



LAND & GENERAL BERHAD (COMPANY NO. 5507-H)
Condensed Consolidated Statement of Comprehensive Income
for the financial period ended 31 December 2018

	INDIVIDUAL QUARTER 3 months ended		CUMULATIVE PERIOD 9 months ended	
	31/12/2018	31/12/2017	31/12/2018	31/12/2017
	RM'000	RM'000	RM'000	RM'000
	(restated)		(restated)	
Revenue	38,675	24,349	86,900	69,033
Operating expenses	(32,663)	(21,966)	(80,852)	(67,603)
Other operating income	4,407	3,997	14,327	68,767
Profit from operations	10,419	6,380	20,375	70,197
Investment related income	3,049	(1,061)	(499)	414
Finance costs	(1,394)	(1,039)	(3,586)	(3,036)
Share of results of jointly controlled entity	-	-	-	-
Share of results of associate	3,100	-	2,026	-
Profit before taxation	15,174	4,280	18,316	67,575
Income tax expense	(1,455)	2,773	(3,241)	(14,632)
Profit for the period	13,719	7,053	15,075	52,943
Other comprehensive income that will be subsequently reclassified to profit or loss :				
Foreign currency translation differences from foreign operations	(191)	(263)	(154)	(162)
	(191)	(263)	(154)	(162)
Total comprehensive income for the period	13,528	6,790	14,921	52,781
Profit attributable to:				
- Owners of the Company	11,024	4,944	11,228	53,597
- Non-controlling interests	2,695	2,109	3,847	(654)
	13,719	7,053	15,075	52,943
Total comprehensive income attributable to:				
- Owners of the Company	10,833	4,681	11,074	53,435
- Non-controlling interests	2,695	2,109	3,847	(654)
	13,528	6,790	14,921	52,781
Earnings per share attributable to Owners of the Company (sen):				
- Basic	0.37	0.17	0.38	2.03
- Diluted	0.37	0.17	0.38	1.98

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2018.



LAND & GENERAL BERHAD (COMPANY NO. 5507-H)
Condensed Consolidated statement of financial position
as at 31 December 2018

	(Unaudited) 31/12/2018 RM'000	(Unaudited) 31/03/2018 RM'000 (restated)
ASSETS		
Non-current Assets		
Property, plant and equipment	93,252	74,349
Land held for property development	532,480	493,347
Investment properties	85,043	86,353
Goodwill	12	12
Biological asset	6,219	6,422
Right of use assets	2,155	-
Land use rights	46	47
Investment in associates	13,303	11,278
Investment in jointly controlled entity	*	*
Other investments	11,401	11,900
Deferred tax assets	7,880	7,867
Trade and other receivables	144,637	140,772
	<u>896,428</u>	<u>832,347</u>
Current Assets		
Property development costs	287,953	241,192
Inventories	36,611	39,732
Trade and other receivables	44,638	38,358
Other current assets	437	14,770
Tax recoverable	5,586	4,615
Short term funds	3,132	1,454
Deposits, cash and bank balances	250,216	385,422
	<u>628,573</u>	<u>725,543</u>
TOTAL ASSETS	<u>1,525,001</u>	<u>1,557,890</u>
EQUITY AND LIABILITIES		
Equity attributable to owners of the Company		
Share capital	660,232	651,664
ICULS – equity portion	-	7,871
Retained profits	404,107	437,991
Other reserves	12,235	12,389
	<u>1,076,574</u>	<u>1,109,915</u>
Non-controlling interests	25,255	21,408
Total Equity	<u>1,101,829</u>	<u>1,131,323</u>
Non-current Liabilities		
Provisions	41,611	41,611
Trade and other payables	64,388	63,187
Lease liabilities	2,192	-
Borrowings	176,432	169,842
Deferred tax liabilities	23,580	43,649
	<u>308,203</u>	<u>318,289</u>
Current Liabilities		
Provisions	25,203	27,737
Trade and other payables	71,509	64,265
Borrowings	16,027	15,777
ICULS –liability portion	-	81
Tax payable	2,230	418
	<u>114,969</u>	<u>108,278</u>
Total Liabilities	<u>423,172</u>	<u>426,567</u>
TOTAL EQUITY AND LIABILITIES	<u>1,525,001</u>	<u>1,557,890</u>

* The costs of investment in the jointly controlled entity have been fully impaired

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2018.



LAND & GENERAL BERHAD (COMPANY NO. 5507-H)
Condensed Consolidated Statement of Changes in Equity
for the financial period ended 31 December 2018

	Attributable to owners of the Company						Non-Controlling interests RM'000	Total equity RM'000
	Non-distributable							
	Share capital RM'000	ICULS -equity portion RM'000	Capital reserve RM'000	Foreign Exchange Reserve RM'000	Retained profits RM'000 (Restated)	Total RM'000		
At 1 April 2018 (audited)	651,664	7,871	12,133	9,115	428,504	1,109,287	17,209	1,126,496
Adoption of MFRS	-	-	-	-	628	628	4,199	4,827
Transitioning to MFRS	-	-	-	(8,859)	8,859	-	-	-
	651,664	7,871	12,133	256	437,991	1,109,915	21,408	1,131,323
Total comprehensive income for the financial year	-	-	-	(154)	11,228	11,074	3,847	14,921
Conversion of ICULS	1,674	(1,488)	-	-	-	186	-	186
ICULS maturity conversion	6,894	(6,383)	-	-	(515)	(4)	-	(4)
Dividend for the financial year ended 31 March 2018	-	-	-	-	(44,597)	(44,597)	-	(44,597)
At 31 December 2018	660,232	-	12,133	102	404,107	1,076,574	25,255	1,101,829

