



LAND & GENERAL BERHAD (COMPANY NO. 5507-H)
Condensed Consolidated Statement of Comprehensive Income
for the financial period ended 31 December 2019

	INDIVIDUAL QUARTER		CUMULATIVE PERIOD	
	3 months ended		9 months ended	
	31/12/2019	31/12/2018	31/12/2019	31/12/2018
	RM'000	RM'000	RM'000	RM'000
Revenue	36,681	38,675	120,307	86,900
Operating expenses	(33,011)	(32,663)	(107,681)	(80,852)
Other operating income	1,226	4,407	11,250	14,327
Profit from operations	4,896	10,419	23,876	20,375
Investment related income/ (expense)	156	3,049	90	(499)
Finance costs	(707)	(1,394)	(1,863)	(3,586)
Share of results of jointly controlled entity	(128)	-	219	-
Share of results of associate	(293)	3,100	(2,801)	2,026
Profit before taxation	3,924	15,174	19,521	18,316
Income tax expense	(2,243)	(1,455)	(8,078)	(3,241)
Profit for the period	1,681	13,719	11,443	15,075
Other comprehensive income that will be subsequently reclassified to profit or loss :				
Foreign currency translation differences from foreign operations	225	(191)	13	(154)
	225	(191)	13	(154)
Total comprehensive income for the period	1,906	13,528	11,456	14,921
Profit attributable to:				
- Owners of the Company	(637)	11,024	4,361	11,228
- Non-controlling interests	2,318	2,695	7,082	3,847
	1,681	13,719	11,443	15,075
Total comprehensive income attributable to:				
- Owners of the Company	(412)	10,833	4,374	11,074
- Non-controlling interests	2,318	2,695	7,082	3,847
	1,906	13,528	11,456	14,921
(Loss)/Earnings per share attributable to Owners of the Company (sen):				
- Basic	(0.02)	0.37	0.15	0.38

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2019.

**LAND & GENERAL BERHAD (COMPANY NO. 5507-H)****Condensed Consolidated statement of financial position****as at 31 December 2019**

	(Unaudited) 31/12/2019 RM'000	(Audited) 3/31/2019 RM'000
ASSETS		
Non-current Assets		
Property, plant and equipment	146,175	110,180
Investment properties	83,667	84,811
Inventories	562,508	534,193
Investment in associates	148,768	151,568
Investment in jointly controlled entity	219	-*
Other investments	11,557	11,468
Deferred tax assets	13,686	15,159
Other non-current assets	1,143	1,531
	<u>967,723</u>	<u>908,910</u>
Current Assets		
Inventories	357,648	302,553
Trade and other receivables	33,716	15,256
Contract asset	112,869	79,290
Contract cost	1,829	17,218
Tax recoverable	3,581	3,763
Deposits, cash and bank balances	121,330	218,912
	<u>630,973</u>	<u>636,992</u>
TOTAL ASSETS	<u>1,598,696</u>	<u>1,545,902</u>
EQUITY AND LIABILITIES		
Equity attributable to owners of the Company		
Share capital	660,232	660,232
Retained profits	403,130	428,500
Other reserves	12,298	12,285
	<u>1,075,660</u>	<u>1,101,017</u>
Non-controlling interests	<u>88,444</u>	<u>73,698</u>
	<u>1,164,104</u>	<u>1,174,715</u>
Non-current Liabilities		
Trade and other payables	-	154
Borrowings	187,062	168,831
Lease Liabilities	817	862
Deferred tax liabilities	24,835	24,704
	<u>212,714</u>	<u>194,551</u>
Current Liabilities		
Provisions	40,447	41,939
Trade and other payables	155,811	105,002
Contract liabilities	2,326	4,596
Borrowings	17,938	21,694
Lease Liabilities	174	505
Tax payable	5,182	2,900
	<u>221,878</u>	<u>176,636</u>
Total Liabilities	<u>434,592</u>	<u>371,187</u>
TOTAL EQUITY AND LIABILITIES	<u>1,598,696</u>	<u>1,545,902</u>

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

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2019.



