

BENALEC HOLDINGS BERHAD (702653-V) (Incorporated in Malaysia)

UNAUDITED INTERIM FINANCIAL REPORT FOR THE FOURTH (4TH) QUARTER ENDED 30 JUNE 2019

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UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE FOURTH (4^{TH}) QUARTER ENDED 30 JUNE 2019

	Individua	l Quarter	Cumulative Quarter		
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	
	Current	Preceding	Current	Preceding	
	Year Quarter	Year Quarter	Year	Year	
	Ended	Ended	To Date	To Date	
	30-06-2019	30-06-2018	30-06-2019	30-06-2018	
	RM'000	RM'000	RM'000	RM'000	
Revenue	6,085	27,418	46,313	116,315	
Cost of sales	(798)	(12,716)	(38,326)	(68,580)	
Gross profit	5,287	14,702	7,987	47,736	
Other operating income	10,795	(1,691)	34,752	25,257	
Administrative and other expenses	(20,640)	(16,082)	(47,464)	(50,315)	
(Loss)/Profit from operations	(4,558)	(3,071)	(4,725)	22,678	
Finance costs	(5,158)	(4,930)	(20,358)	(18,274)	
(Loss)/Profit before tax ("PBT")	(9,716)	(8,000)	(25,083)	4,404	
Tax income/(expense)	1,950	4,093	2,597	(2,022)	
(Loss)/Profit for the financial period	(7,766)	(3,907)	(22,486)	2,382	
Other comprehensive income, net of					
tax:-					
Items that may be reclassified					
subsequently to profit or loss					
Fair value gain/(loss)on available-	(2)	(0)	(47)	(2)	
for-sale financial assets	(3) 968	(8)	(17)	(3)	
Foreign currency translations		6,151	2,402	(7,851)	
Total comprehensive income	(6,801)	2,235	(20,101)	(5,471)	
Profit attributable to:-					
 Owners of the parent 	(7,244)	(4,498)	(21,604)	(176)	
Non-controlling interests	(522)	592	(882)	2,559	
- -	(7,766)	(3,907)	(22,486)	2,382	
Total comprehensive income attributable to:-					
Owners of the parent	(6,386)	1,645	(19,431)	(7,570)	
Non-controlling interests	(415)	592	(670)	2,099	
- -	(6,801)	2,235	(20,101)	(5,471)	
	la 4a anuitus l l-l	ava of the Carry	···· ()		
Earnings per ordinary share attributabBasic	ie to equity noid (0.86)	(0.56)	(2.58)	(0.02)	
	(0.86)	(0.56)	(2.58)	(0.02)	
Diluted	(0.00)	(0.36)	(2.38)	(0.02)	

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 the interim financial reports.



UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 30 JUNE 2019

	Unaudited As at 30-06-2019	Audited As At 30-06-2018
	RM'000	RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	125,192	169,003
Other investments	30	46
Deferred tax assets	7,083	17,620
	132,305	186,669
Current assets		
Inventories	238,481	249,536
Land reclamation work in progress	418,837	405,735
Trade and other receivables	57,956	245,764
Contract Asset Current tax assets	79,642	- 7 101
Deposit with licensed bank	21,806 154,880	7,101 143,409
Short term funds	134,880	143,409
Cash and bank balances	5,053	13,359
Cash and bank balances	976,801	1,065,045
Non-current assets held for sale	-	11,279
TOTAL ASSETS	1,109,106	1,262,993
	1,100,100	1,202,000
EQUITY AND LIABILITIES Equity attributable to owners of the parent		
Share capital	371,489	365,489
Non-distributable reserves	(93,481)	(95,851)
Distributable reserve	312,686	351,404
Total equity attributable to owners of the parent	590,694	621,042
Non-controlling interests	13,089	13,759
TOTAL EQUITY	603,783	634,801
LIABILITIES Non-current liabilities		
Redeemable convertible secured bonds	172,867	164,973
Borrowings	11,975	13,989
Deferred tax liabilities	6,296	7,337
	191,138	186,299
Current liabilities		
Trade and other payables	252,741	239,202
Borrowings	33,197	17,223
Deferred revenue	28,247	185,388
Current tax liabilities		80
	314,185	441,893
TOTAL LIABILITIES	505,323	628,192
TOTAL EQUITY AND LIABILITIES	1,109,106	1,262,993
Net assets per share attributable to ordinary equity holders of the company (RM)	0.72	0.75
notable of the company (Min)	0.72	0.75

The unaudited condensed consolidated statement of financial position 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 the interim financial reports.



UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE FOURTH (4TH) QUARTER ENDED 30 JUNE 2019

	•			Non-Distr Rese				Distributable Reserve			
	Share Capital	Treasury Share	Foreign Exchange Reserve	Reverse Acquisition Reserve	Share Options Reserve	Available- For-Sale Reserve RM'000	Equity Component Of Convertible Bonds	Distributable Retained Earnings	Total	Non- Controlling Interests Total	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RIVITUUU	RM'000	RM'000	RM'000	RM'000	RM'000
As at 1 July 2017	360,489	(12,699)	42,026	(146,070)	1,673	(13)	25,226	354,436	625,068	11,660	636,728
Profit for the financial year Fair value of the available-for-	-	-	-	-	-	-	-	(177)	(177)	2,559	2,382
sale financial assets, net of tax Foreign currency translation,	-	-	-	-	-	(3)	-	-	(3)	-	(3)
net of tax	-	-	(7,391)	-	-	-	-	-	(7,391)	(460)	(7,851)
Total comprehensive income	-	-	(7,391)	-	-	(3)	-	(177)	(7,571)	2,099	(5,472)
Transactions with owners: Option forfeited under the											
Share Issuance SchemeIssuance of shares pursuant	-	-	-	-	(341)	-	-	341	-	-	-
to Private PlacementOptions granted under the	5000	-	-	-	-	-	-	-	5,000	-	5,000
Share Issuance Scheme	-	-	-	-	1,745	-	-	-	1,745	-	1,745
 Shares repurchased 	-	(4)	-	-	-	-	-	-	(4)	-	(4)
Dividend paid	-	-	-	-	-	-	-	(3,196)	(3,196)	-	(3,196)
As at 30 June 2018	365,489	(12,703)	34,635	(146,070)	3,077	(16)	25,226	351,404	621,042	13,759	634,801



UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE FOURTH (4TH) QUARTER ENDED 30 JUNE 2019 (CONT'D)

	•			Non-Distr Rese				➤ Distributable Reserve			
_	Share Capital RM'000	Treasury Share RM'000	Foreign Exchange Reserve RM'000	Reverse Acquisition Reserve RM'000	Share Options Reserve RM'000	Available- For-Sale Reserve RM'000	Equity Component Of Convertible Bonds RM'000	Distributable Retained Earnings RM'000	Total	Non- Controlling Interests Total RM'000	Total
As at 1 July 2018	365,489	(12,703)	34,635	(146,070)	3,077	(16)	25,226	351,404	621,042	13,759	634,801
Adjustment on adoption of MFRS 9 Adjustment on adoption of MFRS 15	-	-	-	-	-	-	-	(214) (17,259)	(214) (17,259)	-	(214) (17,259)
Profit for the financial year Fair value of the available-for-	-	-	-	-	-	-	-	(21,604)	(21,604)	(882)	(22,486)
sale financial assets, net of tax	-	-	-	-	-	(17)	-	-	(17)	-	(17)
Foreign currency translation, net of tax	-	-	2,190	-	-	-		-	2,190	212	2,402
Total comprehensive income	-	-	2,190	-	-	(17)	-	(21,604)	(19,431)	(670)	(20,101)
Transactions with owners: Option forfeited under the					(252)			050			
Share Issuance SchemeIssuance of shares pursuant to Private Placement	6,000	-	- -	-	(359)	-	-	359	6,000	-	6,000
 Options granted under the Share Issuance Scheme 	-	-	-	-	556	-	-	-	556	-	556
As at 30 June 2019	371,489	(12,703)	36,825	(146,070)	3,274	(33)	25,226	312,686	590,694	13,089	603,783

The unaudited condensed consolidated statements of changes in equity should be read in conjunction with the audited financial statements financial year ended 30 June 2018 and the accompanying explanatory notes attached to the interim financial reports.

Benalec Holdings Berhad (702653-V)



UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS FOR THE FOURTH (4^{TH}) QUARTER ENDED 30 JUNE 2019

	Unaudited 30 Jun 2019 RM'000	Audited 30 Jun 2018 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES	1	· · · · · · · · · · · · · · · · · · ·
(Loss)/Profit before tax Adjustments for:-	(25,083)	4,403
Depreciation of property, plant and equipment PPE written off	13,311 11	14,326
Inventories written off	-	667
Loss/ (Gain) on disposal of property, plant and equipment Impairment losses on property, plant and equipment	(16,506) 3,735	96 16,207
Impairment losses on other receivables and prepayments	629	-
Reversal of impairment losses on trade receivable Non-cash and operating items	(396) 16,696	(3,178) 10,855
Operating profit before changes in working capital	(7,603)	43,376
Changes in working capital:-	(, , , , , ,	-,-
Inventories	1,238	507
Land reclamation work in progress	(13,102)	(118,692)
Land held for sale	10,114	45,381
Trade and other receivables	(186)	(13,868)
Trade and other payables Contract Asset	(11,672) 22	38,114
Deferred revenue	(3)	15,090
Cash generated from operations	(21,192)	9,908
Interest received	-	1,975
Tax paid – net	(2,694)	(4,657)
Net cash generated from operating activities	(23,886)	7,226
CASH FLOW FROM INVESTING ACTIVITIES		
Interest and dividend received	4,217	3,893
Proceed from disposal of property, plant and equipment	31,234	268
Placement of short term fund Uplift of fixed deposits pledged with licensed financial institution	-	(5) (589)
(Placement)/Withdrawal of deposits charged in favour of the Security Trustee pursuant to RCSB	(684)	(9,545)
Repayment to related party	(14,590)	-
Purchase of property, plant and equipment	(1,371)	(3,264)
Net cash used in investing activities	18,806	(9,242)
CASH FLOW FROM FINANCING ACTIVITIES		
Drawdown of borrowings and hire purchase	23,131	11,054
Repayment of borrowings and hire purchase	(23,870)	(7,251)
Dividend paid	-	(3,196)
Interest paid	(10,960)	(11,180)
Issuance of share capital pursuant to Private Placement	6,000	5,000
Shares repurchased Net cash used in financing activities	(5,699)	(4) (5,577)
not outli adou in intanoning dollvittos	(0,000)	(0,011)
Net (decrease)/increase in cash and cash equivalents	(10,779)	(7,593)
Cash and cash equivalents at beginning of period	1,566	9,232
Effects of exchange rate changes	(4)	(73)
Cash and cash equivalents at the end of period	(9,217)	1,566



UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS FOR THE FOURTH (4TH) QUARTER ENDED 30 June 2019 (CONT'D)

	Unaudited 30 June 2019 RM'000	Unaudited 30 June 2018 RM'000
Cash and cash equivalents comprise the following:-		
Cash and bank balances	5,053	13,359
Deposit with licensed bank	154,880	143,408
Bank overdraft	(14,270)	(989)
	145,663	155,778
Less: Deposits pledged as collateral	(23,364)	(23,314)
Less: Deposits charged in favour of the Security Trustee	,	, ,
pursuant to Redeemable Convertible Secured Bonds	(131,516)	(130,898)
	(9,217)	1,566



UNAUDITED INTERIM FINANCIAL REPORT FOR THE FOURTH (4TH) QUARTER ENDED 30 JUNE 2019

NOTES TO THE INTERIM FINANCIAL REPORT

1. BASIS OF PREPARATION

The interim financial report is unaudited and has been prepared in accordance with Malaysian Financial Reporting Standards ("MFRS") 134 "Interim Financial Reporting" and Paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities").