Condensed Consolidated Statement of Changes in Equity
for the financial period ended 31 December 2017

	Attributable to owners of the Company						Non-Controlling interests RM'000	Total equity RM'000
	Non-distributable							
	Share capital RM'000	ICULS -equity portion RM'000	Capital reserve RM'000	Foreign Exchange Reserve RM'000	Retained profits RM'000 (Restated)	Total RM'000		
At 1 April 2017	272,032	9,036	12,133	8,859	354,254	656,314	16,553	672,867
Transitioning to MFRS	-	-	-	(8,859)	8,859	-	-	-
	272,032	9,036	12,133	-	363,113	656,314	16,553	672,867
Total comprehensive income for the financial year	-	-	-	(162)	53,597	53,435	(654)	52,781
Conversion of ICULS	1,782	(1,114)	-	-	-	668	-	668
Issuance of Rights Issue	377,760	-	-	-	-	377,760	-	377,760
At 31 December 2017	651,574	7,922	12,133	(162)	416,710	1,088,177	15,899	1,104,076

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2018.



LAND & GENERAL BERHAD (COMPANY NO. 5507-H)
Condensed Consolidated Statement of Cash Flows
for the financial period ended 31 December 2018

	CUMULATIVE PERIOD	
	9 months ended	
	31/12/2018	31/12/2017
	RM'000	RM'000
Cash Flows From Operating Activities		
Cash receipts from customers	71,622	33,016
Cash payments to suppliers and employees	(101,942)	(55,275)
Interest received	2,601	7,012
Dividend on money market funds	3,376	342
Tax paid	(2,454)	(32,254)
Tax refund	-	28
Other operating receipts	1,412	40,366
Other operating payments	(12,012)	(19,156)
Net cash inflow from operating activities	(37,397)	(25,921)
Cash Flows From Investing Activities		
Purchase of property, plant & equipment	(7,250)	(579)
Expenditure on biological asset	-	(84)
Proceeds from disposal of property, plant and equipment	97	-
Part payment for acquisition of a company	(37,246)	(273,744)
Withdrawal of deposits with period more than 3 months	15,064	(125,341)
Withdrawal of money market funds	391	(9,583)
Net cash outflow from investing activities	(28,944)	(409,331)
Cash Flows From Financing Activities		
Proceeds from issuance for rights issue shares	-	377,760
ICULS issuance proceeds	174	655
Drawdown of bridging loan	14,625	-
Drawdown of term loan	-	8,837
Repayment of term loan	(17,977)	(33,414)
Payment of hire purchase obligations	(55)	(64)
Repayment from a jointly controlled entity	-	650
Advances from non-controlling interest	-	(86)
Dividend paid to shareholders	(44,597)	(58,577)
Interest payments	(7,630)	(6,587)
Placement of deposits pledged as security for bank guarantee facility	-	(115)
Net cash inflow/(outflow) from financing activities	(55,460)	289,059
Net change in cash & cash equivalents	(121,801)	(146,193)
Effects of foreign exchange rate changes	266	(725)
Cash & cash equivalents at beginning of financial period	385,422	390,419
Cash & cash equivalents at end of financial period	263,887	243,501
Cash & cash equivalents at end of financial period comprise:		
Cash on hand and at banks	63,089	88,637
Deposits with financial institutions	187,127	280,443
Deposits, cash and bank balances	250,216	369,080
Less:		
Deposits pledged as security for bank guarantees	20	(7,927)
Deposits placements for periods exceeding 90 days	13,651	(117,652)
	263,887	243,501

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2018.

PART A: EXPLANATORY NOTES PURSUANT TO FRS 134 – PARAGRAPH 16

Notes to the Interim Financial Report

The interim financial statements are unaudited and have been prepared in accordance with the requirements of Financial Reporting Standard (“FRS”) 134, Interim Financial Reporting issued by the Malaysian Accounting Standards Board (“MASB”) and paragraph 9.22 and Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the year ended 31 March 2018.

A1. Basis of Preparation under MFRS Framework

The financial statements of the Group for the nine months period ended 31 December 2018 are the first set of interim financial statements prepared in accordance with the MFRS Framework, hence MFRS1 – First-time Adoption of Malaysian Financial Reporting Standards has been applied. The MFRS Framework is effective for the Group from 1 April 2018 and the date of transition to the MFRS Framework for the purpose of preparation of the MFRS compliant interim financial report is 1 April 2017.

A2. Changes in accounting policies arising from adoption of new standards, amendments and interpretations

The significant accounting policies, methods of computation and basis of consolidation applied in these interim financial statements are consistent with those of the audited financial statements for the financial year ended 31 March 2018, except for the adoption of MFRS framework effective for the financial period beginning on 1 April 2018, including MFRS1 – First-time Adoption of Malaysian Financial Reporting Standards, MFRS 141 – Agriculture, MFRS 15 – Revenue from contract with Customers and MFRS 9 – Financial Instruments and the early adoption of MFRS16: Leases.

The effects on the adoption of the abovementioned are described below.

(i) Transition from Financial Reporting Standards (FRSs) to MFRS

Since the previous annual audited financial statements as at 31 March 2018 were issued, the Group has adopted the Malaysian Financial Reporting Standards (“MFRS”) framework issued by the Malaysian Accounting Standard Board (“MASB”). This MFRS framework was introduced by the MASB in order to fully converge Malaysia’s existing Financial Reporting Standard (“FRS”) framework with the International Financial Reporting Standard (“IFRS”) framework issued by the International Accounting Standards Board.