LAND & GENERAL BERHAD (COMPANY NO. 5507-H)
Condensed Consolidated Statement of Changes in Equity
for the financial period ended 31 December 2019

	Attributable to owners of the Company							Total equity RM'000
	Non-distributable				Retained profits RM'000	Total RM'000	Non-Controlling interests RM'000	
	Share capital RM'000	ICULS -equity portion RM'000	Capital reserve RM'000	Foreign Exchange Reserve RM'000				
At 1 April 2019	660,232	-	12,133	152	428,500	1,101,017	73,698	1,174,715
Total comprehensive income for the financial year	-	-	-	13	4,361	4,374	7,082	11,456
Dividend paid to shareholders	-	-	-	-	(29,731)	(29,731)	-	(29,731)
Dividend paid to a non controlling interest of a subsidiary company	-	-	-	-	-	-	(4,999)	(4,999)
Additional equity contribution	-	-	-	-	-	-	4,999	4,999
Acquisition of a new subsidiary	-	-	-	-	-	-	7,664	7,664
At 31 December 2019	660,232	-	12,133	165	403,130	1,075,660	88,444	1,164,104

Condensed Consolidated Statement of Changes in Equity
for the financial period ended 31 December 2018

	Attributable to owners of the Company							Total equity RM'000
	Non-distributable				Retained profits RM'000 (Restated)	Total RM'000	Non-Controlling interests RM'000 (Restated)	
	Share capital RM'000	ICULS -equity portion RM'000	Capital reserve RM'000	Foreign Exchange Reserve RM'000				
At 1 April 2018	651,664	7,871	12,133	256	432,211	1,104,135	21,416	1,125,551
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 paid to shareholders	-	-	-	-	(44,597)	(44,597)	-	(44,597)
At 31 December 2018	660,232	-	12,133	102	398,327	1,070,794	25,263	1,096,057

The Condensed Consolidated Statement of Change In Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2019.



LAND & GENERAL BERHAD (COMPANY NO. 5507-H)
Condensed Consolidated Statement of Cash Flows
for the financial period ended 31 December 2019

	CUMULATIVE PERIOD	
	9 months ended	
	31/12/2019	31/12/2018
	RM'000	RM'000
Cash Flows From Operating Activities		
Cash receipts from customers	97,079	71,622
Cash payments to suppliers and employees	(124,982)	(101,942)
Interest received	1,258	2,601
Dividend on money market funds	2,748	3,376
Tax paid, net	(3,878)	(2,454)
Other operating payments, net	(13,088)	(10,603)
Net cash outflow from operating activities	(40,863)	(37,400)
Cash Flows From Investing Activities		
Purchase of property, plant & equipment	(19,974)	(7,250)
Proceeds from disposal of property, plant and equipment	(9)	97
Payment for acquisition of a company	(14,233)	(37,246)
Placement of deposits with period more than 3 months	-	(16,729)
Withdrawal/(Placement) of deposits pledged as security for bank guarantee facility	1,271	(1,635)
(Placement)/ Withdrawal of money market funds	(242)	1,786
Dividend received from investment	25	-
Net cash outflow from investing activities	(33,162)	(60,977)
Cash Flows From Financing Activities		
ICULS issuance proceeds	-	174
Drawdown of bank borrowings	39,072	14,625
Repayment of bank borrowings	(24,145)	(17,977)
Payment of hire purchase obligations	(90)	(55)
Payment of lease liabilities	(426)	-
Additional equity contribution from non-controlling interest	4,999	-
Dividend paid to shareholders	(29,731)	(44,597)
Dividend paid to a non-controlling interest of a subsidiary company	(4,999)	-
Interest payments	(6,933)	(7,630)
Net cash outflow from financing activities	(22,253)	(55,460)
Net change in cash & cash equivalents	(96,278)	(153,837)
Effects of foreign exchange rate changes	(34)	266
Cash & cash equivalents at beginning of financial period	201,900	342,099
Cash & cash equivalents at end of financial period	105,588	188,528
Cash & cash equivalents at end of financial period comprise:		
Cash on hand and at banks	43,325	63,089
Deposits with financial institutions	78,005	187,127
Deposits, cash and bank balances	121,330	250,216
Less:		
Deposits pledged as security for bank guarantee	(13,995)	(9,682)
Deposits placements for periods exceeding 90 days	(1,747)	(52,006)
	105,588	188,528

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2019.

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 Malaysian Financial Reporting Standard (“MFRS”) 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 2019.