The interim financial report should be read in conjunction with the audited financial statements of the Group for financial year ended 30 June 2018. The explanatory notes attached to the interim financial report 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.

2. SIGNIFICANT ACCOUNTING POLICIES

The accounting policies and presentation for this interim financial report are consistent with those adopted in the audited financial statements for the financial year ended 30 June 2018, except for the adoption of the Standards, Amendments and Annual Improvement to Standards effective as of 1 January 2018.

Effective for annual periods commencing on or after 1 January 2018

- Amendments to MFRS 1 First-time Adoption of Malaysian Financial Reporting Standards (Annual Improvements to MFRS Standards 2014 - 2016 Cycle)
- MFRS 15 Revenue from Contracts with Customers
- Clarifications to MFRS 15 Revenue from Contracts with Customers
- MFRS 9 Financial Instruments (2014)
- Amendments to MFRS 2 Classification and Measurement of Share-based Payment Transactions
- Amendments to MFRS 128 Annual Improvements to MFRSs 2014 2016 Cycle
- IC Interpretations 22 Foreign Currency Transactions and Advance Consideration
- Amendments to MFRS 140 Transfers of Investment Property
- Amendments to MFRS 4 Applying MFRS 9 Financial Instruments with MFRS 4 Insurance Contracts

The adoption of the above pronouncements did not have any impact on the financial statements of the Group, except for MFRS 9 and MFRS 15.

MFRS 9 Financial Instruments

MFRS 9 replaces MFRS 139 Financial Instruments: Recognition and Measurement. The adoption of MFRS 9 has resulted in changes in the accounting policies for recognition, classification and measurement of financial assets and financial liabilities and impairment of financial assets.

In respect of impairment of financial assets, MFRS 9 replaces the "incurred loss" model in MFRS 139 with an "expected credit loss" (ECL) model. The ECL model is forward-looking and eliminates the need for a trigger event to have occurred before credit losses are recognised.

The Group assesses on a forward-looking basis the ECLs associated with its financial assets classified at amortised cost under MFRS 15 *Revenue from Contracts with Customers*. The impairment methodology applied depends on whether there has been a significant increase in credit risk.



2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

MFRS 15 Revenue from Contracts with Customers

The core principle of MFRS 15 is that an entity recognises revenue to depict the transfer of promised goods and services to customers for an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. Revenue is recognised when a customer obtains control of goods or services, i.e. when the customer has the ability to direct the use of and obtain the benefits from the goods and services.

The following reconciliations provide an estimate of the expected impact upon initial application of the MFRS 9 and MFRS 15 on the financial position of the Group as at 1 July 2018.

	Previously Reported RM'000	Effect of MFRS 9 RM'000	Effect of MFRS 15 RM'000	Restated RM'000
Non-current assets				
Property, plant and equipment	169,003	-	-	169,003
Other investments	46	-	-	46
Deferred tax assets	17,620	-	-	17,620
<u> </u>	186,669	-	-	186,669
Current assets				
Inventories	249,536	-	297	249,833
Land reclamation work in progress	405,735	-	-	405,735
Trade and other receivables	245,764	(214)	(187,548)	58,002
Contract Asset	-	-	79,664	79,664
Current tax assets	7,101	-	-	7,101
Deposit with licensed bank	143,409	-	-	143,409
Short term funds	141	-	-	141
Cash and bank balances	13,359	-	-	13,359
	1,065,045	(214)	(107,587)	957,244
Non-current assets held for sale	11,279	-	-	11,279
TOTAL ASSETS	1,262,993	(214)	(107,587)	1,155,192
parent Share capital Non-distributable reserves Distributable reserve Total equity attributable	365,489 (95,851) 351,404 621,042	(214) (214)	(17,259) (17,259)	365,489 (95,851) 333,931 603,569
Non-controlling interests	13,759	· -	-	13,759
TOTAL EQUITY	634,801	(214)	(17,259)	617,328
Non-current liabilities Redeemable convertible secured bonds Borrowings Deferred tax liabilities	164,973 13,989 7,337 186,299	- - -	- - -	164,973 13,989 7,337 186,299
Current liabilities				
Trade and other payables Borrowings	239,202 17,223	-	66,810	306,012 17,223
Deferred revenue	185,388	-	(157,138)	28,250
Current tax liabilities	80	_	(137,130)	80
	441,893	-	(90,328)	351,565
	000 400		•	
TOTAL LIABILITIES	628,192	-	(90,328)	537,864
TOTAL EQUITY AND LIABILITIES	1,262,993	(214)	(107,587)	1,155,192



2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

At the date of authorisation of these interim financial statements, the following MFRSs, Amendments to MFRSs and IC Interpretation were issued but not yet effective and have not been applied by the Group:-