In presenting its first MFRS financial statements for the year ending 31 March 2019, the Group is required to restate the comparative financial statements to amounts reflecting the application of MFRS framework. The majority of the adjustments required on transition will be made, retrospectively, against opening retained profits. The consolidated financial years ended March 2017 and 2018 are different under the MFRS framework.

These consolidated condensed interim financial statements are part of the period covered by the Group's first MFRS annual financial statements for the year ending 31 March 2019 and hence MFRS 1: First-Time Adoption of Malaysian Financial Reporting Standards (“MFRS 1”) has been applied. Comparative figures, where applicable, have been restated as result of transition to MFRS framework.

LAND & GENERAL BERHAD (COMPANY NO. 5507-H)

A2. Changes in accounting policies arising from adoption of new standards, amendments and interpretations (cont'd.)

As provided in MFRS1, first- time adopter of MFRS can elect optional exemptions from full retrospective applications of MFRSs.

The Group has elected the following exemptions: -

a. Exemption from MFRS 3 – Business Combination and MFRS10 Consolidated Financial Statements

The Group have elected not to apply MFRS 3 – Business Combination and MFRS10 Consolidated Financial Statements retrospectively, that is not to restate any of its business combinations that occurred before the date of transition to MFRSs.

b. Exemption for cumulative translation differences

The Group have elected to reset the exchange reserve to zero. The exchange reserve of RM8,859,000 as at 1 April 2017 was reclassified to retained earnings.

(ii) Amendment to MFRS116 and MFRS141 Agriculture: Bearer Plants

Prior to the adoption of MFRS141 and Amendments to MFRS 116 and MFRS141 Agriculture: Bearer Plants, produce growing on bearer plants were not recognised and livestock were stated at costs. Following the adoption, these biological assets are measured at fair value less cost to sell. Changes in fair value less costs to sell are recognised in profit and loss.

The Group has assessed the impact of the adoption of the above and concluded that the adoption does not have any significant impact to the financial performance or position of the Group.

(iii) MFRS 9: Financial Instruments (“MFRS 9”)

MFRS 9 introduce amongst others, a single forward looking “expected loss” impairment model which require entities to recognise loss allowance in anticipation of future losses rather than based on incurred basis.

The Group has assessed the impact of the adoption of MFRS 9 and concluded that the adoption does not have any significant impact to the financial performance or position of the Group.

(iii) MFRS 15: Revenue from Contracts with Customers (“MFRS 15”)

MFRS 15 establishes a new five-step model that will apply to revenue arising from contracts with customers. MFRS 15 supersede the revenue recognition guidance including MFRS 118: Revenue, MFRS 111: Construction Contracts and the related interpretations when it becomes effective.

The core principle of MFRS 15 is that an entity should recognise revenue which depict the transfer of promised goods or 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.

Under MFRS 15, an entity recognises revenue when (or as) a performance obligation is satisfied, i.e. when “control” of the goods or services underlying the particular performance obligation is transferred to the customer.

Revenue from property development is recognised as and when the control of the asset is transferred to the customer and it is probable that the Group will collect the consideration to which it will be entitled in exchange for the asset that will be transferred to the customer. Depending on the terms of the contract and the laws that apply to the contract, control of the asset may transfer over time or at a point in time. Control of the asset is transferred over time if the Group’s performance does not create an asset with an alternative use to the Group and the Group has an enforceable right to payment for performance completed to date.

A2. Changes in accounting policies arising from adoption of new standards, amendments and interpretations (cont'd.)

If control of the asset transfers over time, revenue is recognised over the period of the contract by reference to the progress towards complete satisfaction of that performance obligation. Otherwise, revenue is recognised at a point in time when the customer in substance obtains control of the asset. The Group recognises revenue over time using the input method, which is based on the level of completion in proportion of cost incurred to date against the expected total construction costs.

The Group adopts the new standards on the required effective date using the full retrospective method. The affected areas upon the application of the new standards are as follows:

a. Multiple promises from the sale of development properties

Contracts with customers may include multiple promises to customers and therefore accounted for as separate performance obligations. Under the previous FRS, the Group accounted for the bundled sales as one deliverable and recognises revenue over time. Under the current MFRS 15, revenue from contracts with customers is recognised by reference to each distinct performance obligation in the contract with customer. The sale of development properties and the multiple promises are separate deliverables of bundled sales. The transaction price will be allocated to each performance obligation based on the standalone selling prices. If these are not directly observable, they are estimated based on expected cost plus margin.

Depending on the substance of the contract, revenue is recognised when the performance obligation is satisfied, which may be at a point in time or over time.

b. Cost incurred in fulfilling a contract

Under the previous FRS, the Group expensed off sales commissions and free legal fees as these costs do not qualify for recognition as an asset under any of the other accounting standards. However, the sales commissions and free legal fees relate directly to contracts and are expected to be recovered through future fees for the services to be provided. Accordingly, under the current MFRS 15, these costs are eligible for capitalisation and recognised as property development costs and contract assets respectively.

The Group has substantially completed its assessment on the adoption of MFRS 15, except for impact of provision for foreseeable losses for low cost housing pursuant to the clarification issued by MIA on 7 March 2018. The Group expects to fully comply with the requirements of the MFRS framework for the financial year ending 31 March 2019.

