Registration No.: 200401015520 (654023-V)

UOA DEVELOPMENT BHD

(Incorporated in Malaysia)

REPORTS AND FINANCIAL STATEMENTS

31 DECEMBER 2020

GRANT THORNTON MALAYSIA PLT
CHARTERED ACCOUNTANTS
Member of Grant Thornton International Ltd

UOA DEVELOPMENT BHD
(Incorporated in Malaysia)

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UOA DEVELOPMENT BHD
(Incorporated in Malaysia)

CORPORATE INFORMATION

DIRECTORS	Kong Chong Soon @ Chi Suim Kong Pak Lim Alan Charles Winduss Low Shu Nyok Teo Chee Seng Ang Kheng Im Kong Sze Choon (alternate for Kong Chong Soon @ Chi Suim) Stephanie Kong Pei Zen (alternate for Kong Pak Lim)
SECRETARIES	Yap Kai Weng Wong Yoke Leng
AUDITORS	Grant Thornton Malaysia PLT (Member Firm of Grant Thornton International Ltd) Chartered Accountants Level 11, Sheraton Imperial Court Jalan Sultan Ismail 50250 Kuala Lumpur
REGISTERED OFFICE	No 9, Jalan Indah 16 Taman Cheras Indah 56100 Kuala Lumpur
PRINCIPAL PLACE OF BUSINESS	UOA Corporate Tower Lobby A, Avenue 10, The Vertical Bangsar South City No. 8, Jalan Kerinchi 59200 Kuala Lumpur

UOA DEVELOPMENT BHD

(Incorporated in Malaysia)

DIRECTORS' REPORT

The Directors have pleasure in submitting their report and the audited financial statements of the Group and of the Company for the financial year ended 31 December 2020.

PRINCIPAL ACTIVITIES

The principal activity of the Company is investment holding.

There has been no significant change in the Company's principal activity during the financial year.

The principal activities of the subsidiary companies are disclosed in Note 7 to the Financial Statements.

FINANCIAL RESULTS

	Group RM'000	**Company** RM'000
Net profit for the financial year attributable to:		
Owners of the Company	391,288	
Non-controlling interests	8,445	
Net profit for the financial year	399,733	188,345

DIVIDENDS

During an Annual General Meeting held on 29 June 2020, the shareholders of the Company resolved to approve the Company's Dividend Reinvestment Scheme ("DRS").

The DRS provides an option to the shareholders to reinvest either all or a portion of the declared dividends in new shares in lieu of receiving cash. Shareholders who did not elect to participate in the option to reinvest will receive the entire dividend wholly in cash.

During the financial year, the following dividend was declared and paid by the Company:-

A first and final single tier dividend of 14 sen per ordinary share amounting to RM275,243,248 in respect of the financial year ended 31 December 2019, as proposed in the Directors' report for that financial year.

DIVIDENDS (CONT'D)

The dividend of RM275,243,248 was settled as follows:

- RM233,467,188 have been settled via the issuance of 157,748,100 new ordinary shares pursuant to the DRS to shareholders who have elected for the DRS.
- RM41,776,060 was paid to shareholders who elected to receive the dividends in cash.

The Directors now recommend a first and final single tier dividend of 14 sen and special dividend of 1 sen per ordinary share in respect of the financial year ended 31 December 2020 amounting to RM318,565,695 based on 2,123,771,300 ordinary shares (net of treasury shares at the date of this report) for shareholders' approval at the forthcoming Annual General Meeting.

The financial statements for the current financial year do not reflect this proposed dividend. Such dividend will be accounted for in the statements of changes in equity as an appropriation of retained profits in the financial year ending 31 December 2021.

RESERVES AND PROVISIONS

All material transfers to or from reserves and provisions during the financial year are disclosed in the financial statements.

ISSUE OF SHARES AND DEBENTURES

During the financial year, the Company increased its issued and paid-up ordinary share capital from RM2,286,285,066 to RM2,519,752,254 by way of issuance of 157,748,100 new ordinary shares pursuant to the DRS of the Company.

The new ordinary shares issued during the financial year ranked pari passu in all respects with the existing ordinary shares of the Company.

There were no issuance of any debentures during the financial year.

SHARE OPTIONS

No option was granted to any person to take up unissued shares of the Company during the financial year.

TREASURY SHARES

During an Annual General Meeting held on 29 June 2020, the shareholders of the Company resolved to approve the Company's share buy-back of up to 10% of the Company's issued and paid-up ordinary shares.

TREASURY SHARES (CONT'D)

During the financial year, there was no buy-back of treasury shares.

The authority from shareholders to repurchase shares will expire and is required to be renewed at the conclusion of the forthcoming Annual General Meeting.

HOLDING COMPANIES

The Directors regard United Overseas Australia Ltd, a company incorporated in Australia and listed on the Australian Stock Exchange and the Stock Exchange of Singapore as the ultimate holding company.

The immediate holding company is UOA Holdings Sdn. Bhd., a company incorporated and domiciled in Malaysia.

SUBSIDIARY COMPANIES

Details of the subsidiary companies are set out in Note 7 to the Financial Statements.

There is no qualified auditors' report on the financial statements of any subsidiary company for the financial year in which this report is made.

As at the end of the financial year, none of the subsidiary companies hold any shares in the holding company or in other related corporations.

DIRECTORS

The Directors who held office during the financial year and up to the date of this report are:-

Kong Chong Soon @ Chi Suim
Kong Pak Lim
Alan Charles Winduss
Low Shu Nyok
Teo Chee Seng
Ang Kheng Im
Kong Sze Choon (alternate for Kong Chong Soon @ Chi Suim)
Stephanie Kong Pei Zen (alternate for Kong Pak Lim)

DIRECTORS (CONT'D)

The Directors of the Company's subsidiary companies who held office during the financial year and up to the date of this report other than those named above are:-

Chang Cheng Wah
Eugene Lee Chin Jin
Foong Kin Fai
Koh Koek Hung
Kong Sze Hou
Tong Ee Ping
Carol Philomena Clark
Albert Chan Kin Soong

DIRECTORS' INTERESTS

According to the Register of Directors' Shareholdings required to be kept under Section 59 of the Companies Act 2016, the interests and deemed interests in the ordinary shares of the Company and its related corporations of those who were Directors as at financial year end are as follows:-

	Number of ordinary shares			
	At 1.1.2020	Bought	Sold	At 31.12.2020
The Company				
Direct interests				
Alan Charles Winduss	105,700	-	-	105,700
Kong Sze Choon	95,200	9,000	-	104,200
Ang Kheng Im	170,720	16,100	-	186,820
Indirect interests				
Kong Chong Soon @ Chi Suim*	1,381,363,740	130,669,200	-	1,512,032,940
Kong Pak Lim*	1,381,151,320	130,649,300	-	1,511,800,620
Kong Sze Choon*	35,100	3,300	-	38,400
United Overseas Australia Ltd (ultimate holding company)				
Direct interests				
Kong Chong Soon @ Chi Suim	176,628	1,705,620	-	1,882,248
Indirect interests				
Kong Chong Soon @ Chi Suim*	1,080,945,478	62,492	-	1,081,007,970
Kong Pak Lim*	828,184,715	3,755	-	828,188,470

* deemed interests by virtue of their shares in Griyajaya Sdn. Bhd., Transmetro Corporation Sdn. Bhd., Transmetro Sdn. Bhd., Macrolantic Technology Sdn. Bhd., Mahareno Sdn. Bhd., Dream Legacy Sdn. Bhd., Amerena Sdn. Bhd., Accomplished Portfolio Sdn. Bhd., United Overseas Corporation Pty Ltd, Metrowana Development Sdn. Bhd. and close family members.

DIRECTORS' INTERESTS (CONT'D)

By virtue of their substantial interests in the shares of United Overseas Australia Ltd, Kong Chong Soon @ Chi Suim and Kong Pak Lim are deemed to be interested in the shares of all the subsidiary companies of United Overseas Australia Ltd to the extent that United Overseas Australia Ltd has an interest.

	Number of ordinary shares			
	At 1.1.2020	Bought	Sold	At 31.12.2020
Directors' interest in subsidiary companies				
Indirect interests				
Kong Chong Soon @ Chi Suim#:				
Peninsular Home Sdn. Bhd.	40	-	-	40
Scenic Point Development Sdn. Bhd.	100,000	-	-	100,000
Ceylon Hills Sdn. Bhd.	90,000	-	-	90,000
Everise Tiara (M) Sdn. Bhd.	120,000	-	-	120,000
Everise Project Sdn. Bhd.	120,000	-	-	120,000

deemed interest by virtue of his shares in Transmetro Sdn. Bhd..

DIRECTORS' BENEFITS

During and at the end of the financial year, no arrangement subsisted to which the Company is a party, with the object or objects of enabling Directors of the Company to acquire benefits by means of the acquisition of shares in, or debentures of the Company or any other body corporate.

Since the end of the previous financial year, no Directors of the Company have received or become entitled to receive any benefit (other than benefits included in the aggregate amount of remuneration received or due and receivable by the Directors shown in the financial statements or the fixed salary of a full-time employee of the Company as shown in Note 37 to the Financial Statements) by reason of a contract made by the Company or a related corporation with the Director or with a firm of which the Director is a member, or with a company in which the Director has a substantial financial interest other than those related party transactions as disclosed in Note 37 to the Financial Statements.

INDEMNITY AND INSURANCE FOR DIRECTORS AND OFFICERS

There was no indemnity coverage to or insurance premium paid for Directors and officers of the Company during the financial year.

OTHER STATUTORY INFORMATION

Before the financial statements were made out, the Directors took reasonable steps:-

(a) to ascertain the action taken in relation to the writing off of bad debts and the making of allowance for doubtful debts and satisfied themselves that all known bad debts had been written off and adequate allowance had been made for doubtful debts; and

(b) to ensure that any current assets which were unlikely to be realised in the ordinary course of business including their values as shown in the accounting records of the Group and of the Company had been written down to an amount which they might be expected so to realise.

At the date of this report, the Directors are not aware of any circumstances:-

(a) which would render the amount written off for bad debts or the amount of the allowance for doubtful debts in the financial statements of the Group and of the Company inadequate to any substantial extent; or

(b) which would render the values attributed to the current assets in the financial statements of the Group and of the Company misleading; or

(c) which have arisen which render adherence to the existing method of valuation of assets or liabilities of the Group and of the Company misleading or inappropriate; or

(d) not otherwise dealt with in this report or the financial statements of the Group and of the Company which would render any amount stated in the respective financial statements misleading.

