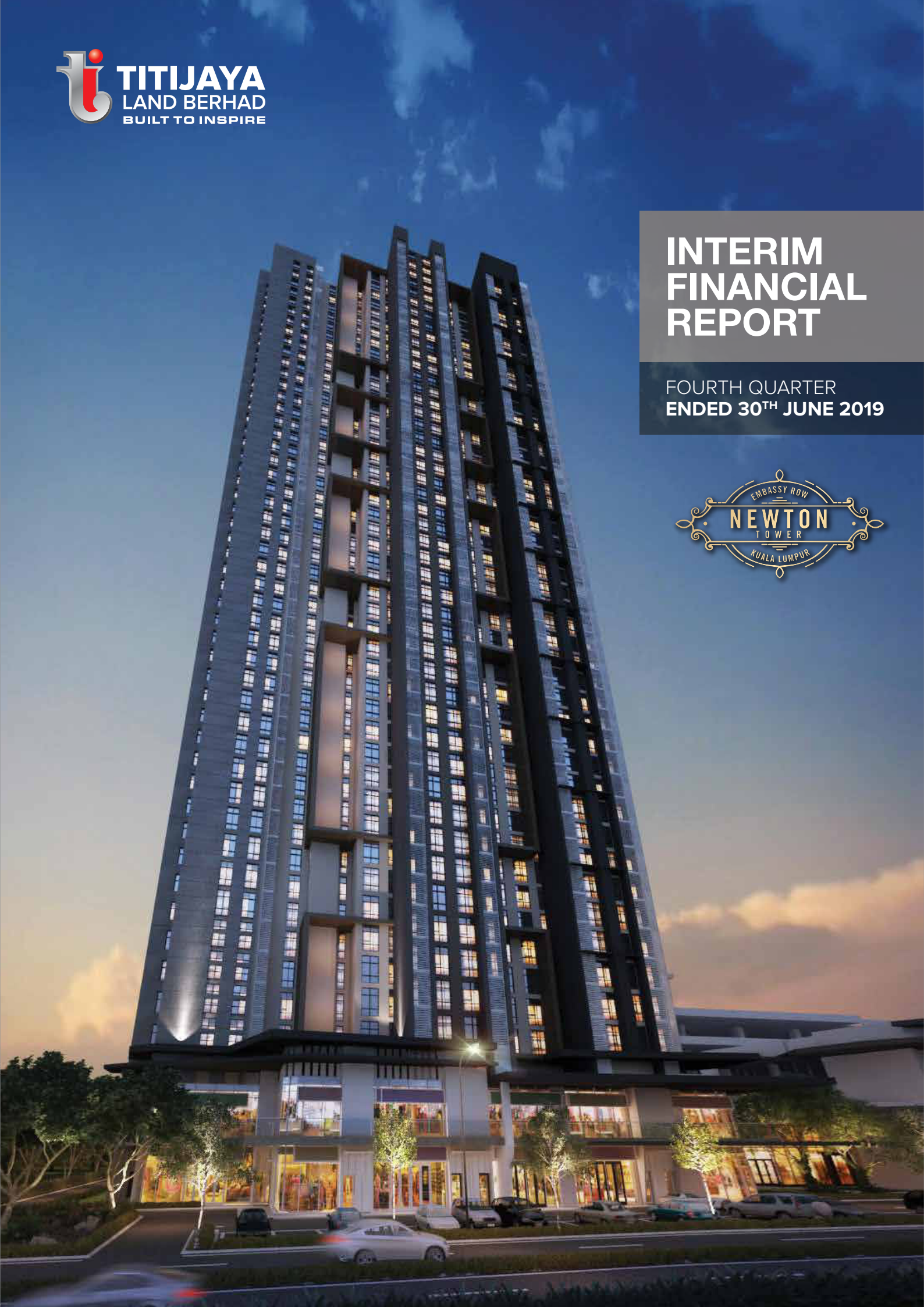


INTERIM FINANCIAL REPORT

FOURTH QUARTER
ENDED 30TH JUNE 2019



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CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE FOURTH QUARTER AND THREE MONTHS ENDED 30 JUNE 2019 (UNAUDITED)⁽¹⁾