(v) Early adoption of MFRS 16: Leases ("MFRS 16")

A lease is defined as a contract, or part of a contract, that conveys the right to use an asset (the underlying asset) for a period of time in exchange for consideration. MFRS 16 requires lessees to account for all leases under a single on-balance sheet model (subject to certain exemptions) in a similar way to finance leases under MFRS 117. The standard includes two recognition exemptions for lessees – leases of 'low-value' assets (e.g., personal computers) and short-term leases (i.e., leases with a lease term of 12 months or less). At the commencement date of a lease, a lessee will recognise a liability to pay rental (i.e., the lease liability) with a corresponding asset representing the right to use the underlying asset during the lease term (i.e., the right-of-use asset).

With the adoption of MFRS 16, the Group will be required to separately recognise the interest expense on the lease liability and the depreciation expense on the right-of-use asset for those lease contracts where they are lessees. The Group have elected to apply the standard using a modified retrospective transition approach from 1 April 2018.

The impact from the adoption of MFRS1 and MFRS15 on the condensed consolidated statement of financial position as at 1 April 2017 (date of transition) and 31 March 2018 are disclosed in Appendix I to Appendix III.

LAND & GENERAL BERHAD (COMPANY NO. 5507-H)

A3. Audit Qualification

The audit report of the Group's audited financial statements for the financial year ended 31 March 2018 was not subjected to any qualification.

A4. Seasonality and Cyclical Factors

The business operations of the Group were not materially affected by any seasonal and cyclical factors during the financial period under review.

A5. Nature and Amounts of Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flow

There were no unusual items affecting assets, liabilities, equity, net income or cash flow during the financial period under review.

A6. Changes in Estimates of Amounts Reported in Prior Interim Periods of the Current Financial Period or Prior Financial Periods

There were no changes in estimates of amounts reported in prior financial years that have any material effects in the current quarter/financial period.

A7. Issuance and Repayment of Debt and Equity Securities

There were no issuances, cancellations, repurchases, resales and repayments of debt and equity securities during the current financial period and financial period-to-date except for the following:-

Share capital

During the financial period ended 31 December 2018, the number of issued and paid-up share capital of the Company increased from 2,930,294,167 ordinary shares to 2,973,135,003 ordinary shares, by the issuance of 42,840,836 new ordinary shares each pursuant to the following ICULS conversion:-

- The cash conversion of 2,480,100 into 2,480,100 new ordinary shares following the receipt of cash proceeds of RM173,607 at the conversion price of RM0.20 for conversions; and
- The non-cash conversion of 62,093,458 ICULS into 40,360,736 new ordinary shares at conversion prices prevalent at the point of conversion.

The said ICULS matured on 24 September 2018 and upon maturity, the outstanding 53,031,958 units of ICULS were automatically converted into 34,470,761 new ordinary shares at the conversion price of RM0.20 each.

A8. Dividends Paid/Payable

No dividend was paid or declared by the Company during the current quarter/financial period under review.

The single tier final dividend proposed in respect of the financial year ended 31 March 2018 of 1.5 sen per ordinary share of RM0.20 each, was approved and paid on 26 October 2018.

LAND & GENERAL BERHAD (COMPANY NO. 5507-H)**A9. Segmental Reporting**

The operating segment information for the financial period ended 31 December 2018 is as follows:

Revenue for the 9 months period ended 31 December 2018

	Properties RM'000	Education RM'000	Others RM'000	Elimination RM'000	Total RM'000
Sales to external customers	68,527	10,949	4,314	-	83,790
Interest & returns of short term funds	-	-	3,110	-	3,110
	68,527	10,949	7,424	-	86,900
Inter-segment sales	128	-	3,925	(4,053)	-
Total revenue	68,655	10,949	11,349	(4,053)	86,900

Segment results for 9 months period ended 31 December 2018

	Properties RM'000	Education RM'000	Others RM'000	Total RM'000
Segment results	14,995	3,534	1,846	20,375
Gain on fair value changes on financial assets at fair value through profit or loss				(499)
Finance costs				(3,586)
Share of results of jointly controlled entity				-
Share of results of associates				2,026
Profit before taxation				18,316

Segment assets as at 31 December 2018

	Properties RM'000	Education RM'000	Others RM'000	Total RM'000
Segment assets	1,117,247	41,600	339,385	1,498,232
Investment in jointly controlled entity				-
Investment in associates				13,303
Deferred tax assets				7,880
Tax recoverable				5,586
Total assets				1,525,001

Segment liabilities as at 31 December 2018

	Properties RM'000	Education RM'000	Others RM'000	Total RM'000
Segment liabilities	308,143	12,100	77,119	397,362
Tax payable				2,230
Deferred tax liabilities				23,580
Total liabilities				423,172

LAND & GENERAL BERHAD (COMPANY NO. 5507-H)**A10. Other operating income**

	Current Quarter RM'000	Cumulative Period RM'000
Rental income	123	408
Gain on disposal of fixed assets	-	98
Unwinding of discount on loan to:-		
- An associate	-	4,095
- A joint venture	327	918
Interest income	739	1,890
Returns of short term funds	1,191	4,060
Write back of impairment loss on debtors	-	328
Write back of impairment loss on a joint venture	150	150
Deposits forfeited	-	183
Write back of cost on completed project	995	995
Unclaimed money	510	510
Others	372	692
	4,407	14,327

Included in the corresponding period of the preceding year were:

- i) Write back of cost of RM35.52 million in respect of Damansara Foresta; and
- ii) The gain from MRT land acquisition of RM23.10 million.

