

LBI CAPITAL BERHAD
(Company No. : 41412-X)
Condensed Consolidated Balance Sheet

	Unaudited As at end of Current Quarter 31 Dec 2018 RM'000	Audited As at preceding Financial Year End 31 Dec. 2017 RM'000
ASSETS		
Non-Current Assets		
Property, Plant and Equipment	294	465
Investment Properties	33,300	31,300
Investment in Associated Co.	1	1
Amount Owing by an Associate Company	5,787	0
Development Expenditure	23,555	23,331
	62,937	55,097
Current Assets		
Other Investment	4,689	4,280
Inventories	3,019	3,027
Property Development Expenditure	42,132	45,154
Trade Receivables	16,434	7,485
Other Receivables	1,986	990
Accrued Billings	3,647	10,467
Amount Owing by an Associate Company (Reclass)	0	6,160
Tax Recoverable	304	397
Money Market Funds	21,010	25,081
Fixed Deposits	155	151
Cash held under Housing Development Act	968	221
Cash and Bank balances	1,539	993
	95,883	104,406
Total Assets	158,820	159,503
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the parent		
Share Capital	103,809	101,840
Treasury Shares	(4,741)	(8,883)
Warrant Reserve	0	524
Retained Earnings	38,607	41,776
	137,675	135,257
Non-controlling Interest	232	234
Total Equity	137,907	135,491

LBI CAPITAL BERHAD
 (Company No. : 41412-X)
 (Incorporated in Malaysia)
 Condensed Consolidated Balance Sheet

	Unaudited As at end of Current Quarter 31 Dec 2018 RM'000	Audited As at preceding Financial Year End 31 Dec 2017 RM'000
Non-Current Liabilities		
Bank Borrowing	4,486	6,463
Deferred tax	2,434	138
	6,920	6,601
Current Liabilities		
Trade Payables	2,760	1,681
Progress Billings	372	8,299
Other Payables	6,789	5,952
Bank Borrowings	3,460	1,193
Tax Payable	611	286
	13,992	17,411
Total Liabilities	20,912	24,012
Total Equity and Liabilities	158,819	159,503
Net assets per share (RM)	1.68	1.68

The condensed consolidated balance sheet should be read in conjunction with the financial statement for the year ended 31 Dec 2017 and the accompanying explanatory.

LBI CAPITAL BERHAD

(Company No. : 41412-X)

Condensed Consolidated Statement of Comprehensive Income

	Individual Period		Cumulative Period	
	Current Year Quarter 31/12/2018 RM'000	Preceding Year Corresponding Quarter 31/12/2017 RM'000	Current Year To date 31/12/2018 RM'000	Preceding Year Corresponding Period 31/12/2017 RM'000
Revenue	5,007	3,149	15,957	15,128
Other Operating Incomes	2,332	3,185	3,132	4,742
Operating Expenses	(4,323)	(1,263)	(12,022)	(14,713)
Finance Costs	(8)	0	(13)	(1)
Profit/(Loss) before Taxation	<u>3,008</u>	<u>5,071</u>	<u>7,054</u>	<u>5,156</u>
Income Tax	(2,670)	(325)	(3,813)	(536)
Profit/(Loss) after Taxation	<u><u>338</u></u>	<u><u>4,746</u></u>	<u><u>3,241</u></u>	<u><u>4,620</u></u>
Attributable to:				
Equity holders	340	4,749	3,243	4,622
Non-controlling Interest	(2)	(3)	(2)	(2)
Profit for the Period	<u><u>338</u></u>	<u><u>4,746</u></u>	<u><u>3,241</u></u>	<u><u>4,620</u></u>
Profit for the Period	340	4,749	3,243	4,622
Other comprehensive income, net of tax	0	0	0	0
Total comprehensive income for the period	<u><u>340</u></u>	<u><u>4,749</u></u>	<u><u>3,243</u></u>	<u><u>4,622</u></u>

LBI CAPITAL BERHAD

(Company No. : 41412-X)