At the date of this report, there does not exist:-

(a) any charge on the assets of the Group and of the Company which has arisen since the end of the financial year which secures the liabilities of any other person; or

(b) any contingent liability of the Group and of the Company which has arisen since the end of the financial year.

In the opinion of the Directors:-

(a) no contingent or other liability of the Group and of the Company has become enforceable or is likely to become enforceable within the period of twelve months after the end of the financial year which, in the opinion of the Directors, will or may affect the ability of the Group and of the Company to meet their obligations as and when they fall due;

(b) the results of the operations of the Group and of the Company for the financial year were not substantially affected by any item, transaction or event of a material and unusual nature other than those as disclosed in the Notes to the Financial Statements; and

(c) there has not arisen in the interval between the end of the financial year and the date of this report any item, transaction or event of a material and unusual nature likely to affect substantially the results of the operations of the Group and of the Company for the financial year in which this report is made.

SIGNIFICANT EVENTS DURING THE FINANCIAL YEAR AND AFTER THE REPORTING DATE

Significant events during the financial year and after the reporting date are disclosed in Note 47 to the Financial Statements.

AUDITORS

Details of auditors' remuneration is set out in Note 32 to the Financial Statements.

There was no indemnity given to or insurance effected for the auditors of the Company.

The auditors, Grant Thornton Malaysia PLT, have expressed their willingness to continue in office.

Signed on behalf of the Directors in accordance with a resolution of the Directors,

....
KONG PAK LIM

DIRECTORS

....
KONG CHONG SOON @ CHI SUIM

22 March 2021

UOA DEVELOPMENT BHD

(Incorporated in Malaysia)

STATEMENT BY DIRECTORS

In the opinion of the Directors, the financial statements set out on the pages 17 to 94 are drawn up in accordance with Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia so as to give a true and fair view of the financial position of the Group and of the Company as at 31 December 2020 and of their financial performance and cash flows for the financial year then ended.

Signed on behalf of the Directors in accordance with a resolution of the Directors,

…………………………………………	……………..……………………………..
KONG PAK LIM	KONG CHONG SOON @ CHI SUIM

22 March 2021

STATUTORY DECLARATION

I, Ang Kheng Im, being the Director primarily responsible for the financial management of UOA Development Bhd, do solemnly and sincerely declare that to the best of my knowledge and belief, the financial statements set out on pages 17 to 94 are correct, and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1960.

Subscribed and solemnly declared by)
the abovenamed at Kuala Lumpur in)
the Federal Territory this day of)
22 March 2021) …………………………......................................

ANG KHENG IM
(MIA NO.: 11954)
CHARTERED ACCOUNTANT

Before me:

Commissioner for Oaths

INDEPENDENT AUDITORS' REPORT
TO THE MEMBERS OF

UOA DEVELOPMENT BHD
(Incorporated in Malaysia)
Registration No.: 200401015520 (654023-V)

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of UOA Development Bhd, which comprise the statements of financial position as at 31 December 2020 of the Group and of the Company, and the statements of comprehensive income, statements of changes in equity and statements of cash flows of the Group and of the Company for the financial year then ended, and notes to the financial statements, including a summary of significant accounting policies, as set out on pages 17 to 94.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Group and of the Company as at 31 December 2020, and of their financial performance and their cash flows for the financial year then ended in accordance with Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia.

Basis for Opinion

We conducted our audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence and Other Ethical Responsibilities

We are independent of the Group and of the Company in accordance with the By-Laws (on Professional Ethics, Conduct and Practice) of the Malaysian Institute of Accountants ("By-Laws") and the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) ("IESBA Code"), and we have fulfilled our other ethical responsibilities in accordance with the By-Laws and the IESBA Code.

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Report on the Audit of the Financial Statements (cont'd)

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the Group and of the Company for the current financial year. These matters were addressed in the context of our audit of the financial statements of the Group and of the Company as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Fair value of investment properties

The risk **-** The Group has investment properties that are stated at fair values based on valuation reports prepared by independent professional valuers. These valuations rely on the accuracy of assumptions, estimates and financial information provided to the valuers.

Consequently, the determination of the fair values of investment properties involves significant management judgement and estimations by the Directors. As such, we have identified this area as a significant risk requiring special audit consideration.

Our response **-** Our audit procedures included, amongst others, evaluating the competencies, capabilities and objectivities of the independent valuers, performing site visits of all material investment properties, checking the accuracy and relevance of input data used in the valuations, evaluating the valuation amounts by comparing against comparable property sales and market data and evaluating and challenging the key assumptions used in the valuations.

The Group's disclosures regarding investment properties are included in Notes 3.3 and 5 to the Financial Statements.

Revenue and cost of sales recognition for property development activities

The risk - The Group recognises revenue and cost of sales for property development activities based on the measurement of the Group's progress towards complete satisfaction of the Group's performance obligations.

In determining the progress, management is required to exercise significant judgement in estimating total costs to complete and total estimated revenue. As such, we have identified this area as a significant risk requiring special audit consideration.

Report on the Audit of the Financial Statements (cont'd)

Key Audit Matters (cont'd)

Revenue and cost of sales recognition for property development activities (cont'd)

Our response **-** Our audit procedures included, amongst others, inquiries with the operational and financial personnel of the Group for the assumptions used, comparing estimated costs to actual costs to assess the reliability of management's budgeting process and control, inspecting contracts with sub-contractors, performing analyses of cost budgets, understanding and evaluating the operating effectiveness of key controls surrounding revenue and cost of sales, performing site visits of all ongoing projects, performing analyses of total estimated revenue and testing the computation of revenue and cost of sales recognised over time.

The Group's disclosures regarding property development activities are included in Notes 3.10, 6, 10, 29 and 30 to the Financial Statements.

There are no key audit matters in relation to the financial statements of the Company.

Information Other than the Financial Statements and Auditors' Report Thereon

The Directors of the Company are responsible for the other information. The other information comprises the information included in the annual report, but does not include the financial statements of the Group and of the Company and our auditors' report thereon.

Our opinion on the financial statements of the Group and of the Company does not cover the other information and we do not and will not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements of the Group and of the Company, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements of the Group and of the Company or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Directors for the Financial Statements

The Directors of the Company are responsible for the preparation of financial statements of the Group and of the Company that give a true and fair view in accordance with Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia. The Directors are also responsible for such internal control as the Directors determine is necessary to enable the preparation of financial statements of the Group and of the Company that are free from material misstatement, whether due to fraud or error.

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Report on the Audit of the Financial Statements (cont'd)

Responsibilities of the Directors for the Financial Statements (cont'd)

In preparing the financial statements of the Group and of the Company, the Directors are responsible for assessing the Group's and the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the Group or the Company or to cease operations, or have no realistic alternative but to do so.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements of the Group and of the Company as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with approved standards on auditing in Malaysia and International Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements of the Group and of the Company, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's and the Company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Directors.

Report on the Audit of the Financial Statements (cont'd)

Auditors' Responsibilities for the Audit of the Financial Statements (cont'd)

As part of an audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing, we exercise professional judgement and maintain professional scepticism throughout the audit. We also (cont'd):

- Conclude on the appropriateness of the Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's or the Company's abilities to continue as going concerns. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements of the Group and of the Company or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Group or the Company to cease to continue as going concerns.

- Evaluate the overall presentation, structure and content of the financial statements of the Group and of the Company, including the disclosures, and whether the financial statements of the Group and of the Company represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the financial statements of the Group. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the Directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with the Directors, we determine those matters that were of most significance in the audit of the financial statements of the Group and of the Company for the current financial year and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Other Matter

This report is made solely to the members of the Company, as a body, in accordance with Section 266 of the Companies Act 2016 in Malaysia and for no other purpose. We do not assume responsibility to any other person for the content of this report.

GRANT THORNTON MALAYSIA PLT	KHO KIM ENG
(201906003682 & LLP0022494-LCA)	(NO: 03137/10/2022 J)
CHARTERED ACCOUNTANTS (AF 0737)	CHARTERED ACCOUNTANT

Kuala Lumpur
22 March 2021

Registration No.: 200401015520 (654023-V)

UOA DEVELOPMENT BHD

(Incorporated in Malaysia)

STATEMENTS OF FINANCIAL POSITION AS AT 31 DECEMBER 2020

	Note	Group		Company	
		2020	2019	2020	2019
		RM'000	RM'000	RM'000	RM'000
ASSETS					
Non-current assets					
Property, plant and equipment	4	420,013	439,132	4,757	4,124
Investment properties	5	1,346,419	1,850,584	-	-
Inventories	6	629,526	594,162	-	-
Investment in subsidiary companies	7	-	-	1,116,368	954,268
Equity investments	8	88,387	31,858	16,728	12,836
Deferred tax assets	9	60,093	57,758	-	-
Total non-current assets		2,544,438	2,973,494	1,137,853	971,228
Current assets					
Inventories	6	1,333,950	1,451,349	-	-
Contract assets	10	185,445	281,014	-	-
Trade receivables	11	235,308	150,995	-	-
Other receivables	12	67,247	92,659	8,104	8,973
Amount owing by subsidiary companies	13	-	-	1,547,677	1,518,383
Amount owing by related companies	14	189	258	-	1
Current tax assets		45,136	69,717	1,271	143
Short term investments	15	109,002	223,773	24,075	13,428
Fixed deposits with licensed banks	16	931,621	200,136	11,335	36,305
Cash and bank balances	17	719,974	519,484	12,137	41,332
Total current assets		3,627,872	2,989,385	1,604,599	1,618,565
TOTAL ASSETS		6,172,310	5,962,879	2,742,452	2,589,793
EQUITY AND LIABILITIES					
Equity					
Share capital	18	2,519,752	2,286,285	2,519,752	2,286,285
Merger reserve	19	2,252	2,252	-	-
Fair value reserve	20	8,669	4,888	7,852	3,960
Retained earnings		2,889,633	2,773,588	197,564	284,462
Treasury shares	21	(2,119)	(2,119)	(2,119)	(2,119)
Equity attributable to owners of the Company		5,418,187	5,064,894	2,723,049	2,572,588
Non-controlling interests	7	177,070	206,974	-	-
Total equity		5,595,257	5,271,868	2,723,049	2,572,588