A11. Profit Before Taxation

The following amounts have been included in arriving at profit before taxation:

	Current Quarter RM'000	Cumulative Period RM'000
Interest income	8,821	2,232
Returns of short term funds	1,543	6,826
Gain on disposal of fixed assets	-	98
Unwinding of discount on loan to:-		
- An associate	-	4,095
- A joint venture	329	918
Write back of impairment loss on:-		
- Debtors	-	328
- A joint venture	150	150
Unrealised foreign exchange gain	60	408
Depreciation and amortisation	(1,316)	(3,302)
Interest expenses	(615)	(1,860)
Investment related expenses:		
- Profit/(Loss) on fair value changes on financial assets at fair value through profit or loss	3,049	(499)
Impairment loss on loan granted to a joint venture	(295)	(918)
Unwinding of discount on contingent consideration	(492)	(1,439)

A12. Valuations of Property, Plant, and Equipment

The valuations of land and buildings have been brought forward, without amendment from the previous audited financial statements.

A13. Material Events Subsequent to the End of the Financial Period

There are no material events subsequent to the end of the financial period ended 31 December 2018 that have not been reflected in this interim financial report except for the disclosure in Note B6.

LAND & GENERAL BERHAD (COMPANY NO. 5507-H)**A14. Changes in the Composition of the Group**

There were no changes in the composition of the Group for the current financial period ended 31 December 2018, except for the following:-

On 11 November 2018, the Company had acquired a wholly own subsidiary Soho Prestige Sdn Bhd (“SPSB”) for a total cash consideration of RM37.25 million as referred in Note B6.

A15. Capital Commitments

	31/12/2018	31/3/2018
	RM'000	(Audited) RM'000
Approved and contracted for - school building	31,043	51,700
Approved but not contracted for - property, plant and equipment	377	529
Other commitments	-	41,211
	31,420	93,441

A16. Contingent Liabilities

The Company has provided the following corporate guarantee to financial institution for credit facilities granted to:-

	31/12/2018	31/3/2018
	RM'000	(Audited) RM'000
- Associate company	51,035	52,277

PART B: EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B1. Review of Performance of the Company and its Principal Subsidiaries

(a) For the quarter ended 31 December 2018

Quarter	Revenue		Operating profit	
	3Q2019 RM'000	3Q2018 (Restated) RM'000	3Q2019 RM'000	3Q2018 (Restated) RM'000
Property	32,973	18,509	9,894	6,170
Education	3,879	3,526	1,401	1,066
Others	1,823	2,314	(876)	(856)
Total	38,675	24,349	10,419	6,380
Investment related income			3,049	(1,061)
Finance costs			(1,394)	(1,039)
Share of results of jointly controlled entity			-	-
Share of results of associated company			3,100	-
Profit Before Tax			15,174	4,280

For the quarter under review, the Group recorded a revenue of RM38.68million (3Q2018(restated): RM24.35 million) and a pre-tax profit of RM15.17million (3Q2018(restated): RM4.28million) compared to the corresponding quarter of the preceding year. The improved performance for the quarter were mainly due to improved performance from property division coupled with the fair value gain on investments and the share of profit from its associate company, Country Garden Properties (Malaysia) Sdn Bhd ("CGPM").

Property division

The property division registered a revenue of RM32.97million (3Q2018(restated):RM18.51million) and a pre-tax profit of RM9.89million (3Q2018(restated): RM6.17million) compared to the corresponding quarter of the preceding year. The division's improved quarterly performance was due to sales and construction progress for its Astoria, Sena Parc and Seresta projects.

Education division

The education division recorded a revenue of RM3.88million (3Q2018(restated): RM3.53million) and a pre-tax profit of RM1.40million (3Q2018(restated): RM1.07million) compared to the corresponding quarter of the preceding year following additional students enrolment for its international school.

Other division

Other division recorded a revenue of RM1.82million (3Q2018(restated): RM2.31million) and an operating loss of RM0.88million (3Q2018(restated): RM0.86million) compared to the corresponding quarter of the preceding year due to low revenue and increasing overhead costs.

Also affecting the quarter's performance are the following:-

- (i) Gain from the fair value changes of its quoted investment in Vietnam Industrial Investments Limited ("VII") of RM3.05million arising from the increase in its quoted price
- (ii) Share of profit from its associate company, CGPM of RM3.10million following the recognition of profit arising from the completion of two phases of residential lots for delivery of vacant possession.

LAND & GENERAL BERHAD (COMPANY NO. 5507-H)(b) For the 9 months period ended 31 December 2018

Quarter	Revenue		Operating profit	
	YTD 3Q2019 RM'000	YTD 3Q2018 (Restated) RM'000	YTD 3Q2019 RM'000	YTD 3Q2018 (Restated) RM'000
Property	68,527	50,617	14,995	69,931
Education	10,949	10,407	3,534	3,823
Others	7,424	8,009	1,846	(3,557)
Total	86,900	69,033	20,375	70,197
Investment related income			(499)	414
Finance costs			(3,586)	(3,036)
Share of results of jointly controlled entity			-	-
Share of results of associated company			2,026	-
Profit Before Tax			18,316	67,575

The Group recorded a revenue of RM86.90million (3Q2018(restated): RM69.03million) and a pre-tax profit of RM18.32 million (3Q2018(restated): RM67.58million) for the 9 months period under review as compared to the corresponding period of the preceding year.

The revenue and pre-tax profit of the corresponding period of the preceding year included the one-off revenue from MRT land disposal of RM33.71 million and the writeback of project related costs of RM35.52million, both totaling to RM69.23million.