Condensed Consolidated Statement of Comprehensive Income

	Individual Period		Cumulative Period	
	Current Year Quarter 31/12/2018 RM'000	Preceding Year Corresponding Quarter 31/12/2017 RM'000	Current Year To date 31/12/2018 RM'000	Preceding Year Corresponding Period 31/12/2017 RM'000
Total comprehensive income				
Equity holders	340	4,749	3,243	4,622
Non controlling interest	(2)	0	0	(2)
	<u>338</u>	<u>4,749</u>	<u>3,243</u>	<u>4,620</u>
Earnings per share attributable to equity holders				
Basic earnings/(loss) per share (sen)	0.44	6.50	4.20	6.30
Diluted earning/(loss) per share (sen)	0.44	6.20	4.20	5.99

The condensed consolidated Income Statement should be read in conjunction with the Financial Statements for the year ended 31 December 2017

LBI CAPITAL BERHAD

(Company No. : 41412-X)

Condensed Consolidated Statement of Changes in Equity

	←-----Non-Distributable----->			Retained Earning/ (Accumulated Losses)	Treasury Shares	TOTAL	Non- Controlling Interest	Total Equity
	Share Capital	Share Premium	Warrant Reserve					
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
At 1 Jan. 2017	78,220	107,954	648	(44,620)	(8,883)	133,319	237	133,556
Net profit for the year				4,622		4,622	(3)	4,619
Issue of shares	2,602					2,602	-	2,602
Transfer to share premium for warrant conversion		16	(124)			(108)	-	(108)
Share Premium Reduction		(86,953)		86,953		0	-	0
Transition of no-par value	21,017	(21,017)				0		
Dividend				(5,179)		(5,179)	-	(5,179)
As at 31 Dec 2017	101,839	0	524	41,776	(8,883)	135,256	234	135,490
As at 1 Jan. 2018	101,839	0	524	41,776	(8,883)	135,256	234	135,490
Net profit for the period				3,243		3,243	(2)	3,241
Issue of Shares	1,446					1,446	0	1,446
Transfer to share premium	524		(524)			0	0	0
Distribution of Treasury shares					4,142	4,142	0	4,142
Dividend				(6,412)		(6,412)	0	(6,412)
As at 31 Dec 2018	103,809	0	0	38,607	(4,741)	137,675	232	137,907

The Condensed Consolidated Statement of changes in equity should be read in conjunction with the Financial Statements for the year ended 31 December 2017

LBI CAPITAL BERHAD
 (Company No. : 41412-X)
Condensed Consolidated Cash Flow Statement

	12 months ended	
	31.12.2018	31.12.2017
	RM'000	RM'000
Net cash generated from/(used in) operation activities	(712)	(5,539)
Net cash generated from/(used in) investing activities	(1,529)	(770)
Net cash generated from/(used in) financing activities	(533)	(3,603)
Net increase/(decrease) in cash and cash equivalent	<u>(2,774)</u>	<u>(9,912)</u>
Cash and cash equivalent at beginning of the year	26,320	36,232
Cash and cash equivalent at end of the period	<u><u>23,546</u></u>	<u><u>26,320</u></u>
Cash and cash equivalents comprises		
Cash and Bank Balances	1,538	993
Cash held under Housing Development Accounts	968	221
Money Market Funds	21,010	25,081
Overdraft	-	(37)
Deposits with Licensed Banks	155	151
	<u>23,671</u>	<u>26,409</u>
Less: Fixed Deposit pledged to licensed banks	<u>(125)</u>	<u>(89)</u>
	<u><u>23,546</u></u>	<u><u>26,320</u></u>

The Condensed Consolidated cashflow statement should be read in conjunction with the Financial Statement for the Year ended 31 December 2017

A NOTES TO THE INTERIM FINANCIAL REPORT

A1. Basis of Preparation

The interim financial report of the Group are unaudited and has been prepared in accordance with the requirement of FRS 134: Interim Financial Reporting and Paragraph 9.22 of the Bursa Malaysia Securities Berhad's Listing Requirements and should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2017.