Effective for annual periods commencing on or after 1 January 2019

- MFRS 16 Leases
- Amendments to MFRS 9 Prepayments Features with Negative Compensation
- Amendments to MFRS 128 Long term Interests in Associates and Joint Ventures
- IC Interpretation 23 Uncertainty over Income Tax Treatments
- Amendments to MFRS 3 Annual Improvements to MFRSs Standards 2015 2017 Cycle
- Amendments to MFRS 11 Annual Improvements to MFRSs Standards 2015 2017 Cycle
- Amendments to MFRS 112 Annual Improvements to MFRSs Standards 2015 2017 Cycle
- Amendments to MFRS 123 Annual Improvements to MFRSs Standards 2015 2017 Cycle
- Amendments to MFRS 119 Plan Amendment, Curtailment or Settlement

Effective for annual periods commencing on or after 1 January 2020

Amendments to References to the Conceptual Framework in MFRS Standards

Effective for annual periods commencing on or after 1 January 2021

MFRS 17 Insurance Contracts

Issued but not yet effective

Amendments to MFRS 10 and MFRS 128 Sale or Contribution of Assets between an Investor and its Associate or Joint Venture

The Group will adopt the above pronouncements when they become effective in the respective financial periods. These pronouncements are not expected to have any effect to the financial statements of the Group upon their initial application.

3. QUALIFICATION OF AUDIT REPORT OF THE PRECEDING ANNUAL FINANCIAL STATEMENTS

The audit report for the preceding annual financial statements was not subject to any qualification.

4. SEASONALITY OR CYCLICALITY OF INTERIM OPERATIONS

The Group's interim operations and performance were not materially affected by any seasonal or cyclical factors for the current quarter under review.

5. NATURE AND AMOUNT OF ITEMS AFFECTING ASSETS, LIABILITIES, EQUITY, NET INCOME OR CASH FLOWS THAT ARE UNUSUAL BECAUSE OF THEIR NATURE, SIZE OR INCIDENCE

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the current financial period ended 30 June 2019.



6. CHANGES IN ESTIMATES OF AMOUNTS REPORTED IN PRIOR INTERIM PERIODS OF THE CURRENT FINANCIAL YEAR OR IN PRIOR FINANCIAL YEARS

There were no changes in estimates that had any material effect on the current financial period ended 30 June 2019.

7. DIVIDENDS PAID

No dividend was paid during the current quarter ended 30 June 2019.



8. SEGMENTAL REPORTING

The Group's segmental report for the current financial period ended 30 June 2019 as follows:-

	Marine Cons	struction					
	Land Reclamation RM'000	Land Disposal RM'000	Vessel Chartering RM'000	Ship Building RM'000	Others RM'000	Elimination RM'000	Total RM'000
Revenue							
External – Sales	20,649	24,289	1,375	-	-	-	46,313
Inter - segment sales	10,544	-	369	-	-	(10,913)	-
Total revenue	31,193	24,289	1,744	-	-	(10,913)	46,313
Results							
Segment results	(10,614)	20,463	(11,625)	(6,653)	(513)	-	(8,942)
Interest and dividend income	561	-	-	4	3,652	-	4,217
Finance costs	(15,679)	-	-	(6)	(4,673)	-	(20,358)
Profit/(Loss) before tax	(25,732)	20,463	(11,625)	(6,655)	(1,534)	-	(25,083)
Income tax expense	3,587	(1,118)	248	(1,273)	1,153	-	2,597
(Loss)/Profit for the period	(22,145)	19,345	(11,377)	(7,928)	(381)	-	(22,486)
Other information							
Depreciation	(8,075)	-	(5,221)	(15)	-	-	(13,311)



9. VALUATIONS OF PROPERTY, PLANT AND EQUIPMENT

Property, plant and equipment are stated at cost less accumulated depreciation, amortisation and impairment loss.

In the current quarter, the Group has made an assessment on the carrying amount of the vessels and an impairment loss of RM3.74million is recognised as other operating expenses.

10. MATERIAL EVENTS NOT REFLECTED IN THE FINANCIAL STATEMENT

There were no material events subsequent to the current financial quarter ended 30 June 2019 and up to 23 August 2019, being the latest practicable date ("LPD") which is not earlier than seven (7) days from the date of issuance of this quarterly report, that have not been reflected in this quarterly report, except as disclosed in Note 22 and Note 24.

11. DEBT AND EQUITY SECURITIES

11.1 Current financial period

11.1.1 Share buyback

During the current financial period, there is no share buyback by the Company. As at 30 June 2019, the Company holds 12,715,400 shares as treasury shares at an average price of RM1.00 per share.

11.1.2 Private Placement

Other than the issuance of Private Placement as disclosed in Note 22.2 below, the Company did not undertake any issuance and/ or repayment of debt and equity securities, share buyback, share cancellations and/or resale of treasury shares subsequent to the end of current financial period ended and up to LPD which is not earlier than seven (7) days from the date of issuance of this quarterly report.

12. CHANGES IN THE COMPOSITION OF THE GROUP

On 10 July 2019, the Company had disposed of Integrasi Mekar Sdn Bhd, a wholly-owned subsidiary of Benalec Sdn Bhd, which in turn is a wholly-owned by the Company, to Cheng Chee Chong and Wong Yin Yin for a nominal cash consideration of RM2.

Other than stated above, there were no other changes in the composition of the Group during the current financial period ended 30 June 2019, including business combinations, acquisition or disposal of subsidiaries and long-term investments, restructurings and discontinuing operations.