Property division

The property division registered a revenue of RM68.53million (3Q2018(restated): RM50.62million) and a pre-tax profit of RM15.00million (3Q2018(restated): RM69.93million) compared to the corresponding period of the preceding year. The revenue and pre-tax profit of the corresponding period of the preceding year included the one-off revenue totaling to RM69.23million as mentioned above.

The division's improved performance for the 9 months period were due to the launches of Sena Parc and Seresta projects with continuing progress billing from Astoria project.

Education division

The education division recorded a revenue of RM10.95million (3Q2018(restated): RM10.41million) and a pre-tax profit of RM3.53million (3Q2018(restated): RM3.82million) compared to the corresponding period of the preceding year. The increase in revenue was due to the additional students' enrolment for its international school. Pre-tax profit however, was lower due to high overheads as the international school was only opened in September 2017 and hence has not attained its targeted student enrolment for cost efficiency.

Other division

Other division recorded a revenue of RM7.42million (3Q2018(restated): RM8.01million) and an operating profit of RM1.85million (3Q2018(restated): an operating loss of RM3.56million) compared to the corresponding period of the preceding year mainly due to MFRS9 interest recognition on its amount due from its associate company, CGPM of RM4.10 million.

Also affecting the period's performance are the following:-

- (i) Loss from the fair value changes of its quoted investment in VII of RM0.50million (3Q2018(restated): gain on fair value changes of RM0.41million) arising from reduction in quoted price for the period and the weakening of the ringgit.
- (ii) Share of profit from its associate company, CGPM of RM2.03million due to reasons mentioned earlier in B1.

LAND & GENERAL BERHAD (COMPANY NO. 5507-H)

B2. Material Changes in the Quarterly Results Compared to the Results of the Preceding Quarter

Quarter	Revenue		Operating profit	
	3Q2019	2Q2019	3Q2019	2Q2019
	RM'000	RM'000	RM'000	RM'000
Property	32,973	20,104	9,894	3,063
Education	3,879	3,456	1,401	1,082
Others	1,823	2,589	(876)	685
Total	38,675	26,149	10,419	4,830
Investment related income			3,049	(3,276)
Finance costs			(1,394)	(1,142)
Share of results of jointly controlled entity			-	-
Share of results of associated company			3,100	(232)
Profit Before Tax			15,174	180

The Group's revenue and pre-tax profit stood at RM38.68million (2Q2019: RM26.15million) and RM15.17million (2Q2019: RM0.18million) mainly due to improved results from property division and share of profit from its associate company, CGPM coupled with the gain from fair value changes on its investment

B3. Prospects

The Group will strive to improve its property division performance for the remaining quarter with more impactful measures to counter the weakness in the prevailing property market. As for its education division, continuing efforts are being taken to increase its student intake in view of the completion of its international school building for the coming 2019 academic year.

B4. Variance of actual results from forecast profits and shortfall in Profit Guarantee

Not applicable.

B5. Tax expense

	Individual Quarter		Cumulative Period	
	31/12/2018	31/12/2017	31/12/2018	31/12/2017
	RM'000	RM'000 (Restated)	RM'000	RM'000 (Restated)
Income tax:				
- Malaysian income tax	1,265	3,124	3,062	12,442
- Over provision in prior years	193	-	193	(52)
	1,458	3,124	3,255	12,390
Deferred tax	(3)	(351)	(14)	2,242
	1,455	2,773	3,241	14,632

The domestic income tax is calculated at the Malaysian statutory tax rate of 24% of the estimated chargeable income for the year, while taxation for a foreign jurisdiction is calculated at the rate prevailing in that jurisdiction.

The effective tax rate (excluding share of gain/loss from jointly controlled entity) of the Group is lower than the statutory tax rate in the current financial period due to certain income being non-taxable for tax purposes.

LAND & GENERAL BERHAD (COMPANY NO. 5507-H)**B6. Corporate Development / Post Balance Sheet Events**

On 30 April 2018, the Company exercised its Option pursuant to the Soho Prestige Sdn Bhd Options (“SPSB Option”) as mentioned in previous financial year. Upon exercising the Option, the Company had on the even date entered into SPSB Share Sale Agreement (“SSA”) with Mayland and had subsequently paid a deposit of RM3.725 million, being 10% of the purchase consideration.

On 16 November 2018, the acquisition of SPSB was completed.

B7. Utilisation of proceeds from funds arising from the Proposed Rights Issues

As at 20 February 2019, the total proceeds of RM377,759,526.48 arising from the above Proposed Rights Issues were utilised as follows:-

Purposes	Proposed utilisation RM'000	Actual utilisation RM'000	Balance unutilised RM'000	Intended timeframe for utilisation from completion date
Settlement of Balance of Purchase Consideration and Outstanding Balances of RM8.6 million	314,348	314,348	-	Within 18 months
Working capital requirements	60,912	43,414	17,498	Within 36 months
Estimated expenses for the Proposals	2,500	2,500	-	Within 6 months
Total	377,760	360,262	17,498	

Except as disclosed above, there are no other corporate proposals which have been announced but not completed as at 20 February 2019, being the latest practicable date that shall not be earlier than 7 days from the date of this quarterly report.

B8. Borrowings and debt securities

The Group's total borrowings and debt securities as at 31 December 2018 are as follows:

	Short Term RM'000	Long Term RM'000	Total RM'000
Secured:			
Hire purchase and finance lease liabilities	41	303	344
Term loan	15,986	161,504	177,490
Bridging loan	-	14,625	14,625
	<u>16,027</u>	<u>176,432</u>	<u>192,459</u>

All denominated in the local currency.