UOA DEVELOPMENT BHD
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STATEMENTS OF FINANCIAL POSITION AS AT 31 DECEMBER 2020 (CONT'D)

	Note	Group 2020 RM'000	Group 2019 RM'000	Company 2020 RM'000	Company 2019 RM'000
LIABILITIES					
Non-current liabilities					
Amount owing to non-controlling shareholders of subsidiary companies	22	1,884	1,641	-	-
Lease liabilities	23	822	1,404	246	455
Deferred tax liabilities	24	39,844	82,128	-	-
Total non-current liabilities		42,550	85,173	246	455
Current liabilities					
Trade payables	25	249,298	233,580	-	-
Other payables	26	206,062	207,431	17,858	16,066
Amount owing to immediate holding company	27	325	402	15	51
Amount owing to a subsidiary company	13	-	-	884	-
Amount owing to related companies	14	12,016	42,245	131	262
Amount owing to non-controlling shareholders of subsidiary companies	22	45,500	50,984	-	-
Lease liabilities	23	875	1,244	269	371
Borrowings	28	-	54,000	-	-
Current tax liabilities		20,427	15,952	-	-
Total current liabilities		534,503	605,838	19,157	16,750
Total liabilities		577,053	691,011	19,403	17,205
TOTAL EQUITY AND LIABILITIES		6,172,310	5,962,879	2,742,452	2,589,793

The accompanying notes form an integral part of the financial statements

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UOA DEVELOPMENT BHD

(Incorporated in Malaysia)

STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2020

	Note	Group 2020 RM'000	Group 2019 RM'000	Company 2020 RM'000	Company 2019 RM'000
Revenue	29	844,597	1,104,457	187,953	241,373
Cost of sales	30	(485,011)	(691,209)	-	-
Gross profit		359,586	413,248	187,953	241,373
Fair value adjustments on investment properties		108,765	34,238	-	-
Fair value gain on non-cash distribution		-	11,396	-	-
Finance income		21,166	24,041	1,153	822
Other income		190,826	262,804	50,863	50,648
Impairment (losses)/reversal of financial assets		(739)	(2,525)	-	202
Administrative and general expenses		(148,083)	(155,150)	(51,483)	(78,618)
Other expenses		(50,528)	(70,580)	-	-
Finance costs	31	(1,037)	(7,375)	(33)	(52)
Profit before tax	32	479,956	510,097	188,453	214,375
Tax expenses	33	(80,223)	(101,675)	(108)	(923)
Net profit for the financial year		399,733	408,422	188,345	213,452
Other comprehensive income:					
Item that will not be reclassified subsequently to profit or loss					
Fair value gain on remeasurement of financial assets		3,781	2,723	3,892	3,960
Total comprehensive income for the financial year		403,514	411,145	192,237	217,412
Net profit for the financial year attributable to:					
Owners of the Company		391,288	399,474		
Non-controlling interests		8,445	8,948		
		399,733	408,422		
Total comprehensive income attributable to:					
Owners of the Company		395,069	402,197		
Non-controlling interests		8,445	8,948		
		403,514	411,145		
Earnings per share (RM)	34	0.19	0.21		

The accompanying notes form an integral part of the financial statements

UOA DEVELOPMENT BHD

(Incorporated in Malaysia)

STATEMENTS OF CHANGES IN EQUITY
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2020

Group	Note	------------- Attributable to owners of the Company------------ Share capital RM'000	Share premium RM'000	Merger reserve RM'000	Fair value reserve RM'000	Retained earnings RM'000	Treasury shares RM'000	Total RM'000	Non-controlling interests RM'000	Total equity RM'000
Balance at 1 January 2019		546,343	1,496,594	2,252	2,165	2,635,498	(2,119)	4,680,733	265,105	4,945,838
Transition to no-par value regime		1,496,594	(1,496,594)	-	-	-	-	-	-	-
Total comprehensive income for the financial year		-	-	-	2,723	399,474	-	402,197	8,948	411,145
Dividends to non-controlling shareholders of subsidiary companies		-	-	-	-	-	-	-	(104,082)	(104,082)
Dividends to shareholders of the Company	35	243,348	-	-	-	(258,123)	-	(14,775)	-	(14,775)
Partial disposal of shares in a subsidiary company		-	-	-	-	(3,261)	-	(3,261)	37,003	33,742
Balance at 31 December 2019		2,286,285	-	2,252	4,888	2,773,588	(2,119)	5,064,894	206,974	5,271,868
Total comprehensive income for the financial year		-	-	-	3,781	391,288	-	395,069	8,445	403,514
Dividends to non-controlling shareholders of subsidiary companies		-	-	-	-	-	-	-	(38,349)	(38,349)
Dividends to shareholders of the Company	35	233,467	-	-	-	(275,243)	-	(41,776)	-	(41,776)
Balance at 31 December 2020		2,519,752	-	2,252	8,669	2,889,633	(2,119)	5,418,187	177,070	5,595,257

UOA DEVELOPMENT BHD
(Incorporated in Malaysia)

STATEMENTS OF CHANGES IN EQUITY FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2020 (CONT'D)

Company	Note	Share capital RM'000	Share premium RM'000	Fair value reserve RM'000	Retained earnings RM'000	Treasury shares RM'000	Total equity RM'000
Balance at 1 January 2019		546,343	1,496,594	-	329,133	(2,119)	2,369,951
Transition to no-par value regime		1,496,594	(1,496,594)	-	-	-	-
Total comprehensive income for the financial year		-	-	3,960	213,452	-	217,412
Dividends	35	243,348	-	-	(258,123)	-	(14,775)
Balance at 31 December 2019		2,286,285	-	3,960	284,462	(2,119)	2,572,588
Total comprehensive income for the financial year		-	-	3,892	188,345	-	192,237
Dividends	35	233,467	-	-	(275,243)	-	(41,776)
Balance at 31 December 2020		2,519,752	-	7,852	197,564	(2,119)	2,723,049

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UOA DEVELOPMENT BHD

(Incorporated in Malaysia)

STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2020

	Note	Group 2020 RM'000	Group 2019 RM'000	Company 2020 RM'000	Company 2019 RM'000
OPERATING ACTIVITIES					
Profit before tax		479,956	510,097	188,453	214,375
Adjustments for:					
Fair value adjustments on investment properties		(108,765)	(34,238)	-	-
Bad debts written off		67	-	-	-
Inventories written down		4,085	-	-	-
Impairment losses/(reversal) of financial assets		739	2,525	-	(202)
Depreciation		20,965	21,208	1,195	1,365
Fair value gain on non-cash distribution		-	(11,396)	-	-
Loss/(gain) on disposal of property, plant and equipment		13,378	(34)	(62)	-
Gain on disposal of quoted shares		-	(606)	-	(606)
Property, plant and equipment written off		449	212	113	1
Loss on partial disposal of a subsidiary company		-	-	-	30,072
Distribution income from equity investments		(1,369)	(1,443)	-	-
Distribution income from short term investments		(4,719)	(5,504)	(594)	(384)
Dividend income from subsidiary companies		-	-	(187,748)	(241,373)
Dividend income from equity investments		(205)	-	(205)	-
Interest income		(16,447)	(18,537)	(559)	(438)
Interest expense		1,037	7,375	33	52
Operating profit before working capital changes		389,171	469,659	626	2,862
Changes in working capital:-					
Inventories		33,721	58,137	-	-
Contract assets		95,569	14,045	-	-
Receivables		(59,707)	240,705	(3,218)	(2,166)
Payables		14,082	(92,078)	1,661	313
Cash generated from/(used in) operations		472,836	690,468	(931)	1,009
Interest received		11,326	11,496	-	-
Dividend received		-	-	187,748	241,373
Net tax paid		(95,786)	(132,551)	(1,236)	(620)
Net cash from operating activities		388,376	569,413	185,581	241,762

UOA DEVELOPMENT BHD
(Incorporated in Malaysia)

STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2020 (CONT'D)

	Note	Group 2020 RM'000	Group 2019 RM'000	Company 2020 RM'000	Company 2019 RM'000
INVESTING ACTIVITIES					
Additions to investment properties		(42,841)	(81,772)	-	-
Purchase of property, plant and equipment	**A**	(15,732)	(57,946)	(1,874)	(256)
Proceeds from disposal of property, plant and equipment		418	38	66	-
Proceeds from disposal of investment property		700,000	-	-	-
Proceeds from disposal of equity investments		-	1,740	-	1,740
(Advances to)/repayments from subsidiary companies		-	-	(25,207)	280,636
Repayments from/(advances to) related companies		69	(254)	1	2
Acquisition of shares in existing subsidiary companies		-	-	(162,100)	(441,500)
Acquisition of equity investments		(52,648)	(10,010)	-	(10,010)
Proceeds from partial disposal of shares in a subsidiary company		-	33,742	-	33,742
Distribution received from short term investments		4,719	5,504	594	384
Distribution received from equity investments		1,369	1,443	-	-
Dividend received from equity investments		205	-	205	-
Interest received		5,088	6,854	559	438
Net cash from/(used in) investing activities		600,647	(100,661)	(187,756)	(134,824)
FINANCING ACTIVITIES					
Repayment of bank borrowings		(54,000)	(20,000)	-	-
Fixed deposits (pledged)/unpledged		(5)	1,527	(5)	(5)
Payment of lease liabilities		(1,310)	(2,684)	(382)	(565)
(Repayments to)/advances from immediate holding company		(41)	(150)	(36)	21
Advances from/(repayments to) subsidiary companies		-	-	884	(31,274)
Repayments to related companies		(30,098)	(611)	-	-
Repayments to non-controlling shareholders of subsidiary companies		(5,298)	(2,145)	-	-
Interest paid		(947)	(7,110)	(33)	(52)
Dividends paid to owners of the Company	35	(41,776)	(14,775)	(41,776)	(14,775)
Dividends paid to non-controlling shareholders of subsidiary companies		(38,349)	(56,530)	-	-
Net cash used in financing activities		(171,824)	(102,478)	(41,348)	(46,650)

UOA DEVELOPMENT BHD

(Incorporated in Malaysia)

STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2020 (CONT'D)