13. CONTINGENT LIABILITIES AND CONTINGENT ASSETS

RM'000
Corporate guarantees given to licensed financial institutions
For credit facilities granted to subsidiaries
38,845

14. CAPITAL COMMITMENTS

RM'000

Capital expenditure in respect of purchase of property, plant & equipment: Contracted but not provided for

5,024

15. SIGNIFICANT RELATED PARTY TRANSACTIONS

The related party transactions during the financial year under review in which certain directors of the Company have substantial financial interest as presented below:-

an a	Transaction value based on billings	Balance Outstanding as at 30-June-2019
Nature of transactions ⁽¹⁾	RM'000	RM'000
Provision of marine construction works (payment in kind) to companies in which certain directors of the company have substantial financial interest ⁽²⁾	(1,383)	74,102
Purchase of vessels from companies in which certain directors of the company have substantial financial interest	-	(46,875)
Provision of marine construction work from a company in which certain directors of the company have substantial financial interest	-	(19)
Disposal of property to a company in which certain directors of the company have substantial interest	(2,078)	-
Disposal of vessel to a company in which certain directors of the company have substantial interest	(15,808)	-

Notes:-

(1) The related party transactions reflect transactions of all the subsidiaries with the respective group of companies; and

⁽²⁾ This amount represents the value of the land portion pending land alienation process which the Group is entitled to receive as settlement for the marine construction contracts undertaken. It would subsequently be reclassified as "land held for sale" following the alienation process.



16. REVIEW OF PERFORMANCE OF THE GROUP

16.1 CURRENT YEAR-TO-DATE VERSUS PREVIOUS YEAR-TO-DATE

	Cumulative Fourth (4 th) Quarter 30-June-2019	Cumulative Fourth (4 th) Quarter 30-June-2018	Varia	
	RM'000	RM'000	RM'000	%
Revenue (LBT)/PBT	46,313 (25,083)	116,315 4,403	(70,002) (29,487)	(60.18) (669.58)

For the cumulative twelve (12) months ended 30 June 2019, the Group has recorded an decrease in revenue against the corresponding period for last year, with total revenue registered at RM 46.3 million (FPE Q4'2018: RM116.3 million). The decrease in revenue was mainly due to decrease in land disposal recognition in the current period (FPE Q4'2019: RM17.7 million, FPE Q4'2018: RM65.6 million) and decrease in vessel chartering income of RM29.8 million.

In the meantime, significant reclamation works have been undertaken by the subsidiaries of the Group for our projects located at Tanjung Piai and Pengerang (both in Johor), whereby approximately RM 418.8 million of development costs have been incurred and capitalised as land reclamation work-in-progress. As the Development Agreements for these projects (which grant us the exclusive right to undertake the reclamation and development of the projects) were entered into with the State Government of Johor directly, no revenue or profit can be recognised throughout the reclamation and development process according to accounting standards. Any revenue or profit can only be recognised upon successful disposal and/or leasing of the said land to third parties.

For the cumulative twelve (12) months ended 30 June 2019, the Group recorded a LBT of RM25.1 million, representing a decrease of approximately RM29.5 million against the corresponding period for last year, mainly attributable to:-

Description	RM'000	Note
Decrease in gross profit	(39,749)	1
Increase in other operating income	9,495	2
Decrease in administrative and other expenses	2,851	2
Increase in finance costs	(2,084)	
Net decrease in LBT	(29,487)	

Notes:-

(1) The decrease in gross profit was mainly due to the factor stated above.

(2) The movements in other income as well as administrative and other expenses were mainly due to:

	Cumulative Q4'19 RM'mil	Cumulative Q4'18 RM'mil	Variance RM'mil
Unrealised/realised gain/(loss) on forex (net)	(2.3)	0.8	(3.1)
Gain on disposal of non-current assets (net)	16.5	(0.1)	16.6
Reversal of impairment losses on receivables	0.4	3.2	(2.8)
-	14.6	3.9	10.7



16. REVIEW OF PERFORMANCE OF THE GROUP (CONT'D)

16.2 CURRENT YEAR QUARTER VERSUS PREVIOUS YEAR QUARTER

	Current Fourth (4 th) Quarter 30-June-2019	Previous Fourth (4 th) Quarter 30-June-2018	Variance		
	RM'000	RM'000	RM'000	%	
Revenue (LBT)/ PBT	6,085 (9,716)	27,418 (8,000)	(21,333) (1,716)	(77.81) 21.44	

For the current quarter under review, the Group recorded a decrease of revenue by 77.8% against last year's corresponding quarter, with total revenue registered at RM 6.1 million. The decrease in revenue was mainly due to absence of land disposal recognition in the current period (FPE Q4'2019: Nil; FYE Q4'2018: RM19.2 million).

The current quarter recorded a LBT of RM9.7 million, representing a decrease of RM1.7 million against last year's corresponding quarter, mainly attributable by:-

Description	RM' 000	Note
Decrease in gross profit	(9,415)	1
Increase in other operating income	12,486	2
Increase in administrative and other expenses	(4,559)	2
Increase in finance costs	(228)	
Net decrease in LBT	(1,716)	
		1

Notes:-

- (1) Decrease in gross profit was mainly due to factor as stated above.
- (2) The movements in other income as well as admin and other expenses were mainly due to:

	Q4'19 RM'mil	Q4'18 RM'mil	Variance RM'mil
Unrealised/realised gain/(loss) on forex (net)	(0.3)	(1.9	1.6
Gain on disposal of non-current assets (net)	3.3	(1.5)	4.8
_	3.0	(3.4)	6.4

17. VARIATION IN RESULTS AGAINST PRECEDING QUARTER

	Current Fourth (4 th) Quarter 30-June-2019	Previous Third (3 rd) Quarter 31-Mar-2019	Varia	nce
	RM'000	RM'000	RM'000	%
Revenue (LBT)	6,085 (9,716)	11,553 (9,532)	(5,468) (184)	(47,33) (1.93)

For the current quarter under review, in comparison with the preceding quarter, the Group registered a decrease in revenue of approximately RM5.5 million. The decrease in revenue was mainly due to property disposal recognition in the current period (FPE Q4'2019: RM1.4 million, FPE Q3'2019: RM5.8 million).