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	01.04.2019 TO 30.06.2019 RM'000	01.04.2018 TO 30.06.2018 Restated RM'000	01.07.2018 TO 30.06.2019 RM'000	01.07.2017 TO 30.06.2018 Restated RM'000
Revenue	44,047	44,305	311,803	381,434
Costs of sales	(22,623)	(23,721)	(214,362)	(245,892)
Gross Profit	21,424	20,584	97,441	135,542
Other Income	8,289	43,649	15,578	47,757
Selling and distribution expenses	(1,634)	(1,490)	(5,536)	(5,832)
Administrative expenses	(6,109)	(10,045)	(24,621)	(31,636)
Other expenses	(9,901)	(27,567)	(17,448)	(31,243)
Operating Profit	12,069	25,131	65,414	114,588
Finance costs	(8,475)	(6,561)	(12,883)	(11,166)
Share of results of associates, net of tax	(4)	(18)	(6)	(34)
Profit before taxation	3,590	18,552	52,525	103,388
Income tax expense	(1,326)	(8,098)	(15,266)	(30,881)
Net profit for the period	2,264	10,454	37,259	72,507
Other comprehensive income for the financial period	-	-	-	-
Total comprehensive income for the financial period	2,264	10,454	37,259	72,507
Profit attributable to:				
- Owners of the Company	2,037	10,675	34,924	73,455
- Non-controlling interests	227	(221)	2,335	(948)
	2,264	10,454	37,259	72,507
Earnings per share (sen) attributable to owners of the Company				
- Basic ⁽²⁾	0.15	0.79	2.66	4.88
- Diluted ⁽³⁾	0.14	0.75	2.49	4.62

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE FOURTH QUARTER AND THREE MONTHS ENDED 30 JUNE 2019 (UNAUDITED)⁽¹⁾**Notes:**

- (1) *The unaudited Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the Audited Financial Statements for the financial year ended 30 June 2018 and the accompanying explanatory notes attached to these interim financial statements.*
- (2) *Based on weighted average number of ordinary shares in issue (as detailed in Note B11 (a)).*
- (3) *Based on weighted average number of ordinary shares in issue (as detailed in Note B11 (b)).*

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2019
(UNAUDITED) ⁽¹⁾**

	UNAUDITED As At 30.06.2019 RM'000	RESTATED As At 30.06.2018 RM'000
Property, plant and equipment	11,584	12,039
Inventories - Land held for property development	785,160	496,791
Investment in an associate	449	456
Investment properties	170,590	136,197
Goodwill on consolidation	2,063	2,063
Deferred tax assets	692	2,439
Total non-current assets	970,538	649,985
Current assets		
Inventories - Property development costs	509,125	634,831
Inventories - Completed properties	202,546	125,200
Other investments	-	5
Trade and other receivables	549,613	515,705
Contract assets	4,274	52,719
Tax recoverable	11,785	7,890
Fixed deposits placed with licensed banks	31,524	49,056
Cash and bank balances	105,970	169,691
Total current assets	1,414,837	1,555,097
TOTAL ASSETS	2,385,375	2,205,082

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2019
(UNAUDITED) ⁽¹⁾**

	UNAUDITED As At 30.06.2019 RM'000	RESTATED As At 30.06.2018 RM'000
EQUITY AND LIABILITIES		
Equity		
Share capital	773,239	773,239
ICPS	71,365	71,365
Reserve arising from reverse acquisition	(47,426)	(47,426)
Treasury Shares	(22,230)	(134)
Retained earnings	474,987	449,066
Equity attributable to equity holders of the Company	1,249,935	1,246,110
Non-controlling interest	4,741	3,283
Total equity	1,254,676	1,249,393
Non-current liabilities		
Hire purchase payables	1,018	1,316
Bank borrowings	376,747	397,056
Deferred tax liabilities	32,267	31,686
Total non-current liabilities	410,032	430,058
Current liabilities		
Trade and other payables	535,751	304,058
Contract liabilities	76,369	37,739
Hire purchase payables	255	291
Bank borrowings	97,478	147,670
Current tax payables	10,814	35,873
Total current liabilities	720,667	525,631
Total liabilities	1,130,699	955,689
TOTAL EQUITY AND LIABILITIES	2,385,375	2,205,082

Net assets per share attributable to owners of the Company (RM) **0.98** ⁽¹⁾ **0.93**

Notes:

(1) *The unaudited Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the Audited Financial Statements for the financial year ended 30 June 2018 and the accompanying explanatory notes attached to these interim financial statements.*

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE FINANCIAL YEAR ENDED 30 JUNE 2019 (UNAUDITED) ⁽¹⁾