B9. Material Litigation

The Group has not engaged in any material litigation as at 20 February 2019, being the latest practicable date that shall not be earlier than 7 days from the date of this quarterly report.

B10. Dividend Proposed

No dividend has been proposed for the financial period ended 31 December 2018.

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B11. Earnings per Share

Basic

The basic earnings per share is calculated by dividing the net profit attributable to owners of the Company for the quarter/period to date by the weighted average number of ordinary shares outstanding during the quarter/period to date.

	Individual Quarter		Cumulative Period	
	31/12/2018	31/12/2017 (Restated)	31/12/2018	31/12/2017 (Restated)
Profit attributable to owners of the Company (RM'000)	11,024	4,944	11,228	53,597
Weighted average number of ordinary shares ('000)	2,972,682	2,928,955	2,946,003	2,639,994
Basic earnings per share (sen)	0.37	0.17	0.38	2.03

Diluted

The diluted earnings per share has been calculated by dividing the Group's adjusted net profit for the period attributable to owners of the Company by the weighted average number of shares would have been in issue upon the full exercise of the conversion under the ICULS issued.

Adjusted profit attributable to the owners of the Company	Individual Quarter		Cumulative Period	
	31/12/2018	31/12/2017 (Restated)	31/12/2018	31/12/2017 (Restated)
Profit for the quarter/period	RM'000 11,024	RM'000 4,944	RM'000 11,228	RM'000 53,597
Add: Notional interest net of tax	-	16	-	49
Adjusted profit for the quarter/period	11,031	4,960	11,228	53,646

Weighted average number of ordinary shares	Individual Quarter		Cumulative Period	
	31/12/2018	31/12/2017 (Restated)	31/12/2018	31/12/2017 (Restated)
Weighted average number of ordinary shares per basic earnings per share computation	'000 2,972,682	'000 2,928,955	'000 2,946,003	'000 2,639,994
Effects of dilution in ICULS #	-	65,167	-	65,167
As at 31 December 2018	2,972,682	2,994,122	2,946,003	2,705,161
Diluted earnings per share (sen)	0.37	0.17	0.38	1.98

The ICULS matured on 24 September 2018 and all outstanding ICULS were automatically converted to ordinary shares as per Note A7.

Impact on the condensed consolidated income statement for the 9 months period ended 31 December 2017 arising from the adoption of MFRS as mentioned in Note A2:

	Under FRS 31/12/2017 RM'000	Adoption of MFRS RM'000	Under MFRS 31/12/2017 RM'000
Revenue	59,371	9,662	69,033
Operating expenses	(69,915)	2,312	(67,603)
Other operating income	<u>82,030</u>	<u>(13,263)</u>	<u>68,767</u>
Profit from operations	71,486	(1,289)	70,197
Investment related income	414	-	414
Finance costs	(3,036)	-	(3,036)
Share of results of jointly controlled entity	-	-	-
Share of results of associate	<u>-</u>	<u>-</u>	<u>-</u>
Profit before taxation	68,864	(1,289)	67,575
Income tax expense	<u>(14,885)</u>	<u>253</u>	<u>(14,632)</u>
Profit for the period	<u>53,979</u>	<u>(1,036)</u>	<u>52,943</u>
Other comprehensive income/(expense) that will be subsequently reclassified to profit or loss :			
Foreign currency translation differences from foreign operations	<u>(162)</u>	<u>-</u>	<u>(162)</u>
	<u>(162)</u>	<u>-</u>	<u>(162)</u>
Total comprehensive income for the period	<u>53,817</u>	<u>(1,036)</u>	<u>52,781</u>
Profit attributable to:			
- Owners of the Company	54,633	(1,036)	53,597
- Non-controlling interests	<u>(654)</u>	<u>-</u>	<u>(654)</u>
	<u>53,979</u>	<u>(1,036)</u>	<u>52,943</u>
Total comprehensive income attributable to:			
- Owners of the Company	54,471	(1,036)	53,435
- Non-controlling interests	<u>(654)</u>	<u>-</u>	<u>(654)</u>
	<u>53,817</u>	<u>(1,036)</u>	<u>52,781</u>
Earnings per share attributable to Owners of the Company (sen):			
- Basic	2.20	(0.17)	2.03
- Diluted	<u>2.16</u>	<u>(0.18)</u>	<u>1.98</u>

Impact on the condensed consolidated statement of financial position as at 1 April 2018 arising from the adoption of MFRS as mentioned in Note A2:-