A1. Basis of Preparation

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 2019, except for the adoption of the newly issued MFRS, interpretation and amendments to standards to be applied by all Entities Other Than Private Entities for the financial periods beginning on or after 1 January 2019:

Amendment to MFRS 9	Prepayment Features with Negative Compensation
Amendments to MFRS 128	Long-term Interests in Associates and Joint Ventures
Amendments to MFRS 119	Plan Amendment, Curtailment or Settlement
IC Interpretation 23	Uncertainty over Income Tax Treatments
Annual Improvements to MFRS Standards 2015 – 2017 Cycle	

The adoption of the above did not have any significant effects on the interim financial statements upon their initial application.

A2. Audit Qualification

The audit report of the Group’s audited financial statements for the financial year ended 31 March 2019 was not subjected to any qualification.

A3. Seasonality and Cyclicity Factors

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

A4. 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.

A5. 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 year that has any material effect in the current financial period.

LAND & GENERAL BERHAD (COMPANY NO. 5507-H)**A6. 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 under review.

As at 31 December 2019, the number of ordinary shares in issue is 2,973,135,003.

A7. Dividends Paid/Payable

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

The single tier final dividend proposed in respect of the financial year ended 31 March 2019 of 1.0 sen per ordinary share was approved on 18 September 2019 and paid on 23 October 2019.

A8. Segmental Reporting

The operating segment information for the financial period ended 31 December 2019 is as follows:

Revenue for the 9 months ended 31 December 2019

	Properties RM'000	Education RM'000	Others RM'000	Elimination RM'000	Total RM'000
Revenue to third parties	103,190	13,885	2,754	-	119,829
Interest & returns of short term funds	-	-	478	-	478
	103,190	13,885	3,232	-	120,307
Inter-segment revenue	113	-	3,925	(4,038)	-
Total revenue	103,303	13,885	7,157	(4,038)	120,307

Segment results for 9 months ended 31 December 2019

	Properties RM'000	Education RM'000	Others RM'000	Total RM'000
Segment results	24,741	3,903	(1,483)	27,161
Non-reportable segment*				(3,285)
Gain on fair value changes on financial assets at fair value through profit or loss				90
Finance costs				(1,863)
Share of results of jointly controlled entity				219
Share of results of associates				(2,801)
Profit before taxation				19,521

*Refers to investment holding and dormant companies.

LAND & GENERAL BERHAD (COMPANY NO. 5507-H)**Segment assets as at 31 December 2019**

	Properties RM'000	Education RM'000	Others RM'000	Total RM'000
Segment assets	1,170,553	77,540	118,340	1,366,433
Non-reportable segment*				66,009
Investment in jointly controlled entities				219
Investment in associates				148,768
Deferred tax assets				13,686
Tax recoverable				3,581
Total assets				<u>1,598,696</u>

Segment liabilities as at 31 December 2019

	Properties RM'000	Education RM'000	Others RM'000	Total RM'000
Segment liabilities	310,270	49,014	645	359,929
Non-reportable segment*				44,646
Deferred tax liabilities				24,835
Tax payable				5,182
Total liabilities				<u>434,592</u>

*Refers to investment holding and dormant companies.

A9. Other operating income

	Current Quarter RM'000	Cumulative Period RM'000
Interest income	282	933
Returns on short term funds	375	2,505
Provision for and write back of impairment loss on:-		
- trade debtors	(9)	60
- amount due from a jointly controlled entity	-	912
Write back of accrued costs	-	5,583
Others	578	1,257
	<u>1,226</u>	<u>11,250</u>

A10. 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	366	1,183
Returns on short term funds	506	2,733
Provision for and write back of:-		
- trade debtors	(9)	60
- amount due from a jointly controlled entity	-	912
Foreign exchange loss	(254)	(152)
Write back of accrued costs	-	5,583
Depreciation and amortisation	(1,908)	(5,508)
Interest expenses	(707)	(1,863)
Gain on fair value changes on financial assets at fair value through profit or loss	156	90
	<u>156</u>	<u>90</u>

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

A11. Valuations of Property, Plant, and Equipment

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

A12. 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 2019 that have not been reflected in this interim financial report.