	Note	Group		Company	
		2020	2019	2020	2019
		RM'000	RM'000	RM'000	RM'000
CASH AND CASH EQUIVALENTS					
Net changes		817,199	366,274	(43,523)	60,288
At beginning of financial year		943,239	576,965	90,911	30,623
At end of financial year		1,760,438	943,239	47,388	90,911
Represented by:					
Short term investments		109,002	223,773	24,075	13,428
Fixed deposits with licensed banks		931,621	200,136	11,335	36,305
Cash and bank balances		719,974	519,484	12,137	41,332
		1,760,597	943,393	47,547	91,065
Fixed deposits pledged		(159)	(154)	(159)	(154)
		1,760,438	943,239	47,388	90,911

NOTES TO THE STATEMENTS OF CASH FLOWS

A. PURCHASE OF PROPERTY, PLANT AND EQUIPMENT

	Group		Company	
	2020	2019	2020	2019
	RM'000	RM'000	RM'000	RM'000
Aggregate cost of property, plant and equipment acquired, net of reversals	16,091	58,947	1,945	305
Financed via lease liabilities arrangements	(359)	(1,001)	(71)	(49)
Total cash acquisitions	15,732	57,946	1,874	256

B. CASH OUTFLOWS FOR LEASES AS A LESSEE

	Group		Company	
	2020	2019	2020	2019
	RM'000	RM'000	RM'000	RM'000
Included in net cash from operating activities:				
Payment relating to short-term leases	6,307	7,634	7,452	7,476
Included in net cash used in financing activities:				
Payment of lease liabilities	1,310	2,684	382	565
Interest paid in relation to lease liabilities	125	199	33	52
Total cash outflows for leases	7,742	10,517	7,867	8,093

UOA DEVELOPMENT BHD
(Incorporated in Malaysia)

NOTES TO THE FINANCIAL STATEMENTS – 31 DECEMBER 2020

1. GENERAL INFORMATION

UOA Development Bhd (the "Company") is a public limited liability company incorporated and domiciled in Malaysia, and listed on the Main Market of Bursa Malaysia Securities Berhad. The addresses of the principal place of business and registered office of the Company are disclosed in page 2.

The Directors regard United Overseas Australia Ltd, a company incorporated in Australia and listed on the Australian Stock Exchange and the Stock Exchange of Singapore as the ultimate holding company.

The immediate holding company is UOA Holdings Sdn. Bhd., a company incorporated and domiciled in Malaysia.

The Company is principally engaged in investment holding. There has been no significant change in the Company's principal activity during the financial year. The principal activities of the subsidiary companies are disclosed in Note 7 to the Financial Statements.

The financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the Directors passed on 22 March 2021.

2. BASIS OF PREPARATION

2.1 Statement of compliance

The financial statements of the Group and of the Company have been prepared in accordance with Malaysian Financial Reporting Standards ("MFRS"), International Financial Reporting Standards ("IFRS") and the requirements of the Companies Act 2016 in Malaysia.

2.2 Basis of measurement

The financial statements of the Group and of the Company are prepared under the historical cost convention except for certain land, buildings and investments that are measured at fair values at the reporting date as disclosed in the summary of significant accounting policies.

Historical cost is generally based on the fair value of consideration given in exchange for goods and services.

2. BASIS OF PREPARATION (CONT'D)

2.2 Basis of measurement (cont'd)

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either in the principal market for the asset or liability, or in the absence of a principal market, in the most advantageous market for the asset or liability. The principal or the most advantageous market must be accessible by the Group or the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial market takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Group and the Company use valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to their fair value measurement as a whole:

(a) Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities

(b) Level 2 - Valuation techniques for which the lowest level input that is significant to their fair value measurement is directly or indirectly observable

(c) Level 3 - Valuation techniques for which the lowest level input that is significant to their fair value measurement is unobservable

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Group and the Company determine whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to their fair value measurement as a whole) at the end of each reporting year.

For the purpose of fair value disclosures, the Group and the Company have determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of fair value hierarchy as explained above.

2. BASIS OF PREPARATION (CONT'D)

2.3 Functional and presentation currency

The financial statements are presented in Ringgit Malaysia ("RM"), which is also the Group's and the Company's functional currency. All amounts in the financial statements are rounded to the nearest thousand, unless otherwise indicated.

2.4 Adoption of new standards/amendments/improvements to MFRS

The Group and the Company have consistently applied the accounting policies set out in Note 3 to all years presented in these financial statements.

At the beginning of the current financial year, the Group and the Company adopted new standards/amendments/improvements to MFRS which are mandatory for the financial periods beginning on or after 1 January 2020.

Initial application of the new standards/amendments/improvements to the standards did not have material impact to the financial statements of the Group and of the Company.

2.5 Standards issued but not yet effective

The new and amended standards and interpretations that are issued, but not yet effective are disclosed below. The Group and the Company intend to adopt these new and amended standards and interpretations, if applicable, when they become effective:

<u>Amendment to MFRS effective 1 June 2020:</u>	
Amendment to MFRS 16	Covid-19-Related Rent Concessions
<u>Amendments to MFRSs effective 1 January 2021:</u>	
Amendments to MFRS 9*, 139*, 7*, 4* and 16	Interest Rate Benchmark Reform - Phase 2
<u>Amendments to MFRSs effective 1 January 2022:</u>	
Amendments to MFRS 3	Reference to the Conceptual Framework
Amendments to MFRS 116	Property, Plant and Equipment - Proceeds before Intended Use
Amendments to MFRS 137	Onerous Contract - Cost of Fulfilling a Contract
Annual Improvements to MFRS Standards 2018-2020	
<u>MFRS and amendments to MFRSs effective 1 January 2023:</u>	
MFRS 17 and amendments to MFRS 17*	Insurance Contracts
Amendments to MFRS 101	Classification of Liabilities as Current or Non-Current
<u>Amendments to MFRSs - effective date deferred indefinitely:</u>	
Amendments to MFRS 10 and 128*	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture

* Not applicable to the Group's and the Company's operations

The initial application of the above standards, amendments and interpretation are not expected to have any material financial impacts to the financial statements of the Group and of the Company.

2. BASIS OF PREPARATION (CONT'D)

2.6 Significant accounting estimates and judgements

Estimates, assumptions concerning the future and judgements are made in the preparation of the financial statements. They affect the application of the Group's and the Company's accounting policies and reported amounts of assets, liabilities, income, expenses and disclosures made. Estimates and underlying assumptions are assessed on an on-going basis and are based on experience and relevant factors, including expectations of future events that are believed to be reasonable under the circumstances. The actual result may differ from the judgements, estimates and assumptions made by management and will seldom equal the estimated results.

2.6.1 Estimation uncertainty

Information about significant judgements, estimates and assumptions that have the most significant effect on recognition and measurement of assets, liabilities, income and expenses are discussed below:-

Useful lives of depreciable assets

Property, plant and equipment and right-of-use assets are depreciated on a straight-line basis over their useful lives. Management estimates the useful lives of the depreciable assets to be within 5 and 99 years and reviews the useful lives of depreciable assets at each reporting date. At the reporting date, management assesses that the useful lives represent the expected utility of the assets to the Group and the Company. Actual results, however, may vary due to change in the expected level of usage, physical wear and tear and technological developments, which may result in adjustments to the Group's and the Company's assets.

Deferred tax assets

Deferred tax assets are recognised for deductible temporary differences and unabsorbed tax losses, unutilised capital allowances and unutilised investment tax allowances to the extent that it is probable that future taxable profits will be available against which the deductible temporary differences and unabsorbed tax losses, unutilised capital allowances and unutilised investment tax allowances can be utilised.

Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based on the likely timing and level of future taxable profits together with future tax planning strategies.

Inventories

Inventories are measured at the lower of cost and net realisable value. In estimating net realisable values, management takes into account the most reliable evidence available at the time the estimates are made. The Group's core business is subject to economical changes which may cause selling prices to change rapidly and the Group's net profit to change.

2. BASIS OF PREPARATION (CONT'D)

2.6 Significant accounting estimates and judgements (cont'd)

2.6.1 Estimation uncertainty (cont'd)

Fair value of investment properties

The Group measures its investment properties at fair value with any change in fair value recognised in the profit or loss. Significant judgement is required in the determination of fair value which may be derived based on different valuation methods. In making the judgement, the Group evaluates based on past experience and reliance on the work of specialists. The Group engages independent professional valuers to determine fair value.

Information regarding the valuation techniques and inputs used in determining the fair value are disclosed in Note 5 to the Financial Statements.

Property development activities and construction contracts

As revenue from ongoing property development activities and construction contracts are recognised over time, the amount of revenue recognised at the reporting date depends on the extent to which the performance obligation has been satisfied. This is done by determining the stage of completion. The stage of completion is determined by the proportion that property development or contract costs incurred for work performed to date bear to the estimated total property development or contract costs.

Significant judgement is required in determining the stage of completion, the extent of the development and contract costs incurred, the estimated total revenue and total costs and the recoverability of the development project and contract cost. In making these judgements, management relies on past experience and, if necessary, the work of specialists.

Provision for expected credit losses ("ECLs") of receivables and contract assets

The Group uses a provision matrix to calculate ECLs for receivables and contract assets. The provision rates are based on days past due for groupings of various customer segments that have similar loss patterns (i.e. by geography, product type, customer type and rating, coverage by letter of credit and other forms of credit insurance).

The provision matrix is initially based on the Group's historical observed default rates. The Group will calibrate the matrix to adjust the historical credit loss experience with forward-looking information. For instance, if forecast economic conditions (i.e. gross domestic product) are expected to deteriorate over the next year which can lead to an increased number of defaults in the real estate sector, the historical default rates are adjusted. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analysed.

The assessment of the correlation between historical observed default rates, forecast economic conditions and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and of forecast economic conditions. The Group's historical credit loss experience and forecast of economic conditions may also not be representative of customer's actual default in the future.

2. BASIS OF PREPARATION (CONT'D)

2.6 Significant accounting estimates and judgements (cont'd)

2.6.1 Estimation uncertainty (cont'd)

Impairment of non-financial assets

An impairment loss is recognised for the amount by which the asset's or cash-generating unit's carrying amount exceeds its recoverable amount. To determine the recoverable amount, management estimates expected future cash flows from each asset or cash-generating unit and determines a suitable interest rate in order to calculate the present value of those cash flows. In the process of measuring expected future cash flows, management makes assumptions about future operating results. The actual results may vary, and may cause significant adjustments to the Group's and the Company's assets within the next financial year.

In most cases, determining the applicable discount rate involves estimating the appropriate adjustments to market risk and the appropriate adjustment to asset-specific risk factors.