	(Audited) 31/03/2018 RM	Adoption of MFRS RM	Transitioning to MFRS RM	(Unaudited) 31/03/2018 RM (Restated)
ASSETS				
Non-current Assets				
Property, plant and equipment	76,199	(1,850)	-	74,349
Land held for property development	493,347	-	-	493,347
Investment properties	86,353	-	-	86,353
Goodwill	12	-	-	12
Biological asset	6,422	-	-	6,422
Land use rights	47	-	-	47
Investment in associates	12,105	(827)	-	11,278
Investment in jointly controlled entity	*	-	-	*
Other investments	11,900	-	-	11,900
Deferred tax assets	7,867	-	-	7,867
Trade and other receivables	143,512	(2,740)	-	140,772
	<u>837,764</u>	<u>(5,417)</u>	<u>-</u>	<u>832,347</u>
Current Assets				
Property development costs	230,798	10,394	-	241,192
Inventories	39,732	-	-	39,732
Trade and other receivables	38,358	-	-	38,358
Contract asset	-	-	-	-
Other current assets	14,770	-	-	14,770
Tax recoverable	4,615	-	-	4,615
Short term funds	1,454	-	-	1,454
Deposits, cash and bank balances	385,422	-	-	385,422
	<u>715,149</u>	<u>10,394</u>	<u>-</u>	<u>725,543</u>
TOTAL ASSETS	<u>1,552,913</u>	<u>4,977</u>	<u>-</u>	<u>1,557,890</u>
EQUITY AND LIABILITIES				
Equity attributable to owners of the Company				
Share capital	651,664	-	-	651,664
ICULS – equity portion	7,871	-	-	7,871
Retained profits	428,504	628	8,859	437,991
Other reserves	21,248	-	(8,859)	12,389
	<u>1,109,287</u>	<u>628</u>	<u>-</u>	<u>1,109,915</u>
Non-controlling interests	<u>17,209</u>	<u>4,199</u>	<u>-</u>	<u>21,408</u>
Total Equity	<u>1,126,496</u>	<u>4,827</u>	<u>-</u>	<u>1,131,323</u>
Non-current Liabilities				
Provisions	41,611	-	-	41,611
Trade and other payables	63,187	-	-	63,187
Borrowings	169,842	-	-	169,842
Deferred tax liabilities	43,504	145	-	43,649
	<u>318,144</u>	<u>145</u>	<u>-</u>	<u>318,289</u>
Current Liabilities				
Provisions	27,737	-	-	27,737
Trade and other payables	64,260	5	-	64,265
Borrowings	15,777	-	-	15,777
ICULS –liability portion	81	-	-	81
Tax payable	418	-	-	418
Contract liabilities	-	-	-	-
	<u>108,273</u>	<u>5</u>	<u>-</u>	<u>108,278</u>
Total Liabilities	<u>426,417</u>	<u>150</u>	<u>-</u>	<u>426,567</u>
TOTAL EQUITY AND LIABILITIES	<u>1,552,913</u>	<u>4,977</u>	<u>-</u>	<u>1,557,890</u>

* The costs of investment in the jointly controlled entity have been fully impaired

Impact on the condensed consolidated statement of financial position as at 1 April 2017 arising from the adoption of MFRS as mentioned in Note A2:-

	(Audited) 31/03/2017 RM'000	Adoption of MFRS RM	Transitioning to MFRS RM	(Unaudited) 31/03/2017 RM (Restated)
ASSETS				
Non-current Assets				
Property, plant and equipment	76,065	(908)	-	75,157
Land held for property development	158,740	-	-	158,740
Investment properties	87,829	-	-	87,829
Goodwill	12	-	-	12
Biological asset	6,567	-	-	6,567
Land use rights	48	-	-	48
Investment in associates	-	-	-	-
Investment in jointly controlled entity	*	-	-	*
Other investments	13,092	-	-	13,092
Deferred tax assets	22,144	-	-	22,144
Trade and other receivables	-	-	-	-
	<u>364,497</u>	<u>(908)</u>	<u>-</u>	<u>363,589</u>
Current Assets				
Property development costs	219,643	7,259	-	226,902
Inventories	43,483	-	-	43,483
Trade and other receivables	81,930	-	-	81,930
Contract asset	-	-	-	-
Other current assets	682	-	-	682
Tax recoverable	421	-	-	421
Short term funds	7,380	-	-	7,380
Deposits, cash and bank balances	390,419	-	-	390,419
	<u>743,958</u>	<u>7,259</u>	<u>-</u>	<u>751,217</u>
TOTAL ASSETS	<u>1,108,455</u>	<u>6,351</u>	<u>-</u>	<u>1,114,806</u>
EQUITY AND LIABILITIES				
Equity attributable to owners of the Company				
Share capital	272,032	-	-	272,032
ICULS – equity portion	9,036	-	-	9,036
Retained profits	354,254	3,176	8,859	366,289
Other reserves	20,992	-	(8,859)	12,133
	<u>656,314</u>	<u>3,176</u>	<u>-</u>	<u>659,490</u>
Non-controlling interests	<u>16,553</u>	<u>3,175</u>	<u>-</u>	<u>19,728</u>
Total Equity	<u>672,867</u>	<u>6,351</u>	<u>-</u>	<u>679,218</u>
Non-current Liabilities				
Provisions	39,895	-	-	39,895
Trade and other payables	44,484	-	-	44,484
Borrowings	66,244	-	-	66,244
Deferred tax liabilities	23,323	-	-	23,323
ICULS –liability portion	120	-	-	120
	<u>174,066</u>	<u>-</u>	<u>-</u>	<u>174,066</u>
Current Liabilities				
Provisions	82,900	-	-	82,900
Trade and other payables	50,635	-	-	50,635
Borrowings	25,316	-	-	25,316
ICULS –liability portion	56	-	-	56
Tax payable	44,038	-	-	44,038
Contract liabilities	-	-	-	-
Dividend payable	58,577	-	-	58,577
	<u>261,522</u>	<u>-</u>	<u>-</u>	<u>261,522</u>
Total Liabilities	<u>435,588</u>	<u>-</u>	<u>-</u>	<u>435,588</u>
TOTAL EQUITY AND LIABILITIES	<u>1,108,455</u>	<u>6,351</u>	<u>-</u>	<u>1,114,806</u>

* The costs of investment in the jointly controlled entity have been fully impaired