	Share Capital RM'000	Treasury Shares RM'000	Irredeemable Convertible Preference Shares RM'000	Reserve arising from Reverse Acquisition RM'000	Retained Earnings RM'000	Total RM'000	Non- Controlling Interest RM'000	Total Equity RM'000
Group								
At 30 June 2017	352,695	-	-	(47,426)	371,601	676,870	4,016	680,886
Effects of adoption of MFRSs Framework	-	-	-	-	7,587	7,587	203	7,790
Balance at 30 June 2017 (restated)	352,695	-	-	(47,426)	379,188	684,457	4,219	688,676
Changes in ownership interest in subsidiaries	-	-	-	-	-	-	12	12
Conversion of ICPS to ordinary shares	301,092	-	(30,110)	-	-	270,982	-	270,982
Dividend paid	-	-	-	-	(3,577)	(3,577)	-	(3,577)
Issuance of ordinary shares	119,599	-	-	-	-	119,599	-	119,599
Issuance of ICPS	-	-	101,475	-	-	101,475	-	101,475
Repurchase of treasury shares	-	(134)	-	-	-	(134)	-	(134)
Transaction costs of share issue	(147)	-	-	-	-	(147)	-	(147)
Total comprehensive income for the financial year	-	-	-	-	72,568	72,568	(1,344)	71,224
Balance at 30 June 2018	773,239	(134)	71,365	(47,426)	448,179	1,245,223	2,887	1,248,110
Effects of adoption of MFRSs Framework	-	-	-	-	887	887	396	1,283
Balance at 30 June 2018 (restated)	773,239	(134)	71,365	(47,426)	449,066	1,246,110	3,283	1,249,393
Purchase of treasury shares	-	(22,096)	-	-	-	(22,096)	-	(22,096)
Dividend paid	-	-	-	-	(8,980)	(8,980)	-	(8,980)
Changes in ownership interests in subsidiaries	-	-	-	-	(23)	(23)	(877)	(900)
Total comprehensive income for the financial period	-	-	-	-	34,924	34,924	2,335	37,259
Balance at 30 June 2019	773,239	(22,230)	71,365	(47,426)	474,987	1,249,935	4,741	1,254,676

Notes:

(1) The unaudited Condensed Consolidated Statement of Changes In Equity should be read in conjunction with the Audited Financial Statements for the financial year ended 30 June 2018 and the accompanying explanatory notes attached to these interim financial statements.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR FINANCIAL YEAR ENDED 30 JUNE 2019 (UNAUDITED) ⁽¹⁾

	01.07.2018 TO 30.06.2019 RM'000	01.07.2017 TO 30.06.2018 Restated RM'000
CASH FLOWS FROM / (USED IN) OPERATING ACTIVITIES		
Profit Before Tax	52,525	103,388
Adjustments for:		
Non cash item	15,722	12,961
Operating Profit Before Working Capital Changes	<u>68,247</u>	<u>116,349</u>
Net changes in working capital		
Inventories - property development costs	49,803	(90,136)
Inventories - completed properties	(77,346)	112,272
Receivables	52,349	(255,532)
Payables	226,248	(191,591)
Net Cash Generated from / (Used in) Operations	<u>319,301</u>	<u>(308,638)</u>
Interest paid	(12,883)	(11,165)
Interest received	5,128	1,739
Tax paid	(41,110)	(30,488)
Net Operating Cash Flows	<u>270,436</u>	<u>(348,552)</u>
CASH FLOW USED IN INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(487)	(677)
Proceeds from disposal of motor vehicle	1	66
Investment properties costs incurred	(35,149)	(64,060)
Other investment	6	-
Land held for property development costs incurred	(213,249)	1,785
Acquisition of subsidiary	(900)	(52,640)
Acquisition of associate	-	(99)
Net Investing Cash Flows	<u>(249,778)</u>	<u>(115,625)</u>
CASH FLOW (USED IN) /FROM FINANCING ACTIVITIES		
Dividend paid	(8,980)	(3,577)
Payment for treasury shares	(22,096)	(134)
Changes in hire purchase payables	(334)	(313)
Changes in bank borrowings	(70,501)	113,928
Proceeds from issuance of share	-	372,456
Proceeds from issuance of preferences share	-	47,000
Withdrawn/(Placement) of fixed deposits	17,372	(10,453)
Net Financing Cash Flows	<u>(84,539)</u>	<u>518,907</u>

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR FINANCIAL YEAR ENDED 30 JUNE 2019 (UNAUDITED) ⁽¹⁾

	01.07.2018 TO 30.06.2019 RM'000	01.07.2017 TO 30.06.2018 Restated RM'000
NET CHANGE IN CASH AND CASH EQUIVALENTS	(63,881)	54,730
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE FINANCIAL YEAR	134,421	79,691
CASH AND CASH EQUIVALENTS AT THE END OF THE FINANCIAL YEAR	<u>70,540</u>	<u>134,421</u>
Cash and cash equivalents at end of financial year comprises :		
Cash and bank balances	105,970	169,691
Fixed deposit placed with licensed banks	31,524	49,056
Islamic commercial paper	(50,000)	(50,000)
	<u>87,494</u>	<u>168,747</u>
Less: Fixed deposit pledged to licensed banks	(16,954)	(34,326)
	<u>70,540</u>	<u>134,421</u>

Notes:

- (1) *The unaudited Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the financial year ended 30 June 2018 and the accompanying explanatory notes attached to these interim financial statements*

A EXPLANATORY NOTES

A1. Basis of Preparation

The interim financial statements are unaudited and have been prepared in accordance with Malaysian Financial Reporting Standards (“MFRSs”) 134: Interim Financial Reporting issued by the Malaysian Accounting Standard Board, and paragraph 9.22 of 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 year ended 30 June 2018 and the explanatory notes attached therein.