Income taxes

Significant judgement is involved in determining the Group/Company-wide provision for income taxes. There are certain transactions and computations for which the ultimate tax determination is uncertain during the ordinary course of business. The Group and the Company recognise tax liabilities based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recognised, such differences will impact the income tax and deferred tax provisions in the year in which such determination is made.

2.6.2 Significant management judgements

The following are significant judgements made by management in the process of applying the Group's accounting policies that have the most significant effect on the financial statements.

Classification between investment properties and owner-occupied properties

The Group determines whether a property qualifies as an investment property and has developed the criteria in making that judgement. Investment property is a property held to earn rental or for capital appreciation or both.

Certain properties comprise a portion that is held to earn rental or for capital appreciation and another portion that is held for use in the production or supply of goods or services or for administrative purposes. The Group accounts for the portions separately if the portions could be sold separately (or leased out separately under a finance lease). If the portions could not be sold separately, the property is an investment property only if an insignificant portion is held for use in the production or supply of goods or services or for administrative purposes.

Judgement is made on an individual property basis to determine whether ancillary services are so significant that a property does not qualify as an investment property.

2. BASIS OF PREPARATION (CONT'D)

2.6 Significant accounting estimates and judgements (cont'd)

2.6.2 Significant management judgements (cont'd)

Deferred tax on investment properties

For the purposes of measuring deferred tax liabilities arising from investment properties that are measured using the fair value model, the management of the Group reviews the investment properties and concluded that the Group's investment properties are held under a business model whose objective is to recover the carrying amount of the investment properties through sale.

Accordingly, the Group recognises deferred taxes in respect of the changes in fair value of investment properties based on Real Property Gains Tax ("RPGT"). The final tax outcome could be different from the deferred tax liabilities recognised in the financial statements should the economic benefits embodied in the investment properties be subsequently substantially consumed over time rather than through sale.

3. SIGNIFICANT ACCOUNTING POLICIES

The Group and the Company apply the significant accounting policies, as summarised below, consistently throughout all years presented in the financial statements, unless otherwise stated.

3.1 Consolidation

3.1.1 Subsidiary companies

Subsidiary companies are entities, including structured entities, controlled by the Company. Control exists when the Group is exposed, or has rights, to variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Potential voting rights are considered when assessing control only when such rights are substantive. Besides, the Group considers it has de facto power over an investee when, despite not having the majority of voting rights, it has the current ability to direct the activities of the investee that significantly affect the investee's return.

Investment in a subsidiary company is stated at cost less any impairment losses in the Company's financial position, unless the investment is held for sale or distribution.

Upon the disposal of investment in a subsidiary company, the difference between the net disposal proceeds and its carrying amounts is included in profit or loss.

3.1.2 Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and of all its subsidiary companies and entities controlled by the Company (including structured entities) made up to the end of the financial year.

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.1 Consolidation (cont'd)

3.1.2 Basis of consolidation (cont'd)

The Company controls an investee if and only if the Company has all the following:

(i) power over the investee;
(ii) exposure, or rights, to variable returns from its involvement with the investee; and
(iii) the ability to use its power over the investee to affect the amount of the investor's returns.

Potential voting rights are considered when assessing control only if the rights are substantive.

The Company reassesses whether it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control.

Consolidation of an investee shall begin from the date the Company obtains control of the investee and ceases when the Company loses control of the investee.

The consolidated financial statements are prepared using uniform accounting policies for like transactions and other events in similar circumstances.

All intra-group balances, transactions, income and expenses are eliminated in full on consolidation and the consolidated financial statements reflect external transactions only.

The Company attributes the profit or loss and each component of other comprehensive income to the owners of the Company and to the non-controlling interests. The Company also attributes total comprehensive income to the owners of the Company and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

Changes of interests in subsidiary companies

The changes of interests in subsidiary companies that do not result in a loss of control are treated as equity transactions between the Group and non-controlling interest holders. Any gain or loss arising from equity transactions is recognised directly in equity.

Transactions with non-controlling interests

Transactions with non-controlling interests that do not result in loss of control are accounted for as transactions with equity owners of the Group. A change in ownership interest results in an adjustment between the carrying amounts of the controlling and non-controlling interests to reflect their relative interests in the subsidiary company. Any difference between the amount of the adjustment to non-controlling interests and any consideration paid or received is recognised in equity attributable to owners of the Group.

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.1 Consolidation (cont'd)

3.1.2 Basis of consolidation (cont'd)

Loss of control

When the Company loses control of a subsidiary company:-

(i) It derecognises the assets and liabilities, non-controlling interests, and other amounts previously recognised in other comprehensive income relating to the former subsidiary.

(ii) It recognises any gain or loss in profit or loss attributable to the Group, which is calculated as the difference between (i) the aggregate of the fair value of the consideration received, if any, from the transaction, event or circumstances that resulted in the loss of control; plus any investment retained in the former subsidiary company at its fair value at the date when control is lost; and (ii) the net carrying amount of assets, liabilities, goodwill and any non-controlling interests attributable to the former subsidiary company at the date when control is lost.

(iii) It recognises any investment retained in the former subsidiary company at its fair value when control is lost and subsequently accounts for it and for any amounts owed by or to the former subsidiary company in accordance with relevant MFRS. That fair value shall be regarded as the fair value on initial recognition of a financial asset or, when appropriate, the cost on initial recognition of an investment in an associate or joint venture.

3.1.3 Business combinations

Business combinations are accounted for using the acquisition method from the acquisition date, which is the date on which control is transferred to the Group, except for Allied Engineering Construction Sdn. Bhd., URC Engineering Sdn. Bhd. and UOA Properties Sdn. Bhd., which are consolidated using the merger method of accounting.

Under the merger method of accounting, the results of entities or businesses under common control are accounted for as if the acquisition had occurred at the date that common control was established. The cost of an acquisition is measured at the nominal value of ordinary shares issued as consideration. The assets and liabilities acquired are included in the consolidated statement of financial position at their existing carrying amounts.

The difference between the cost of acquisition and the nominal value of shares acquired together with any share premium are taken to merger reserve (or adjusted against a suitable reserve, if any, in the case of debit differences). The other components of equity of the acquired entities are added to the same components within the Group.

The consideration transferred in a business combination shall be measured at fair value, which shall be calculated as the sum of the acquisition date fair values of the assets transferred by the acquirer, the liabilities incurred by the acquirer to former owners of the acquiree and the equity interests issued by the acquirer.

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.1 Consolidation (cont'd)

3.1.3 Business combinations (cont'd)

For each business combination, the Group measures at the acquisition date, components of non-controlling interests in the acquiree that are present ownership interests and entitle their holders to a proportionate share of the entity's net assets in the event of liquidation at either (i) fair value; or (ii) the present ownership instruments' proportionate share in the recognised amounts of the acquiree's identifiable net assets.

On the date of acquisition, goodwill is measured as the excess of (a) over (b) below:

(a) The aggregate of: (i) the fair value of consideration transferred; (ii) the amount of any non-controlling interest in the acquiree; and (iii) in a business combination achieved in stages, the fair value of the Group's previously held equity interest in the investee.

(b) The net fair value of the identifiable assets acquired and the liabilities assumed.

A business combination in which the amount in (b) above exceeds the aggregate of the amounts in (a) above, the Group recognises the resulting gain in profit or loss on the acquisition date.

3.2 Property, plant and equipment

All property, plant and equipment are initially stated at cost. The cost of an item of property, plant and equipment is recognised as an asset if, and only if, it is probable that future economic benefits associated with the item will flow to the Group or the Company and the cost of the item can be measured reliably.

Cost includes expenditures that are directly attributable to the acquisition of the assets and any other costs directly attributable to bring the assets to working condition for their intended use, cost of replacing component parts of the assets and the present value of the expected cost for the decommissioning of the assets after their use. All other repair and maintenance costs are recognised in profit or loss as incurred.

All property, plant and equipment are subsequently stated at cost less accumulated depreciation and less any impairment losses. When significant parts of property, plant and equipment are required to be replaced in intervals, the Group or the Company recognise such costs as individual assets with specific useful lives and depreciation respectively.

Property, plant and equipment are written down to recoverable amount if, in the opinion of the Directors, it is less than their carrying value. Recoverable amount is the net selling price of the property, plant and equipment, that is the amount obtainable from the sale of an asset in an arm's length transaction between knowledgeable, willing parties less the costs of disposal.

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.2 Property, plant and equipment (cont'd)

Depreciation is recognised on the straight-line method in order to write off the cost of each asset over its estimated useful life. Freehold land with an infinite life is not depreciated. Properties under construction are not depreciated.

The principal annual depreciation rates used are as follows:-

Leasehold land	Over the period of the lease
Leasehold buildings	2%
Freehold buildings	2%
Plant, machineries and motor vehicles	10% - 20%
Furniture, fittings and equipment	10% - 20%

Fully depreciated assets are retained in the financial statements until they are no longer in use and no further charge for depreciation is made in respect of these assets.

Restoration cost relating to an item of property, plant and equipment is capitalised only if such expenditure is expected to increase the future benefits from the existing asset beyond its previously assessed standard of performance.

The residual values, useful lives and depreciation method are reviewed for impairment when events or changes in circumstances indicate that the carrying amount may not be recoverable, or at least annually to ensure that the amount, method and rate of depreciation are consistent with previous estimates and the expected pattern of consumption of the future economic benefits embodied in the items of property, plant and equipment.

Property, plant and equipment are derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Gains or losses arising on the disposal of property, plant and equipment are determined as the difference between the disposal proceeds and the carrying amounts of the assets and are recognised in profit or loss in the financial year in which such assets are derecognised.

3.3 Investment properties

Investment properties are properties which are owned to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes.

Investment properties are initially measured at cost, including transaction cost. Cost includes expenditures that are directly attributable to the acquisition of the investment property.

Subsequent to initial recognition, investment properties are measured at fair value and are revalued annually and are included in the statements of financial position at their open market values. Any gain or loss resulting from either a change in the fair value or the sale of an investment property is immediately recognised in profit or loss in the year in which they arise. The fair values are determined by external professional valuers with sufficient experience with respect to both the location and the nature of the investment property and are supported by market evidence.

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.3 Investment properties (cont'd)

If the fair value of an investment property under construction is not reliably measurable but the Group expects the fair value of the investment property to be reliably measurable when construction is complete, that investment property under construction is measured at cost until either its fair value becomes reliably measurable or construction is completed (whichever is earlier).