A13. Changes in the Composition of the Group

On 15 August 2019, the Company paid RM14.23 million as investment into a company, Kasi Palani Development Sdn Bhd ("KP Co"). KP Co is a property developer which owns two parcels of contiguous freehold commercial land totalling to 6.70 acres in Cyberjaya. The said investment was converted into 65% equity interest in KP Co on 15 November 2019. Consequently, KP Co became a 65% subsidiary of the Group.

On 27 December 2019, Lang Education Sdn Bhd ("LESB"), a wholly owned subsidiary of the Group incorporated a 70% owned subsidiary known as Bestari Elsa Sdn Bhd ("BESB").

A14. Capital Commitments

	31/12/2019	31/3/2019
	RM'000	(Audited) RM'000
Approved and contracted for - school building	-	23,915
Approved but not contracted for - property, plant and equipment	1,781	-
	<u>7,756</u>	<u>23,915</u>

A15. Contingent Liabilities

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

	31/12/2019	31/3/2019
	RM'000	(Audited) RM'000
- Associate company	44,260	43,347

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 2019

Quarter	Revenue		Operating profit	
	3Q2020 RM'000	3Q2019 RM'000	3Q2020 RM'000	3Q2019 RM'000
Property	30,544	32,973	5,215	9,894
Education	5,115	3,879	1,430	1,401
Others	1,022	1,823	(1,749)	(876)
Total	36,681	38,675	4,896	10,419
Gain on fair value changes			156	3,049
Finance costs			(707)	(1,394)
Share of results of associated company			(293)	3,100
Share of results of a jointly controlled entity			(128)	-
Profit Before Tax			3,924	15,174

For the quarter under review, the Group recorded a revenue of RM36.68 million (3Q2019: RM38.68 million) and a pre-tax profit of RM3.92 million (3Q2019: RM15.17 million). The decrease in the quarter's revenue and pre-tax profit was attributed mainly to the property division.

Property division

The property division registered a revenue of RM30.54 million (3Q2019: RM32.97 million) and an operating profit of RM5.22 million (3Q2019: RM9.89 million). The drop in revenue and operating profit in the quarter was due to the lower sales from its on-going projects, namely Astoria, Sena Parc and Seresta as the property market remained challenging.

Education division

The education division recorded a revenue of RM5.12 million (3Q2019: RM3.88 million) and an operating profit of RM1.43 million (3Q2019: RM1.40 million). The increase in revenue was due to the increased student enrolment particularly for its international school with the completion of its school building and the increased school fees. However, operating profit remained relatively unchanged due to initial higher overheads incurred for its international school.

Other division

Other divisions recorded an operating loss of RM1.75 million (3Q2019: RM0.88 million) on the back of a revenue of RM1.02 million (3Q2019: RM1.82 million). The lower revenue for the current quarter was due to the cessation of Sri Damansara Club's operation and lower interest income from money market funds. Pre-tax losses for the current quarter was lower mainly because of the accretion of interest expenses on its contingent consideration payable to its associate company, Country Garden (M) Properties Sdn Bhd ('CGPM').

Also contributing to the lower pre-tax profit of the Group for the quarter was the lower fair value gain from its investment in Vietnam Industrial Limited following the weakening of Australian Dollars against Ringgit Malaysia.

LAND & GENERAL BERHAD (COMPANY NO. 5507-H)(b) For the 9 months period ended 31 December 2019

Quarter	Revenue		Operating profit	
	YTD 3Q2020 RM'000	YTD 3Q2019 RM'000	YTD 3Q2020 RM'000	YTD 3Q2019 RM'000
Property	103,190	68,527	24,741	14,995
Education	13,885	10,949	3,903	3,534
Others	3,232	7,424	(4,768)	1,846
Total	120,307	86,900	23,876	20,375
Gain/(loss) on fair value changes			90	(499)
Finance costs			(1,863)	(3,586)
Share of results of associated company			(2,801)	2,026
Share of results of jointly controlled entity			219	-
Profit Before Tax			19,521	18,316

For the 9 months period under review, the Group registered a pre-tax profit of RM19.52 million (3Q2019: RM18.32 million) on the back of a revenue of RM120.31 million (3Q2019: RM86.90 million) mainly due to higher contribution from property and education divisions.

Property division

The property division recorded a revenue of RM103.19 million (3Q2019: RM68.53 million) and an operating profit of RM24.74 million (3Q2019: RM15.00 million) for the period. The division's contribution for current period was mainly due to net writeback of RM5.58 million from its completed project subsequent to finalization of contractors' claim and higher contribution generated from Astoria project arising from further progress of construction works to meet its targeted completion date by the first half of calendar year 2020.