These explanatory notes attached to these 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 financial year ended 30 June 2018.

A2. Accounting Policies

The accounting policies and methods of computation adopted for the interim financial report are consistent with those adopted in the financial statements for the financial year ended 30 June 2018, except for the effects arising from the transition from FRSs to MFRSs, which are disclosed below.

The interim financial statements of the Group for the three months period ended 30 September 2018 are the first set of interim financial statements prepared in accordance with the MFRSs Framework issued by MASB. The MFRSs Framework was introduced by MASB in order to fully converge Malaysia’s existing Financial Reporting Standards Framework with the International Financial Reporting Standards (“IFRS”) framework issued by the International Accounting Standards Board.

The MFRSs Framework is mandatory for adoption by all Entities Other Than Private Entities for annual periods beginning on or after 1 January 2012, with the exception of entities subject to the application of MFRS 141 Agriculture and/or IC Int 15 Agreements for Construction of Real Estate (“Transitioning Entities”). The Transitioning Entities are given an option to defer the adoption of MFRSs Framework and shall apply the MFRSs Framework for annual periods beginning on or after 1 January 2018.

Accordingly, the Group and the Company which are Transitioning Entities have chosen to defer the adoption of MFRSs framework. As such, the Group and the Company is required to prepare their first MFRSs financial statements using MFRSs framework for financial year ending 30 June 2019. Upon the adoption of MFRS, the Group and the Company will be applying MFRS 1 “First-time Adoption of MFRSs”. MFRS 1 requires comparative information to be restated as if the requirements of MFRSs have always been applied, except when MFRS 1 allows certain elective exemptions from such full retrospective or prohibits retrospective application of some aspects of MFRSs.

MFRS 9 Financial Instruments

The MFRS 9 introduce a new, expected-loss impairment model that will require more timely recognition of expected credit losses. Specifically, this Standard required entity to account for expected credit losses from when financial instruments are first recognized and to recognized full lifetime expected losses on a more timely basis. The model required an entity to recognized expected credit losses at all times and to update the amount of expected credit losses recognized at each reporting date to reflects changes in the credit risk of financial instruments. This model eliminates the threshold for the recognition of expected credit losses, so that it is no longer necessary for a trigger event to have occurred before credit losses are recognized.

A EXPLANATORY NOTES

A2. Accounting Policies (Continued)

MFRS 15 Revenue from Contracts with Customer

The core principle of MFRS 15 is that an entity recognizes revenue to depict the transfer of promised goods and services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. An entity recognizes revenue in accordance with the core principle by applying the following steps:

- (i) Identify the contracts with a customer;
- (ii) Identify the performance obligation in the contract;
- (iii) Determine the transaction price;
- (iv) Allocate the transaction price to the performance obligations in the contract; and
- (v) Recognize revenue when (or as) the entity satisfies a performance obligation.

MFRS 15 also includes new disclosures that would result in an entity providing users of financial statements about the nature, amount, timing and uncertainty of revenue and cash flows from contracts with customers.

IFRS Interpretations Committee (“IFRIC”)’s Agenda Decision on IAS 23 *Borrowing Costs* (“Agenda Decision”)

In March 2019, the IFRIC has concluded that receivable, contract asset and inventory (work-in-progress) for unsold units under construction are not qualifying assets.

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

The Group has elected early adoption of IAS 23 *Borrowing Costs* with effective 1 July 2018.

As a result of adoption of MFRSs Frameworks, the following comparatives in the interim financial report have been restated.

A EXPLANATORY NOTES

A2. Accounting Policies (Continued)

Consolidated Statement of Comprehensive Income

3 months period ended 30 June 2018

	As previously stated under FRSs RM'000	Effects of Adoption of MFRSs RM'000	30-Jun-18 As Restated RM'000
Revenue	54,818	(10,513)	44,305
Costs of sales	(34,283)	10,562	(23,721)
Gross profit	20,535	49	20,584
Other income	43,649	-	43,649
Selling and distribution expenses	(6,727)	5,237	(1,490)
Administrative expenses	(10,045)	-	(10,045)
Other expenses	(27,567)	-	(27,567)
Operating Profit	19,845	5,286	25,131
Finance costs	(413)	(6,148)	(6,561)
Share of result of associates, net of tax	(18)	-	(18)
Profit before taxation	19,414	(862)	18,552
Income tax expense	(9,053)	955	(8,098)
Net profit for the period	10,361	93	10,454
Other comprehensive income	-	-	-
Total comprehensive income for the financial period	10,361	93	10,454
Profit attributable to:			
- Owners of the parent	10,314	361	10,675
- Non-controlling interests	47	(268)	(221)
	10,361	93	10,454

A EXPLANATORY NOTES

A2. Accounting Policies (Continued)