Investment properties are derecognised when either they are disposed off or when they are permanently withdrawn from use and no future economic benefit is expected from the disposal. Any gain or loss on the retirement or disposal of an investment property is recognised in the profit or loss in the financial year of retirement or disposal.

Transfers are made to or from investment property only when there is a change in use. For a transfer from investment property to owner-occupied property, the deemed cost for subsequent accounting is the fair value at the date of change. If owner-occupied property becomes an investment property, the Company accounts for such property in accordance with the policy stated under property, plant and equipment up to the date of change.

3.4 Leases

The Group and the Company assess at contract inception whether a contract is, or contains a lease, that is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

3.4.1 As a lessee

The Group and the Company apply a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Group and the Company recognise lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

3.4.1.1 Lease liabilities

At the commencement date of the lease, the Group and the Company recognise lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Group and the Company and payments of penalties for terminating the lease, if the lease term reflects the Group and the Company exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs.

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.4 Leases (cont'd)

3.4.1 As a lessee (cont'd)

3.4.1.1 Lease liabilities (cont'd)

In calculating the present value of lease payments, the Group and the Company use their incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g. changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

3.4.1.2 Short-term leases

The Group and the Company apply the short-term lease recognition exemption to its short-term leases (i.e. those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). Lease payments on short-term leases are recognised as expenses on a straight-line basis over the lease term.

3.4.1.3 Right-of-use assets

The Group and the Company recognise right-of-use assets at the commencement date of the lease (i.e. the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets, as follows:

- Leasehold land - 99 years
- Leasehold buildings - 50 years
- Motor vehicles - 5 years
- Plant and machineries - 5 to 10 years

If ownership of the leased asset transfers to the Group and the Company at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset.

The right-of-use assets are also subject to impairment test as set out in Note 3.9 to the Financial Statements.

On the statements of financial position, right-of-use assets have been included in property, plant and equipment.

3. **SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**

3.4 **Leases (cont'd)**

3.4.2 **As a lessor**

Leases in which the Group and the Company do not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease terms and is included in other income in the statements of profit or loss due to its operating nature. Contingent rents are recognised as other income in the year in which they are earned.

3.5 **Inventories**

Inventories comprise land held for property development, properties under construction, completed properties held for sale and consumables.

Inventories are valued at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less any estimated costs necessary to make the sale.

Cost of consumables is determined on first in first out method. The cost of inventories comprises the original cost of purchase plus the cost of bringing the inventories to their present location and condition.

3.5.1 **Land held for property development and properties under construction**

Land held for property development is defined as land on which development is not expected to be completed within the normal operating cycle. Usually, no significant development work would have been undertaken on these lands. Accordingly, land held for property development are classified as non-current assets on the statement of financial position and are stated at cost plus incidental expenditure incurred to put the land in a condition ready for development.

Land on which development has commenced and is expected to be completed within the normal operating cycle is included in property development costs. Property development costs comprise all costs that are directly attributable to development activities or that can be allocated on a reasonable basis to such activities.

3.6 **Financial instruments**

A financial instrument is any contract that give rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

3.6.1 **Financial assets**

Initial recognition and measurement

Financial assets are classified, at initial recognition as subsequently measured at amortised cost, fair value through other comprehensive income ("OCI") and fair value through profit or loss.

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.6 Financial instruments (cont'd)

3.6.1 Financial assets (cont'd)

Initial recognition and measurement (cont'd)

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Group's and the Company's business model for managing them. With the exception of trade receivables that do not contain a significant financing component or for which the Group and the Company have applied the practical expedient, the Group and the Company initially measure a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs. Trade receivables that do not contain a significant financing component or for which the Group and the Company have applied the practical expedient are measured at the transaction price as disclosed in Note 3.10 to the Financial Statements.

In order for a financial asset to be classified and measured at amortised cost or fair value through OCI, it needs to give rise to cash flows that are 'solely payments of principal and interest ("SPPI")' on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level. Financial assets with cash flows that are not SPPI are classified and measured at fair value through profit or loss, irrespective of the business model.

The Group's and the Company's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both. Financial assets are classified and measured at amortised cost are held within a business model with the objective to hold financial assets in order to collect contractual cash flows while financial assets classified and measured at fair value through OCI are held within a business model with the objective of both holding to collect contractual cash flows and selling.

Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e. the date that the Group or the Company commits to purchase or sell the asset.

Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in four categories:

- Financial assets at amortised cost (debt instruments)
- Financial assets at fair value through OCI with recycling of cumulative gains and losses (debt instruments)
- Financial assets designated at fair value through OCI with no recycling of cumulative gains and losses upon derecognition (equity instruments)
- Financial assets at fair value through profit or loss

At the reporting date, the Group and the Company carry only financial assets at amortised cost and financial assets at fair value through OCI (equity instruments) on their statements of financial position.

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.6 Financial instruments (cont'd)

3.6.1 Financial assets (cont'd)

Subsequent measurement (cont'd)

Financial assets at amortised cost

Financial assets at amortised cost are subsequently measured using the effective interest ("EIR") method and are subject to impairment. Gains and losses are recognised in profit or loss when the asset is derecognised, modified or impaired. The Group's and the Company's financial assets at amortised cost include trade and other receivables, amounts owing by subsidiary companies, related companies and cash and cash equivalents.

Financial assets designated at fair value through OCI (equity instruments)

Upon initial recognition, the Group and the Company can elect to classify irrevocably their equity investments as equity instruments designated at fair value through OCI. The classification is determined on an instrument-by-instrument basis.

Gains and losses on these financial assets are never recycled to profit or loss. Dividends are recognised as other income in the statements of profit or loss when the right of payment has been established, except when the Group and the Company benefit from such proceeds as a recovery of part of the cost of the financial asset, in which case, such gains are recorded in OCI. Equity instruments designated at fair value through OCI are not subject to impairment assessment.

The Group and the Company elected to classify irrevocably their equity investments under this category.

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised when:

- The rights to receive cash flows from the asset have expired; or

- The Group and the Company have transferred their rights to receive cash flows from the asset or have assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement and either (a) the Group and the Company have transferred substantially all the risks and rewards of the asset, or (b) the Group and the Company have neither transferred nor retained substantially all the risks and rewards of the asset, but have transferred control of the asset.

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.6 Financial instruments (cont'd)

3.6.1 Financial assets (cont'd)

Derecognition (cont'd)

When the Group and the Company have transferred their rights to receive cash flows from an asset or have entered into a 'pass-through' arrangement, they evaluate if, and to what extent, they have retained the risks and rewards of ownership. When they have neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Group and the Company continue to recognise the transferred asset to the extent of its continuing involvement. In that case, the Group and the Company also recognise an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Group and the Company have retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Group and the Company could be required to repay.

Impairment

The Group and the Company recognise an allowance for expected credit losses (ECLs) on financial assets measured at amortised cost, debt investments measured at fair value through other comprehensive income, contract assets, and lease receivables. Expected credit losses are a probability-weighted estimate of credit losses.

The Group and the Company measure loss allowances at an amount equal to lifetime expected credit loss, except for debt securities that are determined to have low credit risk at the reporting date, cash and bank balances and other debt securities for which credit risk has not increased significantly since initial recognition, which are measured at 12-month expected credit loss. Loss allowances for trade receivables, contract assets and lease receivables are always measured at an amount equal to lifetime expected credit loss.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating expected credit loss, the Group and the Company consider reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Group's or the Company's historical experience and informed credit assessment and including forward-looking information, where available.

Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of the asset, while 12-month expected credit losses are the portion of expected credit losses that result from default events that are possible within the 12 months after the reporting date. The maximum period considered when estimating expected credit losses is the maximum contractual period over which the Group and the Company are exposed to credit risk.

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.6 Financial instruments (cont'd)

3.6.1 Financial assets (cont'd)

Impairment (cont'd)

The Group and the Company estimate the expected credit losses on trade receivables using a provision matrix with reference to historical credit loss experience.

An impairment loss in respect of financial assets measured at amortised cost is recognised in profit or loss and the carrying amount of the asset is reduced through the use of an allowance account.

An impairment loss in respect of debt investments measured at fair value through other comprehensive income is recognised in profit or loss and the allowance account is recognised in other comprehensive income.

At each reporting date, the Group and the Company assess whether the financial assets carried at amortised cost and debt securities at fair value through other comprehensive income are credit-impaired. A financial asset is credit impaired when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

The gross carrying amount of a financial asset is written off (either partially or full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Group or the Company determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Group's or the Company's procedures for recovery of amounts due.

3.6.2 Financial liabilities

Initial recognition and measurement

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The Group's and the Company's financial liabilities include trade and other payables, amounts owing to immediate holding company, subsidiary company, related companies, non-controlling shareholders of subsidiary companies, lease liabilities and borrowings.

Subsequent measurement

For purposes of subsequent measurement, financial liabilities are classified in two categories:

- Financial liabilities at fair value through profit or loss
- Financial liabilities at amortised cost

At the reporting date, the Group and the Company carry only financial liabilities at amortised cost on their statements of financial position.

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.6 Financial instruments (cont'd)

3.6.2 Financial liabilities (cont'd)

Subsequent measurement (cont'd)

Financial liabilities at amortised cost

After initial recognition, carrying amounts are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the statements of profit or loss.

Derecognition

A financial liability is derecognised when the obligation under the liability is discharged, cancelled or expired. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statements of profit or loss.

3.6.3 Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount reported in the statements of financial position if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the assets and settle the liabilities simultaneously.

3.7 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, bank balances, short term investments and short-term demand deposits which are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

3.8 Equity instruments and reserves

An equity instrument is any contract that evidences a residual interest in the assets of the Company or its subsidiary companies after deducting all of their respective liabilities. Ordinary shares are equity instruments.

Gains and losses on certain financial instruments are included in fair value reserve.

Retained earnings include all current year's profit and prior years' retained profits.

All transactions with owners of the Company are recorded separately within equity.

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.8 Equity instruments and reserves (cont'd)

Interim dividends on ordinary shares are accounted for in equity in the financial year in which they are declared while final dividends are recognised in equity upon approval of the shareholders in a meeting.

When share capital recognised as equity is bought-back, the amount of the consideration paid, including directly attributable costs, net of any tax effects, is recognised as a deduction from equity. Purchased shares that are not subsequently cancelled are classified as treasury shares. When treasury shares are sold or reissued subsequently, the difference between the sales consideration net of directly attributable costs and the carrying amount of the treasury shares is recognised in equity.