The accounting policies and methods of computation adopted by the Group in the preparation of the interim financial statements are consistent with those adopted in the annual audited financial statements for the financial year ended 31 December 2017.

A2. Changes in Accounting Policies

The new and revised FRSs, Amendments to FRS and IC Interpretations which are mandatory for companies with financial periods beginning on or after 1 January 2018 did not have any significant effects on the financial statements of the Group.

The directors expect that the adoption of the new FRS, Amendments to FRS and IC Interpretations FRS which are issued but not yet effective for the financial year ending 31 December 2018 will not have any material impact on the financial statements of the Group and the Company in the period of initial application.

The Malaysian Accounting Standards Board (MASB) issued a new MASB approved accounting framework (MFRS Framework) to be applied by all entities other than private entities for annual periods beginning on or after 1 Jan 2013, with the exception of entities that are within the scope of MFRS 141 Agriculture and IC Interpretation 15 Agreement for Construction of Real Estate, including its parent, significant investor and venture.

The exemption of the above entities are allowed to defer adoption of the new MFRS Framework for four years. Consequently, the adoption of the MFRS Framework by the Group will be mandatory for annual periods beginning on or after 1 Jan 2018.

Accordingly, the Group will be required to prepare financial statements using the using MFRS Framework in its first MFRS financial statement for year ending 31 Dec 2018. As such the comparative financial statement will be restated to reflect the application of MFRS Framework retrospectively by adjusting the opening retained earning.

A3. Auditors' Report

There were no qualifications on auditors' report of the audited financial statements for the financial year ended 31 December 2017.

A4. Seasonal or Cyclical Factors

The Group's operations are not subject to seasonal or cyclical factors.

A5. Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flows

Other than those disclosed in the financial statements, there were no unusual items affecting assets, liabilities, equity, net income or cash flows during the financial period under review.

A6. Material Changes in Estimates

There were no material changes in estimate used for the preparation of the interim financial report.

A7. Debt and Equity Securities

There were no issuance, cancellation, repurchase, resale and repayments of debt and equity securities for the current financial period except for the followings:

- i) An issuance of 1,446,026 ordinary shares at issuance price of RM1.00 pursuant to its warrant conversion;

A8. Dividend Paid

The Company had paid an interim cash dividend of 3 sen per share (2017: 7 sen) and an interim share dividend on the basis of 4 treasury shares for every 100 existing shares held which was paid and distributed on 21 May 2018 in respect of the financial year ending 31 December 2018.

A9. Segmental Report

The Group's principal business is property development and property investment within Malaysia. Hence no segmental report is presented.

A10. Valuation of Property, Plant and Equipment

Property, Plant and Equipment are stated at fair value less accumulated depreciation.

A11. Material Events Subsequent to the Balance Sheet Date

There were no material events subsequent to the end of current quarter under review up to the date of this report which will likely to have substantial effect on the results of the operations of the Group.

A12. Changes in the Composition of the Group

There were no changes in the composition of the Group during the current quarter and financial year to date.

A13. **Contingent Liabilities**

	RM
Corporate guarantee for subsidiary companies banking facilities	21,250,000

A14. **Capital Commitments**

	RM
Approved and contracted for: Development land acquired under Sale and Purchase Agreements.	Nil

B NOTES TO BURSA MALAYSIA'S LISTING REQUIREMENT

B1. **Review of Performance**

For the quarter under review, the Group registered a higher revenue of RM5.0 million compared with RM3.1 million for previous corresponding quarter in 2017 arising mainly from the contribution of its Midhills joint venture project. However the Group recorded a lower profit before tax of RM3.86 million as compared to profit of RM5.1 million for corresponding period last year as last year results were aided by higher fair value gain on investment property.

The Group achieved a slightly higher revenue and higher profit before tax for the financial year ended compared to previous year last year. The higher revenue for the current year is attributed to its Midhills joint venture project.