Consolidated Statement of Comprehensive Income

For financial year ended 30 June 2018

	As previously stated under FRSs RM'000	Effects of Adoption of MFRSs RM'000	30-Jun-18 As Restated RM'000
Revenue	381,360	74	381,434
Costs of sales	(241,532)	(4,360)	(245,892)
Gross profit	139,828	(4,286)	135,542
Other income	47,757	-	47,757
Selling and distribution expenses	(16,931)	11,099	(5,832)
Administrative expenses	(31,636)	-	(31,636)
Other expenses	(31,243)	-	(31,243)
Operating Profit	107,775	6,813	114,588
Finance costs	(5,018)	(6,148)	(11,166)
Share of result of associates, net of tax	(34)	-	(34)
Profit before taxation	102,723	665	103,388
Income tax expense	(31,499)	618	(30,881)
Net profit for the period	71,224	1,283	72,507
Other comprehensive income	-	-	-
Total comprehensive income for the financial period	71,224	1,283	72,507
Profit attributable to:			
- Owners of the parent	72,568	887	73,455
- Non-controlling interests	(1,344)	396	(948)
	71,224	1,283	72,507

A EXPLANATORY NOTES**Consolidated Statement of Financial Position****As at 30 June 2018**

	As previously stated under FRSs RM'000	Effects of Adoption of MFRSs RM'000	30-Jun-18 As Restated RM'000
Non-current assets			
Property, plant and equipment	12,039	-	12,039
Inventories - Land held for property development	502,669	(5,878)	496,791
Investment associates	456	-	456
Investment properties	136,197	-	136,197
Goodwill on consolidation	2,063	-	2,063
Deferred tax assets	2,439	-	2,439
Total non-current assets	655,863	(5,878)	649,985
Current assets			
Inventories - Property development costs	614,801	20,030	634,831
Inventories - Completed properties	125,636	(436)	125,200
Other investments	5	-	5
Trade and other receivables	515,705	-	515,705
Contract assets	60,078	(7,359)	52,719
Tax recoverable	7,890	-	7,890
Fixed deposits placed with licensed banks	49,056	-	49,056
Cash and bank balances	169,691	-	169,691
Total current assets	1,542,862	12,235	1,555,097
TOTAL ASSETS	2,198,725	6,357	2,205,082
EQUITY AND LIABILITIES			
Equity			
Share capital	773,239	-	773,239
ICPS	71,365	-	71,365
Reserve arising from reverse acquisition	(47,426)	-	(47,426)
Treasury Shares	(134)	-	(134)
Retained earnings	440,592	8,474	449,066
Equity attributable to equity holders of the Company	1,237,636	8,474	1,246,110
Non-controlling interest	2,684	599	3,283
Total equity	1,240,320	9,073	1,249,393

A EXPLANATORY NOTES**Consolidated Statement of Financial Position (continued)****As at 30 June 2018****CONDENSED CONSOLIDATED STATEMENT OF FINANCE POSITION
AS AT 30 JUNE 2018**

	As previously stated under FRSs RM'000	Effects of Adoption of MFRSs RM'000	30-Jun-18 As Restated RM'000
Non-current liabilities			
Hire purchase payables	1,316	-	1,316
Borrowings	397,056	-	397,056
Deferred tax liabilities	31,686	-	31,686
Total non-current liabilities	430,058	-	430,058
Current liabilities			
Trade and other payables	304,058	-	304,058
Contract liabilities	39,416	(1,677)	37,739
Hire purchase payables	291	-	291
Borrowings	147,670	-	147,670
Current tax payables	36,912	(1,039)	35,873
Total current liabilities	528,347	(2,716)	525,631

A EXPLANATORY NOTES**Consolidated Statement of Cashflows****For financial year ended 30 June 2018**

	As previously stated under FRSs RM'000	Effects of Adoption of MFRSs RM'000	30-Jun-18 Restated RM'000
CASH FLOWS USED IN OPERATING ACTIVITIES			
Profit before tax	102,723	665	103,388
Adjustment for:			
Other non cash item	6,813	6,148	12,961
Operating Profit before working capital changes	109,536	6,813	116,349
Net changes in current assets			
Inventories - Property development costs	(78,263)	(11,873)	(90,136)
Inventories - Completed properties	112,690	(418)	112,272
Receivables	(267,158)	11,626	(255,532)
Payables	(191,591)	-	(191,591)
Net Cash Used Operation	(314,786)	6,148	(308,638)
Interest paid	(5,017)	(6,148)	(11,165)
Interest received	1,739	-	1,739
Tax paid	(30,488)	-	(30,488)
Net Operating Cash Flows	(348,552)	-	(348,552)
CASH FLOW USED IN INVESTING ACTIVITIES			
Purchase of property, plant and equipment	(677)	-	(677)
Proceed from disposal of motor vehicle	66	-	66
Investment properties costs incurred	(64,060)	-	(64,060)
Other investment	-	-	-
Land held for property development	1,785	-	1,785
Acquisition of subsidiaries	(52,640)	-	(52,640)
Acquisition of associate	(99)	-	(99)
Net Investing Cash Flows	(115,625)	-	(115,625)
CASH FLOW FROM FINANCING ACTIVITIES			
Dividend paid	(3,577)	-	(3,577)
Proceed from treasury shares	(134)	-	(134)
Changes in hire purchase payables	(313)	-	(313)
Changes in bank borrowing	113,928	-	113,928
Proceed for issuance of shares	372,456	-	372,456
Proceed for issuance of preferences shares	47,000	-	47,000
Withdrawn of fixed deposits	(10,453)	-	(10,453)
Net Financing Cash Flows	518,907	-	518,907
Net Change In Cash and Cash Equivalents	54,730	-	54,730
Cash and Cash Equivalents At The			
Beginning of the Financial Year	79,691	-	79,691
Cash and Cash Equivalents At The			
End of the Financial Year	134,421	-	134,421