3.9 Impairment of non-financial assets

At each reporting date, the Group and the Company review the carrying amounts of their non-financial assets to determine whether there is any indication of impairment by comparing the carrying amounts with the recoverable amounts. Recoverable amount is the higher of an asset's fair value less costs to sell and its value in use. For the purpose of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (cash-generating units).

In assessing value-in-use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. Where the carrying amount of an asset exceeds its recoverable amount, the asset is written down to its recoverable amount.

Impairment losses recognised in respect of a cash-generating unit or group of cash-generating units are allocated first to reduce the carrying amount of any goodwill allocated to those units or group of units and then, to reduce the carrying amount of the other assets in the unit or groups of units on a pro-rata basis.

An impairment loss is recognised as an expense in profit or loss immediately.

An assessment is made at each reporting date as to whether there is any indication that previously recognised impairment losses for an asset other than goodwill may no longer exist or may have decreased. If such indication exists, the recoverable amount is estimated.

A previously recognised impairment loss is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognised. That increased amount cannot exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior financial years. Such reversal is recognised in profit or loss.

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.10 Revenue from contracts with customers

3.10.1 Revenue recognition

Revenue is recognised when or as a performance obligation in the contract with the customer is satisfied, i.e. when the "control" of the goods or services underlying the particular performance obligation is transferred to the customer.

A performance obligation is a promise to transfer a distinct goods or services (or a series of distinct goods or services that are substantially the same and that have the same pattern of transfer) to the customer that is explicitly stated in the contract and implied in the Group's customary business practices.

Revenue is measured at the amount of consideration to which the Group expects to be entitled in exchange for transferring the promised goods or services to the customer, excluding amounts collected on behalf of third parties such as services taxes.

If the amount of consideration varies due to discounts, rebates, refunds, credits, incentives, penalties or other similar items, the Group estimates the amount of consideration to which it will be entitled based on the expected value or the most likely outcome. If the contract with the customer contains more than one performance obligation, the amount of consideration is allocated to each performance obligation based on the relative stand-alone selling prices of the goods or services promised in the contract.

The revenue is recognised to the extent that it is highly probable that a significant reversal in the amount of cumulative revenue recognised will not occur when the uncertainty associated with the variable consideration is subsequently resolved.

The control of the promised goods or services may be transferred over time or at a point in time. Revenue for performance obligation that is not satisfied over time is recognised at the point in time at which the customer obtains control of the promised goods or services.

The control over the goods or services is transferred over time and revenue is recognised over time if:

- the customer simultaneously receives and consumes the benefits provided by the Group's performance as the Group performs;
- the Group's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
- the Group's performance does not create an asset with an alternative use and the Group has an enforceable right to payment for performance completed to date.

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.10 Revenue from contracts with customers (cont'd)

3.10.1 Revenue recognition (cont'd)

The Group recognises revenue from property development over time if it creates an asset with no alternative use to the Group and the Group has an enforceable right to payment for performance completed to date. Revenue is recognised over the period of the contract by reference to the progress towards complete satisfaction of that performance obligation. The progress towards complete satisfaction of the performance obligation is measured based on the Group's efforts or inputs to the satisfaction of the performance obligation (e.g. by reference to the property development or contract costs incurred to date as a percentage of the estimated total development or contract costs of the contract, i.e. the stage of completion).

Revenue from sales of completed properties or land is recognised upon delivery of properties where the control of the properties or land has passed to the buyers.

Where the outcome of a development cannot be reasonably estimated, revenue is recognised to the extent of property development costs incurred that is probable will be recoverable, and the property development costs on the development units sold shall be recognised as expenses in the year in which they are incurred.

When it is probable that total costs will exceed total revenue, the foreseeable loss is immediately recognised in the profit or loss irrespective of whether development work has commenced or not, or of the stage of completion of development activity, or of the amounts of profits expected to arise on other unrelated development projects.

The excess of revenue recognised in the profit or loss over the billings to purchasers of properties is recognised as contract asset.

The excess of billings to purchasers of properties over revenue recognised in the profit or loss is recognised as contract liability.

Other revenue earned by the Group and the Company are recognised on the following bases:-

- Distribution income is recognised when the right to receive payment is established.
- Dividend income is recognised when the right to receive payment is established.
- Interest income is recognised on a time proportion basis.
- Hotel room income is recognised when services are rendered.
- Food and beverage and other related income are recognised when services are rendered.

3.10.2 Contract assets

A contract asset is the right to consideration in exchange for goods or services transferred to the customer. If the Group performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognised for the earned consideration that is conditional.

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.10 Revenue from contracts with customers (cont'd)

3.10.3 Contract liabilities

A contract liability is the obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Group transfers goods or services to the customer, a contract liability is recognised when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognised as revenue when the Group performs under the contract.

3.10.4 Contract costs

The incremental costs of obtaining a contract are those costs that the Group incurs to obtain a contract with a customer that it would not have incurred if the contract had not been obtained (for example, a sales commission). These costs are recognised in contract assets if the Group expects to recover those costs.

3.11 Employee benefits

3.11.1 Short-term employee benefits

Wages, salaries, paid annual leave, paid sick leave and bonuses are recognised as expenses in the year in which the associated services are rendered by employees other than those that are attributable to property development activities or construction contracts in which case such expenses are recognised in property development costs.

3.11.2 Post-employment benefits

The Group and the Company pay monthly contributions to the Employees Provident Fund ("EPF") which is a defined contribution plan.

The legal or constructive obligation of the Group and the Company is limited to the amount that it is required to contribute to EPF. The contributions to EPF are charged to the profit or loss in the year to which they relate.

3.12 Borrowing costs

All borrowing costs are recognised in profit or loss in the year in which they are incurred.

3.13 Tax expenses

Tax expenses comprise current tax and deferred tax. Current tax and deferred tax are recognised in profit or loss.

3. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

3.13 Tax expenses (cont'd)

3.13.1 Current tax

Current tax is the expected amount of income taxes payable in respect of the taxable profit for the financial year and are measured using tax rates that have been enacted by the end of the reporting year and any adjustment to tax payable in respect of previous years.

Current tax is recognised in the statements of financial position as a liability (or an asset) to the extent that it is unpaid (or refundable).

3.13.2 Deferred tax

Deferred tax is recognised using the liability method, providing for temporary differences between the carrying amounts of assets and liabilities in the statements of financial position and their tax bases. Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the end of the reporting year.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

Deferred tax assets are recognised to the extent that it is probable that future taxable profits will be available against which the temporary differences can be utilised. Deferred tax assets are reviewed at the end of each reporting year and are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

3.14 Operating segments

An operating segment is a component of the Group that engages in business activities from which it may earn revenue and incur expenses, including revenue and expenses that relate to transactions with any of the Group's other components. All operating segments' operating results are reviewed regularly by the chief operating decision maker to make decisions about resources to be allocated to the segment and to assess its performance, and for which discrete financial information is available.

4. PROPERTY, PLANT AND EQUIPMENT

Group	Freehold land RM'000	Freehold buildings RM'000	Leasehold buildings RM'000	Leasehold land RM'000	Plant, machineries and motor vehicles RM'000	Furniture, fittings and equipment RM'000	Construction in progress RM'000	Total RM'000
Cost								
At 1.1.2019	-	-	241,420	2,294	101,532	65,216	110,998	521,460
Additions	-	-	245	-	2,134	8,065	48,503	58,947
Disposals	-	-	-	-	(108)	(6)	-	(114)
Written off	-	-	-	-	(6,811)	(467)	-	(7,278)
Reclassification	18,500	141,001	-	-	-	-	(159,501)	-
At 31.12.2019	18,500	141,001	241,665	2,294	96,747	72,808	-	573,015
Additions	-	9,899	32	-	1,032	5,472	-	16,435
Disposals	-	-	-	-	(1,224)	(20,361)	-	(21,585)
Written off	-	-	(353)	-	(377)	(275)	-	(1,005)
Reversals	-	-	(344)	-	-	-	-	(344)
At 31.12.2020	18,500	150,900	241,000	2,294	96,178	57,644	-	566,516

4. **PROPERTY, PLANT AND EQUIPMENT (CONT'D)**

	Freehold land RM'000	Freehold buildings RM'000	Leasehold buildings RM'000	Leasehold land RM'000	Plant, machineries and motor vehicles RM'000	Furniture, fittings and equipment RM'000	Construction in progress RM'000	Total RM'000
Group (cont'd)								
Accumulated depreciation								
At 1.1.2019	-	-	20,100	278	82,598	16,875	-	119,851
Charge for the financial year	-	705	4,808	23	8,239	7,433	-	21,208
Disposals	-	-	-	-	(108)	(2)	-	(110)
Written off	-	-	-	-	(6,804)	(262)	-	(7,066)
At 31.12.2019	-	705	24,908	301	83,925	24,044	-	133,883
Charge for the financial year	-	2,715	4,981	23	5,241	8,005	-	20,965
Disposals	-	-	-	-	(1,185)	(6,604)	-	(7,789)
Written off	-	-	(28)	-	(376)	(152)	-	(556)
At 31.12.2020	-	3,420	29,861	324	87,605	25,293	-	146,503
Net carrying amount								
At 31.12.2020	18,500	147,480	211,139	1,970	8,573	32,351	-	420,013
At 31.12.2019	18,500	140,296	216,757	1,993	12,822	48,764	-	439,132

4. **PROPERTY, PLANT AND EQUIPMENT (CONT'D)**

Company	Motor vehicles RM'000	Furniture, fittings and equipment RM'000	Total RM'000
Cost			
At 1.1.2019	4,121	7,295	11,416
Additions	54	251	305
Written off	-	(16)	(16)
At 31.12.2019	4,175	7,530	11,705
Additions	78	1,867	1,945
Disposals	(174)	-	(174)
Written off	-	(239)	(239)
At 31.12.2020	4,079	9,158	13,237
Accumulated depreciation			
At 1.1.2019	2,709	3,522	6,231
Charge for the financial year	567	798	1,365
Written off	-	(15)	(15)
At 31.12.2019	3,276	4,305	7,581
Charge for the financial year	389	806	1,195
Disposals	(170)	-	(170)
Written off	-	(126)	(126)
At 31.12.2020	3,495	4,985	8,480
Net carrying amount			
At 31.12.2020	584	4,173	4,757
At 31.12.2019	899	3,225	4,124

4. PROPERTY, PLANT AND EQUIPMENT (CONT'D)

Information on right-of-use assets are as follows:

	Group				Company		
	Carrying amount included in property, plant and equipment RM'000	Depreciation charged for the financial year RM'000	Additions/ (reversals) RM'000	Written off RM'000	Carrying amount included in property, plant and equipment RM'000	Depreciation charged for the financial year RM'000	Additions RM'000
31.12.2020							
Leasehold land	1,970	23	-	-	-	-	-
Leasehold buildings	211,139	4,981	(312)	325	-	-	-
Motor vehicles	671	413	71	-	544	327	71
Plant and machineries	1,319	232	288	-	-	-	-
Total right-of-use assets	215,099	5,649	47	325	544	327	71
31.12.2019							
Leasehold land	1,993	23	-	-	-	-	-
Leasehold buildings	216,757	4,808	245	-	-	-	-
Motor vehicles	1,099	540	173	-	885	445	49
Plant and machineries	1,466	910	828	-	-	-	-
Total right-of-use assets	221,315	6,281	1,246	-	885	445	49

The right-of-use assets are included in the same items as where the corresponding underlying assets would be presented if they were owned.