B2. **Variation of Results Against Preceding Quarter**

For the quarter under review, the Group recorded a lower revenue of RM5.0 million and profit before tax of RM3.0 million as compared to the preceding quarter's revenue of RM7.4 million and a profit before tax of RM3.8 million. The lower revenue and profit due to lower contribution of its Midhills project for the current quarter.

B3. Prospects

The board expects the performance of the Group in the coming year to be better than last year with the launch of its new projects in the current financial year despite property market generally is expected to be soft.

B4. Profit forecast and profit guarantee

There were no profit forecast or profit guarantee for the financial year.

B5. Taxation

	Current Quarter	Year-To-Date
	RM'000	RM'000
Current Year Provision	375	1,518
Deferred Tax Provision	2,295	2,295
Total Taxation	2,670	3,813

The effective tax rate of the Group was higher than the prevailing statutory tax rate due to certain expenses is not taxable deductible.

B6. Unquoted Investment and Properties

There were no sales of unquoted investments and/or properties during the current financial quarter.

B7. Status of Corporate Proposals

There is no corporate proposal outstanding as at the date of this report.

B8. Borrowings and Debts Securities

Total Group borrowings as at 31 Dec 2018 were as follows:

	As at 31/12/2018 RM'000
Short term borrowings	
- Unsecured (RM)	-
- Secured (RM)	1,980
- Secured (foreign denominated loan)	1,480
	<hr/>
	3,460
	<hr/>
Long term borrowings	
- Unsecured (RM)	-
- Secured (RM)	4,486
	<hr/>
	4,486
	<hr/>
Total	7,946
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B9. Off Balance Sheet Financial Instruments

There were no off balance sheet financial instruments for the current financial period to date.

B10. Material Litigation

The Company is not involved in any material litigation as at the date of this financial report, which has a material effect on the financial position of the Group.

B11. Dividends payable

There is no final dividend payable. The Company had paid an interim cash dividend of 3 sen per share (2017: 7 sen) amounting to RM2,270,097 (2017:RM 5,179,174) and distributed an interim share dividend on the basis of 4 treasury shares for every 100 existing shares held on 21 May 2018 in respect of the financial year ending 31 December 2018 amounting to RM4,142,765.00.

B12. Earnings Per Share**a) Basic Earnings per Share**

Basic earnings per share of the Group is calculated based on the net profit attributable to the shareholders for the current financial period and the weighted average number of ordinary shares in issue of 77,195,293 (2017: 73,309,691) during the said financial quarter.

b) Diluted Earnings per Share

The diluted earning per share of the Group is calculated based on the net profit attributable to the shareholders for the current financial period and the adjusted weighted average number of ordinary shares in issued and issuable of 77,195,293 (2017: 77,430,508) during the said financial quarter.

B13. Supplementary information disclosed pursuant to Bursa Malaysia Securities Berhad Listing Requirements.

The following analysis of realized and unrealized retained profit/(accumulated losses) at the legal entity level is prepared in accordance with Guidance on Special matter No. 1, Determination of Realised and Unrealised Profit or Losses in the Context of Disclosure Pursuant to Bursa Malaysia Securities Listing Requirement, as issued by the Malaysian Institute of Accountants whilst the disclosure at the group level is based on the prescribed format by the Bursa Malaysia Securities Berhad.

		31/12/2018
		RM'000
Total Retained Earnings	- Realised	24,345
	- Unrealised	14,651

		38,996
Less: Consolidation adjustments		(389)

Total Group Accumulated Profit		38,607

B14. Notes to the Condensed Consolidated Statement of Comprehensive Incomes

The following amounts have been credited/(charged) in arriving at profit before tax:

	Current	Cumulative
	Quarter	Quarter
	RM'000	RM'000
a) Interest income	212	861
b) Dividend income and other income	81	300
c) Interest expenses	(8)	(13)
d) Depreciation and amortization	(46)	(238)
e) Foreign exchange gain/(loss)	1	44