A EXPLANATORY NOTES**A3. Auditors' Report on Preceding Annual Financial Statements**

There was no audit qualification reported in the Auditors' Report on the financial statements for the financial year ended 30 June 2018.

A4. Seasonality or Cyclicity of Operations

The Group's operations were not significantly affected by any seasonal or cyclical factors.

A5. Unusual Items

There were no significant items affecting the assets, liabilities, equity, net income or cash flows for the current financial period to-date.

A6. Changes in Estimates

There were no changes in the estimates that have had a material effect in the current quarter and current financial period to-date results.

A7. Debt and Equity Securities

Save for the following, there was no issuance, cancellation, share buyback, resale or repayment of debt and equity securities during the current financial period under review.

Repurchase of shares

During the quarter under review, the Company has repurchased 28,908,800 of its ordinary shares from the open market price at average RM 0.29 per shares.

As at 30 June 2019, the Company held a total of 73,146,500 or RM 22,230,187 treasury shares at average price of RM 0.30 per share.

A8. Dividend Paid

There was no dividend paid in the current quarter under review.

A9. Valuation of Property, Plant and Equipment

The valuation of property, plant and equipment has been brought forward, without amendment from the previous audited financial statements.

A10. Material Events subsequent to the End of the Interim Period

There was no material events subsequent to the end of the financial period reported that have not been reflected in the financial statement.

A11. Changes in Composition of the Group

On 22 April 2019, Titijaya Land Berhad ("TLB") entered into a Mutual Termination Agreement ("MTA") with Bina Puri Properties Sdn Bhd ("BPPSB") to mutually agree to transfer the remaining 30% equity interest comprising 120,000 ordinary shares in Riveria City Sdn Bhd ("RCSB") held by BPPSB for a total consideration of RM120,000. The completion of the MTA is subject to the fulfillment of the Transfer Documents conditions stipulated in the Agreement. Upon the completion of the Acquisition of shares, RCSB shall become a wholly-owned subsidiary of TLB.

A EXPLANATORY NOTES**A12. Changes in Contingent Liabilities and Contingent Assets****Contingent Liabilities**

	30.06.2019	30.06.2018
	RM'000	RM'000
Corporate guarantees for credit facilities granted to subsidiaries	393,043	443,748

Contingent Assets

The Group does not have any material contingent assets to be disclosed as at 30 June 2019.

A13. Significant Related Party Transactions

There was no significant related party transaction in the current quarter under review.

A14. Segmental Information

The segmental analysis for the financial year ended 30 June 2019 was as follows.

Analysis by Operating Divisions:-

	Property Development RM'000	Investment Holding & Others RM'000	Total RM'000
Segment profit	101,123	15,575	116,698
Included in the measure of segment profit are:-			
Revenue from external customers	310,976	827	311,803
Inter-segment revenue	29,874	43,681	73,555
Interest income	4,030	1,098	5,128
Interest expense	6,804	6,079	12,883
Depreciation	210	1,486	1,696
Not included on the measure of segment profit but provided to the Management :-			
Tax expenses	14,843	423	15,266
Segment assets	2,546,103	1,496,060	4,042,163
Segment liabilities	2,007,417	560,044	2,567,461

A EXPLANATORY NOTES**A14. Segmental Information**

Reconciliation of reportable segment revenues, profit and loss, assets and other material items.

