM13.6 million compared to revenue of RM14.6 million for the corresponding quarter of the previous year. The significant drop in revenue by Hotel operations was mainly due to the travel restrictions imposed by the Government of Malaysia during the quarter affecting both locals and foreigners. The Group has closed the operations of three hotels namely, Mercure Penang Beach, Gurney Resort Hotel & Residences and Travelodge Ipoh, and downsized operations in the other hotels owned by the Group.

For the financial year ended 30 June 2020, the Group recorded a revenue of RM188.8 million and net profit of RM5.0 million compared to a revenue of RM226.6 million and net profit of RM41.1 million for the previous financial year ended 30 June 2019.

**2. Material Changes In The Profit Before Taxation For The Current Quarter As Compared With The Immediate Preceding Quarter**

	<b>Current quarter ended 30.06.2020 RM'000</b>	<b>Immediate preceding quarter ended 31.03.2020 RM'000</b>
Revenue	12,145	76,729
Gross profit	8,640	32,190
Profit before taxation	4,101	11,579

**2. Material Changes In The Profit Before Taxation For The Current Quarter As Compared With The Immediate Preceding Quarter (continued)**

The Group posted a profit before tax of RM4.1 million for the current quarter ended 30 June 2020 as compared to a profit before tax of RM11.6 million for the immediate preceding quarter. The higher profit in the previous quarter was mainly due to higher revenue recognition by Phase 19 & 20 - Harp, double storey cluster homes (2A) at Taman Desa Tebrau in Johor and Phase 4E – Topaz, 2 & 3 storey terrace houses at Taman Putra Prima in Selangor which have delivered vacant possession in the previous quarter. The COVID-19 pandemic has adversely impacted the tourism and hospitality industry, hotel operations suffered a significant drop of revenue from previous quarter's RM11.8 million to RM1.1 million.

**3. Next Year Prospects**

In view of the COVID-19 pandemic which saw weak sentiment in the property industry and severely impacted global and regional tourism negatively, the Group foresees that next financial year ending 30 June 2021 will continue to be challenging. The Group will continue to adopt a more cautious approach in new property launches and will continue to intensify its marketing and sales initiatives to promote the Group's existing properties.

For hotel division, the Group will tap on tourism incentives offered under the Government's stimulus programmes and continue to adopt measures to respond proactively to the change of market conditions.

**4. Profit Forecast**

Not applicable as no profit forecast was issued.

**5. Notes to the Statement of Profit and Loss and Other Comprehensive Income**

Notes to the Statement of Profit and Loss and other Comprehensive Income comprises of the following :

	Individual Quarter	Cumulative Quarters
	3 months ended 30.06.2020	12 months ended 30.06.2020
	RM'000	RM'000
Depreciation and amortisation of property, plant and equipment	(7,507)	(26,414)
Depreciation of investment properties	(156)	(619)
Property, plant and equipment written off	(610)	(709)
Finance costs	(1,019)	(4,924)
Gain on disposal of property, plant and equipment	147	99
Gain on disposal of investment property	-	630
Impairment loss on receivables	-	(772)
Realised loss on foreign exchange	(7)	(117)

## 5. Notes to the Statement of Profit and Loss and Other Comprehensive Income (continued)

Notes to the Statement of Profit and Loss and other Comprehensive Income comprises of the following : (continued)

	Individual Quarter	Cumulative Quarters
	3 months ended	12 months ended
	30.06.2020	30.06.2020
	RM'000	RM'000
Unrealised loss on foreign exchange	(226)	(244)
Loss on derivatives	(1,783)	(1,783)
Dividend income from short term investments	1,111	2,872
Fair value changes in short term investments	20,769	3,006
Interest income from short term deposits	446	2,716

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, gain or loss on derivatives and exceptional items for current quarter and financial year ended 30 June 2020.

## 6. Taxation

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

	Individual Quarter		Cumulative Quarters	
	3 months ended		12 months ended	
	30.06.2020	30.06.2019	30.06.2020	30.06.2019
	RM'000	RM'000	RM'000	RM'000
Taxation				
- Current year	4,153	10,559	18,335	23,681
- Prior year	(1,255)	77	270	(179)
	2,898	10,636	18,605	23,502
Deferred tax	4,696	(3,987)	4,696	(3,987)
	7,594	6,649	23,301	19,515

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 and deferred tax assets not recognised.

## 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

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

	30.06.2020 RM'000	30.06.2019 RM'000
<b>Current</b>		
Term Loan (secured)	3,794	4,201
<b>Non-Current</b>		
Term Loan (secured)	131,983	135,007
<b>Total</b>	<u>135,777</u>	<u>139,208</u>

b) All the borrowings above are denominated in Ringgit Malaysia, except for the followings :-

Short Term Term Loan – Secured		
Denominated in Korean Won (KRW'000)	295,000	-
Long Term Term Loan – Secured		
Denominated in Korean Won (KRW'000)	31,860,000	-

## 9. Derivative Financial Liability

The Group has entered into interest rate swap contracts to hedge interest rate risk arising from floating rate bank loans and the details as at 30 June 2020 are as follows :

Type of Derivative	Carrying amount/ Contract/Notional value RM'000	Net fair value loss RM'000
Interest rate swaps	<u>115,018</u>	<u>1,783</u>

Interest rate swaps are used to reduce exposure to fluctuations in interest rates and are categorised as fair value through profit or loss and measured at their fair value with the changes in fair value being recognised in the profit or loss at each reporting date.

## 10. Material Litigation

There were no material litigation against the Group as at 20 August 2020, being 7 days prior to the date of this report.

**INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 30 JUNE 2020**

**11. Dividend**

	<u>30.06.2020</u>	<u>30.06.2019</u>
<b>Final dividend for the financial year</b>	30 June 2019	30 June 2018
Approved and declared on	8 November 2019	31 October 2018
Date paid	22 November 2019	15 November 2018
Amount per share (single tier)	4.5 sen	4.5 sen
Net dividend paid (RM'000)	17,169	17,169

The Board does not recommend any dividend for the current financial year ended 30 June 2020.

**12. Earnings Per Share**

	<u>Individual Quarter</u>		<u>Cumulative Quarters</u>	
	3 months ended		12 months ended	
	<u>30.06.2020</u>	<u>30.06.2019</u>	<u>30.06.2020</u>	<u>30.06.2019</u>
(Loss)/ profit attributable to owners of the Company (RM'000)	(1,819)	19,239	8,212	42,248
Weighted average number of ordinary shares in issue ('000)	381,534	381,534	381,534	381,534
Basic earnings per ordinary share (sen)	(0.5)	5.0	2.2	11.1

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 2019 were not subject to qualification.

**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 27 August 2020.

**By Order of the Board  
PLENITUDE BERHAD**

**REBECCA LEE EWE AI (MAICSA 0766742)**

**WONG YUET CHYN (MAICSA 7047163)**

Company Secretaries

Kuala Lumpur

27 August 2020