The Group registered a LBT of RM0.18million, mainly attributable by:-

Description	RM'000	Note
Increase in gross profit	6,667	1
Increase in other operating income	4,596	2
Decrease in administrative and other expenses	(11,444)	2
Increase in finance costs	(3)	
Net decrease in LBT	(184)	

Notes:-

- (1) The increase in gross profit was mainly due to the cost saving arising from the adoption of MFRS15.
- (2) The increase in other income and decrease in administrative and other expenses were mainly due to:

	Q4'19 RM'mil	Q3'19 RM'mil	Variance RM'mil
Unrealised/realised gain/(loss) on forex (net)	(0.3)	1.0	(1.3)
Impairment on Property, Plant and Equipment	(2.9)	(0.9)	(2.0)
Hire of Vessels	(1.5)	-	(1.5)
Reversal of impairment losses on receivables	· -	0.4	(0.4)
_	(4.7)	0.5	(5.1)

18. PROSPECTS

Despite the prevailing challenges faced by the Group within its operating environment, the Board and Management remain optimistic in assessing the outlook for the Group. The positive outlook is in sync with the continued and sustained recovery of the overall economy and is based on the fact that 112.38 acres of land, forming the subject matter of Sale & Purchase Agreements ("Land Sale SPAs") already signed, will generate sales revenue of approximately RM152.18 million. In addition, a land reclamation contract secured by the Group in May 2014 covering 415 acres of land for a contract sum of RM203.9 million, of which RM68.5 million has yet to be recognised as revenue, as well as the revenue yet to be recognised arising from several contracts secured in 2018, amounting of RM20.96 million (out of the total contract sum of RM38.33 million), will ensure that the Group has a stable stream of revenue of approximately RM241.63 million to be recognised.

To date, the Group also has in excess of 129 acres of land bank in Melaka already reclaimed, issued with land titles and available for sale, and more than 228 acres which have yet to be reclaimed under its own concession agreements. The continued resilience in demand for the Group's reclaimed land bank in Melaka arising from surrounding upcoming developments is an added source of optimism for the Group.

Several large parcels of river-fronting land reclaimed by the Group in Pulau Indah, Port Klang, measuring approximately 90 acres have also garnered strong interest and demand due to their strategic location, located directly along the Pulau Indah Highway; and being in close proximity to Westports, one of Malaysia's busiest ports. Management is confident that some of these land banks can be monetised in the near to medium term.

Further to that, the Group's Tanjung Piai Maritime Industrial Park ("TPMIP") project, has commenced since the DOE's approval on its DEIA was secured. The Management is currently in discussions with a number of interested parties to sell and/or jointly develop its land at TPMIP.

In relation to the Group's reclamation and development works for its Pengerang Maritime Industrial Park ("PMIP") project at Teluk Ramunia, Johor, measuring 1,672 acres, the Group has secured approval from the DOE and reclamation works are currently underway. The Management is bullish on PMIP's potential due to its close proximity to Petronas' RAPID project, whereby it will be well placed to capture the spill-over demand for downstream support services which are necessitated by such a catalytic development like RAPID.

With energy deals picking up pace more broadly in recent months and as the oil and gas industry is gradually becoming more optimistic on a global scale, the Group's two (2) main flagship projects in Johor, namely TPMIP and PMIP, are expected to propel the Group to the next level of growth, enabling the Group to capitalise on the abundant opportunities stemming from downstream activities within the Oil and Gas sector.

19. PROFIT FORECAST AND PROFIT GUARANTEE

The Group did not issue any profit forecast or profit guarantee in any public document.

20. PROFIT / (LOSS) FOR THE PERIOD

Included in the LBT for the period are as presented below:-

	Current Quarter	Year-To-Date
	RM'000	RM'000
Interest income	1,537	4,209
Other income including investment income	89	3,022
Interest expense	(5,158)	(20,358)
Depreciation	(3,208)	(13,311)
Impairment on other receivables	(63)	(629)
Impairment of property, plant and equipment	(2,856)	(3,735)
Write-off of property, plant and equipment	17	(11)
Reversal of impairment losses of receivables	81	477
Gain or Loss on disposal of quoted or unquoted		
investments	N/A	N/A
Unrealised exchange gain – net	(6,817)	(4,975)
Realised exchange loss – net	6,511	2,647
Gain on disposal of property, plant and equipment	3,333	16,506
Gain or loss on derivatives	N/A	N/A
Exceptional items	N/A	N/A

Note:

N/A = Not applicable.

21. TAXATION

	Current Quarter RM'000	Year-To-Date RM'000
Over/ (Under) provision in prior year		
- Income tax	9	(127)
- Deferred tax	943	845
Current year provision		
- Income tax	14,968	12,220
- Deferred tax	(13,971)	(10,341)
	1,950	2,597
Effective tax rate (%)		

22. STATUS OF CORPORATE PROPOSALS AND UTILISATION OF PROCEEDS

22.1 Utilisation of proceeds from Redeemable Convertible Secured Bond issuance

On 29 April 2015, the Company announced the completion of the RM 200 million nominal value of 7-year Redeemable Convertible Secured Bond ("RCSB") issuance.