Education division

The education division posted a revenue of RM13.89 million (3Q2019: RM10.95 million) and an operating profit of RM3.90 million (3Q2019: RM3.53 million) attributed to the increase in fees and the increase in students' enrolment for both its private school and international school.

Other division

On the back of a revenue of RM3.23 million (3Q2019: RM7.42 million), other division recorded an operating loss of RM4.77 million (3Q2019: an operating profit of RM1.85 million) for the period ended 31 December 2019. The operating losses in the current period compared to corresponding period of the preceding year was mainly due to no interest income accretion on advances to associate, CGPM as the said advances has now been accounted for as investment costs as they have similar exposure as investment in ordinary shares.

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	
	3Q2020	2Q2020	3Q2020	2Q2020
	RM'000	RM'000	RM'000	RM'000
Property	30,544	33,841	5,215	11,305
Education	5,115	4,444	1,430	936
Others	1,022	934	(1,749)	(1,990)
Total	36,681	39,219	4,896	10,251
Gain/(loss) on fair value changes			156	96
Finance costs			(707)	(596)
Share of results of associated company			(293)	(2,527)
Share of results of a jointly controlled entity			(128)	(42)
Profit Before Tax			3,924	7,182

The Group's revenue and operating profit for the current quarter stood at RM36.68 million (2Q2020: RM39.22 million) and RM4.90 million (2Q2020: RM10.25 million) respectively.

The Group's operating profit for the current quarter was lower compared to the previous quarter. This was mainly because there was a net writeback of RM5.58 million on accrued costs in the previous quarter whereas there was no such cost writeback in this quarter.

B3. Prospects

With the slowdown in the economy both national and global coupled with the outbreak of COVID-19 virus globally, the property market is not expected to pick up in the interim period.

However, barring any unforeseen circumstances, the financial performance of the Group will remain satisfactory for the remaining financial year.

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

Not applicable.

LAND & GENERAL BERHAD (COMPANY NO. 5507-H)**B5. Tax expense**

	Individual Quarter		Cumulative Period	
	31/12/2019	31/12/2018	31/12/2019	31/12/2018
	RM'000	RM'000	RM'000	RM'000
Income tax:				
- Malaysian income tax	250	1,265	5,666	3,062
- (Over)/Under provision in prior years	(160)	193	808	193
	90	1,458	6,474	3,255
Deferred tax				
- Current year	(123)	(3)	(672)	(14)
- Under provision in prior years	2,276	-	2,276	-
	2,243	1,455	8,078	3,241

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 results of associate and jointly controlled entity) of the Group is higher than the statutory tax rate in the current financial year mainly due to certain expenses being non-deductible for tax purpose.

B6. Corporate Development / Post Balance Sheet Events

There was no corporate proposal announced for the current quarter and financial period.

B7. Borrowings and debt securities

The Group's total borrowings and debt securities as at 31 December 2019 are as follows:

	Short Term	Long Term	Total
	RM'000	RM'000	RM'000
Secured:			
Hire purchase and finance lease liabilities	82	308	390
Term loans	17,856	141,754	159,610
Bridging loan	-	45,000	45,000
	17,938	187,062	205,000

All denominated in the local currency.

B8. Material Litigation

The Group is not engaged in any material litigation as at 17 February 2019, being the latest practicable date that shall not be earlier than 7 days from the date of this quarterly report.

B9. Dividend Proposed

No dividend has been proposed for the financial period ended 31 December 2019.

LAND & GENERAL BERHAD (COMPANY NO. 5507-H)**B10. 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	
	31/12/2019	31/12/2018	30/12/2019	31/12/2018
Profit attributable to owners of the Company (RM'000)	(637)	11,024	4,361	11,228
Weighted average number of ordinary shares ('000)	2,973,135	2,972,682	2,973,135	2,946,003
Basic (loss)/earnings per share (sen)	(0.02)	0.37	0.15	0.38

Diluted

There is no dilution of earnings per share for the quarter/ period since the Irredeemable Convertible Unsecured Loan Stocks previously issued, had matured on 24 September 2018 and all units not converted were automatically converted thereon.

24 February 2020