	Total RM'000
Total revenue for reportable segments	385,358
Elimination of inter-segment revenue	<u>(73,555)</u>
Consolidated total	<u>311,803</u>
Total profit or loss for reportable segment	116,698
Elimination of inter-segment profits	<u>(64,173)</u>
Consolidated profit before taxation	<u>52,525</u>
Total reportable segments assets	4,042,163
Elimination of inter-segment transactions or balances	<u>(1,656,788)</u>
Consolidated total	<u>2,385,375</u>
Total reportable segments liabilities	2,567,461
Elimination of inter-segment transactions or balances	<u>(1,436,762)</u>
Consolidated total	<u>1,130,699</u>

B ADDITIONAL INFORMATION REQUIRED BY THE MAIN MARKET LISTING REQUIREMENTS OF BURSA SECURITIES

B1. Review of Group Performance

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	01.04.2019 TO 30.06.2019	01.04.2018 TO 30.06.2018 Restated	01.07.2018 TO 30.06.2019	01.07.2017 TO 30.06.2018 Restated
	RM'000	RM'000	RM'000	RM'000
Revenue				
Property Development	43,856	44,157	310,976	380,396
Other Operations	191	148	827	1,038
	44,047	44,305	311,803	381,434
Profit / (Loss) before tax				
Property Development	27,201	42,569	80,866	136,776
Other Operations	(23,611)	(24,017)	(28,341)	(33,388)
	3,590	18,552	52,525	103,388

Performance of the fourth quarter against the same quarter in the preceding year (Q4 FY2019 vs Q4 FY2018)

(a) Property Development

The Group's revenue recorded RM 43.9 million as compared to the revenue of RM 44.2 million generated in the previous year's corresponding quarter. Total revenue mainly derived from project progressive recognition for Neu Suites @ 3rdNvenue, The Shore @ Kota Kinabalu, The Riv @ Riveria City, Roseville @ Klang and sales proceed from Project Zone Innovation @ Klang.

The Group recorded lower profit before tax by RM 15.3 million for the current quarter as compared to the previous year's corresponding quarter. The reduction was due to one-time income received from temporary land occupational during previous year's corresponding quarter.

(b) Other Operation

Revenue from Other Operation mainly resulted from rental collection. Losses before tax were resulted from the operating expenses mainly staff costs and finance charges on usage of banking facilities for working capital.

Performance of the fourth quarter cumulative period against the same period in the preceding year (Q4 YTD FY2019 vs Q4 YTD FY2018)

(a) Property Development

The Group recorded a 18% decrease in revenue equivalent to RM 69.4 million compared to the previous financial year. The lower revenue was attributable to the completion of the H2O Project, the early stage of project progressive recognition for Neu Suites @ 3rdNvenue, The Shore @ Kota Kinabalu, The Riv @ Riveria City and the sales of inventories – completed properties mainly from Zone Innovation Park @ Klang.

Lower profit before tax for the Group by RM 55.9 million as compare to the previous financial year was attributable to the less progress recognition from completed project H2O and near completion project, Roseville @ Klang. However, current on going projects from Neu Suites @ 3rdNvenue, The Shore @ Kota Kinabalu, The Riv @ Riveria City have also contributed to current financial year profit before tax.

(b) Other Operation

Revenue from Other Operation mainly resulted from rental collection. Losses before tax were resulted from the operating expenses mainly staff costs and finance charges on usage of banking facilities for working capital.

B ADDITIONAL INFORMATION REQUIRED BY THE MAIN MARKET LISTING REQUIREMENTS OF BURSA SECURITIES**B2. Material Changes in the Quarterly Results compared to the Results of the Preceding Quarter**

	INDIVIDUAL QUARTER		CHANGES
	01.04.2019 TO 30.06.2019	01.01.2019 TO 31.03.2019	
	RM'000	RM'000	RM'000
Revenue	44,047	117,569	(73,522)
Gross Profit	21,424	28,134	(6,710)
Profit before interest and tax	8,289	17,255	(8,966)
Profit before tax	3,590	15,632	(12,042)
Profit after tax	2,264	11,215	(8,951)
Profit attributable to owners of the Company	2,037	10,823	(8,786)

For the current quarter under review, the Group's revenue was RM 73.5 million or 62.5% lower when compared to the preceding quarter ended 31 March 2019. The lower revenue in the current quarter was mainly due to H2O project completed in the previous quarter. Higher gross profit margin of 49% for current quarter compared to previous quarter was due to effect of MRFS 123 Borrowing Cost early adoption.

B3. Prospects and progress on previously announced financial estimate**(a) Prospects**

Property market is seeing a slowdown in activities by slower global growth and trade tension, the Group is in the opinion that Financial Year 2020 will remain challenging due to the weak market sentiment.

Despite the above, the Group's long-term growth prospect remains positive based on a strong competitive position and consistent demand for the type of residential properties the Group has offered.

For the financial year ending June 2020, the Group will be more cautious in new property launches and continue to focus on market-driven products with attractive price offering scheme to attract potential sales and unlock the value of its strategic landbank across the Klang valley and Sabah.

(b) Progress and steps to achieve financial estimate, forecast, projection and internal targets previously announced

There was no financial forecast previously announced by the Group.

B4. Statement of the Board of Directors' opinion on achievability of financial estimate, forecast, projection and internal targets previously announced

Not applicable.