The status of utilisation of proceeds arising from the issuance, amounting to RM181.17 million as at LPD is as follows:-

Description	Proposed utilisation	Reallocate of utilisation	Actual utilisation	De	viation	timeframe for utilisation (iv)	Note
	RM'000	RM'000	RM'000	RM'000	%	(/	
Land reclamation projects of the Benalec Group	146,500	-	(104,388)	42,112	28.75	Within 60 months	(i)
Working capital and reserve requirement for a debt service account	31,170	9	(31,179)	-	-	Within 12 months	(ii)
Defray expenses	3,500	(9)	(3,491)	-	-	Within 12 months	(iii)
Total	181,170	-	(139,058)	42,112	23.24		

(i) Land reclamation projects of the Benalec Group

The Group intends to utilise the proceeds to fund its ongoing and future land reclamation projects. Expenditures relating to land reclamation works include operating expenses such as cost of raw materials, payments to license holders or sand concessionaires for the rights to dredge sand ex-seabed, payments to suppliers, direct labour costs, payment for sub-contracted services for loading, unloading and levelling sea sand, rock revetment/replacement works, and lorry hire.

The utilisation of proceeds will include the funding of the reclamation works in respect of lands (to be reclaimed) for which sale and purchase agreement(s) or contracts or letter of award ("Agreements") have been entered into, and assigned as collateral for the RCSB.

(ii) Working capital and reserve requirement for a debt service account

The amount shall be utilised:

- (a) as additional working capital to finance the day-to-day operations of the Group including the payment of salaries, administrative and other operating expenses, such as tax payment and finance costs; and
- (b) to maintain an amount equivalent to 6 months' coupon payment of all the outstanding RCSB, which shall be maintained throughout the tenure of the RCSB in a debt service reserve account that may be utilised to pay coupon due under the RCSB in the event that the Company has insufficient operational funds.

(iii) Defray expenses

The estimated expenses comprise, among others, professional fees, fees payable to the relevant authorities, printing costs and other miscellaneous expenses.

(iv) Estimated timeframe for utilisation:-

- (a) From the date of RCSB issuance i.e. 29 April 2015.
- (b) On 16 May 2017, the Company announced the extension of time for utilisation of the balance of proceeds arising from the RCSB for another twenty-four (24) months until 29 April 2019.
- (c) On 30 May 2019, the Company announced the extension of time for utilisation of the balance of proceeds arising from the RCSB for another twelve (12) months until 29 April 2020.

22. STATUS OF CORPORATE PROPOSALS AND UTILISATION OF PROCEEDS (CONT'D)

22.2 Proposed Private Placement

On 26 April 2019, the Company announced the completion of the Private Placement following the expiry of the approval from Bursa Securities for the listing of and quotation for up to 112,221,000 new ordinary shares of the Company.

Pursuant to the Private Placement, a total of 50,000,000 new ordinary shares were placed out via three (3) tranches raising gross proceeds of RM11,000,000.

The utilisation of the proceeds is as follows: -

Description	Proposed utilisation	Proposed utilisation of actual Placement (ii)	Actual Utilisation	Deviation	
	RM'000	RM'000	RM'000	RM'000	%
Land reclamation projects	12,074	4,616	(4,616)	-	-
Working capital requirement	10,000	6,260	(6,260)	-	-
Expenses in relation to Private Placement	300	124	(124)		
Total Gross Proceeds	22,374	11,000	(11,000)	_	

Note: -

- (i) The proposed utilisation is as per the Minimum Scenario detailed in the Company's announcement to Bursa Securities dated 11 April 2018 for the issuance of up to 112,221,000 new ordinary shares.
- (ii) The proposed utilisation is as per the actual proceeds of RM11,000,000 raised from the three (3) tranches of placement.



23. BORROWINGS

The Group's borrowings as at 30 June 2019 presented as follows:-

·	RM'000
Long Term Borrowings Secured:-	
Hire purchase and lease creditors	1,519
Term loans	10,456
	11,975
	RM'000
Short Term Borrowings	
Secured:-	
Term loans	10,879
Revolving Credit	-
 Hire purchase and lease creditors 	4,903
Trust receipt	2,863
Invoice Financing	282
Bank Overdraft	14,270
	33,197
⁽¹⁾ Total	45,172

Note:-

(1) The borrowings are denominated in Ringgit Malaysia.

24. MATERIAL LITIGATION

(a) On 30 April 2015, BSB received a Writ of Summons and Statement of Claim dated 21 April 2015 filed by Sentosacove Sdn. Bhd. ("SSB").

SSB is alleging that BSB had breached its contractual and implied duties under an agreement ("Reclamation Agreement") which was entered into between BSB and SSB on 10 September 2010. Under the Reclamation Agreement, BSB was appointed as a contractor to carry out marine reclamation works to reclaim a total area spanning 720 acres in Daerah Klebang, Melaka. SSB is claiming for, inter alia, a Declaration that BSB had breached the Reclamation Agreement and for other consequential and ancillary reliefs.

The Group is rigorously contesting the alleged claims and is of the view that the SSB's claims are without merit and had filed a defence and counter claim in the High Court of Malaya at Kuala Lumpur on 15 May 2015 against SSB, Datuk Leaw Tua Choon and Datuk Leaw Ah Chye.

The trial of this suit has been completed on 29 March 2018 and fixed for decision on 30 October 2018. During the Decision date, the learned Judge, substantially dismissed SSB claims against BSB in respect of the Reclamation Agreement as follows:

The learned Judge allowed BSB's counterclaim for specific performance of the Reclamation Agreement to specifically perform the Reclamation Agreement. The Judge ordered SSB to pay costs of RM30, 000.00 to BSB. The Judge also allowed interest of 5% per annum on costs of RM30, 000.00 to be calculated from the date of judgment until the date of settlement. The learned Judge did not allow all other prayers in BSB's Re-Re-Amended Defence and Counterclaim. Additionally, the learned Judge dismissed SSB's claims against BSB for a declaration that the Reclamation Agreement was lawful, for damages and other related relief.

Application for clarification/ consequential order has been filed on 15 November 2018 in order to seek extension of time from the High Court to BSB to complete the reclamation works under the Reclamation Agreement. During the clarification hearing on 1 April 2019, the High Court Judge granted the Order for an extension of time of one year to BSB.

24. MATERIAL LITIGATION (CONT'D)

With regards the High Court Judgment on 30 October 2018, SSB has filed an appeal against the Judgment and also the clarification/consequences order. The next case management is fixed on 27 August 2019 for the parties to update the Court on the Ground of Judgment. The date for both hearings in Court of Appeal has yet to be fixed.

(b) Benalec Klebang Property Sdn Bhd ("Defendant"), a wholly-owned subsidiary of Benalec Sdn Bhd, which in turn is wholly-owned by Benalec, has been served with a Write of Summons ("Writ") and a Statement of Claim ("SOC") dated 10 July 2018, filed by one individual named Mak Hoong Weng ("Plaintiff") through his solicitors against the Defendant. The Writ and SOC was served and received by the Defendant's Solicitor on 11 July 2018.

The Plaintiff's claim is for a refund of the sum of RM100,000.00 allegedly paid by the Plaintiff pursuant to an Offer to Purchase five (5) plots of land known as Plot 25, 26, 27, 28 & 29 in Pekan Klebang, Sek II, Daerah Melaka, Melaka Tengah dated 19 August 2011.

The Plaintiff's allegations in the SOC are that negotiations were initially in the works but subsequently the Defendant had failed, refused and/or neglected to follow through on the negotiation which otherwise would have led to a concluded Sale and Purchase Agreement and following that, had forfeited the Plaintiff's Deposit.

Thus, the Plaintiff is claiming for, inter alia, a refund of the Deposit and for other consequential and ancillary reliefs.

The Group has filed a Statement of Defence and Counterclaim through its solicitors against the Plaintiff. In its Counterclaim, the Defendant is seeking costs, damages, interest and any other reliefs as the Court deems fit, amongst others.

During the mediation on 20 December 2018, both the Plaintiff and the Defendant (the "Parties") had reached a settlement wherein the Defendant had agreed to pay a sum of RM70,000.00 as a full and final settlement between the Parties on a without prejudice and without admission of liability basis.

On 10 January 2019, the Plaintiff withdrew his claim without liberty to file a fresh and with no order as to costs. In return, the Defendant also withdrew its counterclaim against the Plaintiff without liberty to file afresh and with no orders as to costs.

On the same day, the Court struck out both the Plaintiff's claim and the Defendant's counterclaim without liberty to file afresh and with no orders as to costs.

25. DIVIDEND

The Board does not recommend any interim dividend for the current period ended 30 June 2019.

26. EARNINGS PER SHARE ("EPS")

26.1 Basic EPS

The basic earnings per share are calculated based on the net profit attributable to equity holders of the parent for the period divided by the weighted average number of ordinary shares and presented as below: -

·	Three (3) Months		Year-to-date	
	Ended	Ended	Ended	Ended
	30 June 2019	30 June 2018	30 June 2019	30 June 2018
Net profit attributable to equity holders of the parent				
for the period (RM'000)	(7,244)	(4,498)	(21,604)	(176)
Weighted average number of ordinary shares ('000)	838,567	799,308	838,567	799,308
oramary oriande (ede)		7 00,000		7 00,000
Basic EPS (sen)	(0.86)	(0.56)	(2.58)	(0.02)

26.2 Diluted EPS

The diluted earnings per share has been calculated by dividing the Group's profit for the period attributable to equity holders of the parent by the weighted average number of ordinary shares outstanding during the financial year adjusted for the effects of dilutive potential ordinary shares as presented below:-

	Three (3) Months		Year-to-date	
	Ended	Ended	Ended	Ended
	30 June 2019	30 June 2018	30 June 2019	30 June 2018
Net profit attributable to equity holders of the parent for the period (RM'000)	(7,244)	(4,498)	(21,604)	(176)
Weighted average number of ordinary shares as per basic EPS ('000)	838,567	799,308	838,567	799,308
Effect of dilution on shares under: - Share Issuance Scheme ('000) - Redeemable Convertible Secured Bonds ("RCSB") ('000)	- (1) - (1)	- (1) - (1)	- (1) - (1)	- (1) - (1)
Adjusted weighted average number of ordinary shares applicable to diluted earnings per ordinary share ('000)	838,567	799,308	838,567	799,308
Diluted EPS (sen)	(0.86)	(0.56)	(2.58)	(0.02)

Note:-

(1) The Share Issuance Scheme and RCSB which could potentially dilute the earnings per ordinary share were not included in the calculation of diluted earnings per ordinary share as it would have an anti-dilution effect thereon.



27. REALISED AND UNREALISED PROFITS / (LOSSES) DISCLOSURE

The breakdown of the retained profits of the Group is presented below:-

	As at 30 June 2019 (Unaudited) RM'000	As at 30 June 2018 (Audited) RM'000
Total retained profits of the Company and its subsidiaries:-		
 realised 	316,119	330,779
 unrealised 	9,485	13,997
	325,604	344,776
Add: Consolidation adjustments	(12,918)	6,628
	312,686	351,404

The determination of realised and unrealised profits is based on the Guidance of Special Matter No. 1, Determination of Realised and Unrealised Profits or Losses in the Context of Disclosure Pursuant to Bursa Malaysia Securities Berhad Listing Requirements, issued by the Malaysian Institute of Accountants on 20 December 2010.

The disclosure of realised and unrealised profits above is solely for complying with the disclosure requirements stipulated in the directive of Bursa Securities and should not be applied for any other purposes.