B5 Financial estimate, forecast or projection

No profit forecast has been issued by the Group previously in any public document.

B ADDITIONAL INFORMATION REQUIRED BY THE MAIN MARKET LISTING REQUIREMENTS OF BURSA SECURITIES**B6 Dividend**

There Board proposed the following: -

- a final single-tier dividend of 0.15 sen per ordinary share for the financial year ended 30 June 2019, subject to the shareholders' approval at the forthcoming Annual General Meeting; and
- a non-cumulative dividend payment to the holder of Irredeemable Convertible Preference Shares ("ICPS") at a dividend rate of 0.015 sen per share.

B7. Notes to the Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income

The profit before tax has been arrived at after charging / (crediting):-

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	01.04.2019 TO 30.06.2019	01.04.2018 TO 30.06.2018	01.07.2018 TO 30.06.2019	01.07.2017 TO 30.06.2018
	RM'000	RM'000	RM'000	RM'000
After charging:				
Auditor's remuneration	414	438	414	453
Depreciation of property, plant and equipment	215	340	940	926
Depreciation of investment properties	189	686	756	756
Directors' remuneration	759	709	1,985	2,028
Interest expenses	8,475	6,561	12,883	11,166
Loss on disposal of motor vehicle	1	-	1	-
Staff costs	3,005	3,731	13,133	12,568
After crediting:				
Bank interest income	(703)	(664)	(2,196)	(1,294)
Fixed deposit interest income	(4)	(567)	(665)	(759)
Other interest income	(675)	(1,317)	(2,267)	(14)
Liquidated ascertained and damages income	(1,054)	(5,262)	(1,054)	(12,953)
Gain on disposal of motor vehicle	-	(5)	-	(53)

There is no exception item for the current financial quarter under review.

B ADDITIONAL INFORMATION REQUIRED BY THE MAIN MARKET LISTING REQUIREMENTS OF BURSA SECURITIES**B8. Income tax expense**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	01.04.2019 TO 30.06.2019	01.04.2018 TO 30.06.2018 Restated	01.07.2018 TO 30.06.2019	01.07.2017 TO 30.06.2018 Restated
	RM'000	RM'000	RM'000	RM'000
Current tax expense	(1,846)	10,179	12,054	32,990
Deferred taxation	3,172	(2,081)	3,212	(2,109)
	1,326	8,098	15,266	30,881

The Group's effective tax rate for the current financial period is higher than the statutory tax rate of 24% by the Inland Revenue Board due to certain expenses not tax deductible and deferred tax assets not recognized by subsidiary companies.

B9. Status of Corporate Proposal

There were no material transaction or events subsequent to the current quarter ended 30 June 2019 until 30 August 2019 (the latest practicable date which is not earlier than 7 days from the date of issues of this quarterly report).

B10. Group Borrowings and Debt Securities

Total group borrowings and debt securities as at 30 June 2019 were as follows:-

	Secured RM'000
Short Term Bank Borrowings	97,478
Long Term Bank Borrowings	376,747
	<u>474,225</u>

The above borrowings were denominated in Ringgit Malaysia.

B ADDITIONAL INFORMATION REQUIRED BY THE MAIN MARKET LISTING REQUIREMENTS OF BURSA SECURITIES

B11. Earnings per Share

(a) Basic Earnings Per Share

The basic earnings per share for the current quarter and financial year-to-date are computed as follows:

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	01.04.2019 TO 30.06.2019	01.04.2018 TO 30.06.2018 Restated	01.07.2018 TO 30.06.2019	01.07.2017 TO 30.06.2018 Restated
Profit attributable to owners of the company (RM'000)	2,037	10,675	34,924	73,455
Weighted average number of ordinary shares in issue ('000)	1,342,453	1,344,205	1,315,166	1,504,926
Basic earnings per share (sen)	0.15	0.79	2.66	4.88

(b) Diluted Earnings Per Share

Dilutive earnings per share of current quarter have been calculated by dividing the profit attributable to owners of the company for the financial period by weighted average number of shares that would have been issued upon full conversion of the remaining Irredeemable Convertible Preference Shares on the basis of one (1) ordinary share for every ten (10) ICPS held.

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	01.04.2019 TO 30.06.2019	01.04.2018 TO 30.06.2018 Restated	01.07.2018 TO 30.06.2019	01.07.2017 TO 30.06.2018 Restated
Profit attributable to owners of the Company (RM'000)	2,037	10,675	34,924	73,455
Weighted average number of ordinary shares in issue ('000)	1,342,453	1,344,205	1,315,166	1,504,926
Effect of dilution: Irredeemable Convertible Preference Shares ('000)	86,503	86,503	86,503	86,503
Adjusted weighted average number of ordinary shares ('000)	1,428,956	1,430,708	1,401,669	1,591,429
Diluted earnings per share (sen)	0.14	0.75	2.49	4.62

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