5. INVESTMENT PROPERTIES

Group	At fair value RM'000	At cost RM'000	Total RM'000
At 1.1.2019	1,649,259	105,983	1,755,242
Additions or subsequent enhancement	183	81,589	81,772
Reversal of cost	(26,475)	-	(26,475)
Reclassifications	155,235	(155,235)	-
Transferred from inventories – land held for property development	5,800	7	5,807
Fair value adjustments	34,238	-	34,238
At 31.12.2019	1,818,240	32,344	1,850,584
Additions or subsequent enhancement	-	42,841	42,841
Disposals	(700,000)	-	(700,000)
Reclassifications	5,924	(5,924)	-
Transferred from inventories – land held for property development	-	1,866	1,866
Transferred from inventories – property development costs	-	42,363	42,363
Fair value adjustments	108,765	-	108,765
At 31.12.2020	1,232,929	113,490	1,346,419

The Group's investment properties comprise freehold condominium and apartment, freehold commercial properties, leasehold commercial properties and properties under construction.

Investment properties as at 31 December 2020 are stated at fair value either based on an assessment by the Board of Directors or by reference to full valuations by registered independent valuers having appropriate recognised professional qualifications. The fair value represents the amount at which the properties could be exchanged on an open market basis between a knowledgeable willing buyer and a knowledgeable willing seller in an arm's length transaction at the reporting date.

Whilst a full valuation has not been conducted for certain investment properties, the Board of Directors have obtained updated market values of the investment properties as at 31 December 2020 carried out by a firm of independent professional valuers who has appropriate professional qualification and recent experience in the relevant location and assets being valued.

For investment properties where the assessment by the Board of Directors were based on updated valuations, the existing book values of the investment properties as at 31 December 2020 ("Book Values") were not materially different from the updated valuations performed.

In view of the above and taking into account current market conditions, the Board of Directors assessed that the Book Values are fair. Hence, the Book Values were not adjusted and were taken to represent the fair values of the investment properties at the same date.

The fair values of the investment properties were determined using comparison method, cost method or investment method.

5. INVESTMENT PROPERTIES (CONT'D)

The following assumptions have been applied in the valuations:

(i) The comparison method entails comparing the property with comparable properties which have been sold or are being offered for sale and making adjustments for factors which affect value such as location and accessibility, size, building construction and finishes, building services, management and maintenance, age and state of repair, market conditions and other relevant characteristics.

(ii) Under the cost method, the value of the land is added to the replacement cost of the buildings and other site improvements. The replacement cost of the buildings is derived from estimation of reproduction cost of similar new buildings based on current market prices for materials, labour and present construction techniques and deducting therefrom the accrued depreciation due to use and disrepair, age and obsolescence through technology and market changes.

(iii) The investment method entails the determination of the probable gross annual rental the property is capable of producing and deducting therefrom the outgoings to arrive at the annual net income.

The fair value of investment properties classified under level 2 were determined using comparison method and level 3 were determined using cost or investment method.

There has been no change in valuation methods used during the financial year.

The fair value hierarchy of the Group's investment properties as at the reporting date is as follows:

Group	2020			2019		
	Level 2	Level 3	Total	Level 2	Level 3	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Freehold and leasehold properties	741,429	491,500	1,232,929	733,740	1,084,500	1,818,240

There is no transfer between the fair value hierarchies during the financial year except for the transfer from Level 2 to Level 3 as below:

Level 3	2020	2019
	RM'000	RM'000
At 1 January	1,084,500	977,000
Transferred from Level 2	-	65,000
Reversal	-	(25,192)
Disposals	(700,000)	-
Fair value adjustments	107,000	67,692
At 31 December	491,500	1,084,500

5. INVESTMENT PROPERTIES (CONT'D)

Details of Level 3 fair value measurements are as follows:

Valuation method and key inputs	Significant unobservable inputs	Relationship of unobservable inputs and fair value
Cost method which estimates the amount of reconstruction cost of the building based on current market prices net of depreciation.	Estimated replacement costs	The higher the estimated replacement costs, the higher the fair value.
Investment method which capitalises the actual or estimated rental income stream, net of projected operating costs, using a discount rate derived from capitalisation rate.	Discount rate of 6.50% to 7.00% (2019: 6.50% to 7.00%)	The higher the discount rate, the lower the fair value.
	Estimated capitalisation rate of 6.50% to 7.00% (2019: 6.25% to 7.00%)	The higher the estimated capitalisation rate, the lower the fair value.
	Occupancy rates of 94.52% to 97.07% (2019: 92.79% to 100%)	The higher the occupancy rate, the higher the fair value.

The properties under construction are measured at cost because the fair value is not yet determinable as of 31 December 2020. The fair value of the property is expected to be reliably determinable when the construction is complete.

Income and expenses recognised in profit or loss

	Group 2020 RM'000	Group 2019 RM'000
Rental income	90,178	87,927
Direct operating expenses	29,858	29,345

6. INVENTORIES

	Group 2020 RM'000	Group 2019 RM'000
Non-current:		
Land held for property development (Note 6.1)	629,526	594,162
Current:		
Property development costs (Note 6.2)	434,438	519,060
Completed properties (Note 6.3)	899,342	931,940
Consumables	170	349
	1,333,950	1,451,349
	1,963,476	2,045,511

6. INVENTORIES (CONT'D)

6.1 Land held for property development

	Group	
	2020	2019
	RM'000	RM'000
Freehold land at cost	387,907	337,856
Leasehold land at cost	61,424	60,896
Development cost	144,831	110,333
At beginning of financial year	594,162	509,085
Cost incurred during the financial year		
- freehold land at cost	2,351	-
- development cost	34,879	21,712
Cost transferred from inventories - property development costs	-	71,522
Cost transferred to investment properties	(1,866)	(5,807)
Disposals	-	(2,350)
At end of financial year	629,526	594,162

The title deeds for the land held for property development totalling RM2,351,000 (2019: Nil) are registered in the name of a third party.

6.2 Property development costs

	Group	
	2020	2019
	RM'000	RM'000
Freehold land at cost	324,382	388,249
Leasehold land at cost	35,005	33,688
Development cost	1,695,115	1,046,759
Cost recognised as expenses in prior years	(1,535,442)	(909,866)
At beginning of financial year	519,060	558,830
Cost incurred during the financial year		
- freehold land at cost	720	359
- leasehold land at cost	-	1,845
- development cost	358,583	604,065
	878,363	1,165,099
Cost recognised as expenses in the current year	(385,173)	(559,420)
Cost transferred to inventories - completed properties	(16,389)	(15,097)
Cost transferred to inventories - land held for property development	-	(71,522)
Cost transferred to investment properties	(42,363)	-
At end of financial year	434,438	519,060

6. INVENTORIES (CONT'D)

6.3 Completed properties

The title deeds for the completed properties totalling RM10,995,000 (2019: RM10,995,000) are registered in the name of a third party.

7. INVESTMENT IN SUBSIDIARY COMPANIES

	Company	
	2020	2019
	RM'000	RM'000
Unquoted shares at cost	1,132,318	970,218
Less: Impairment losses	(15,950)	(15,950)
	1,116,368	954,268

There was no movement of impairment losses during the financial year.

The subsidiary companies of which principal places of business are in Malaysia, are as follows:

	Equity interest		
	2020	2019	Principal activities
	%	%	
Ceylon Hills Sdn. Bhd.	54	54	Property development
Citra Jaya Sejahtera Sdn. Bhd.	100	100	Property development
Concord Housing Development Sdn. Bhd.	100	100	Property development
Cosmo Housing Development Sdn. Bhd.	100	100	Property development
Eureka Equity Sdn. Bhd.	60	60	Property development
Everise Project Sdn. Bhd.	60	60	Property development
Everise Tiara (M) Sdn. Bhd.	60	60	Property development
HSB Green Solutions Sdn. Bhd.	100	100	Property development
IDP Industrial Development Sdn. Bhd.	100	100	Property development
Infinite Accomplishment Sdn. Bhd.	100	100	Property development
Kumpulan Sejahtera Sdn. Bhd.	100	100	Property development
Magna Kelana Development Sdn. Bhd.	74	74	Property development
Magna Tiara Development Sdn. Bhd.	100	100	Property development
Maxim Development Sdn. Bhd.	100	100	Property development
Naik Makmur Development Sdn. Bhd.	100	100	Property development
Nova Metro Development Sdn. Bhd.	84	84	Property development
Orient Housing Development Sdn. Bhd.	100	100	Property development
Paramount Hills Sdn. Bhd.	100	100	Property development
Paramount Properties Sdn. Bhd.	100	100	Property development
Peninsular Home Sdn. Bhd.	60	60	Property development
Sagaharta Sdn. Bhd.	100	100	Property development
Saujanis Sdn. Bhd.	100	100	Property development
Scenic Point Development Sdn. Bhd.	60	60	Property development
Seri Tiara Development Sdn. Bhd.	85	85	Property development
Sunny Uptown Sdn. Bhd.	100	100	Property development

7. INVESTMENT IN SUBSIDIARY COMPANIES (CONT'D)

The subsidiary companies of which principal places of business are in Malaysia, are as follows (cont'd):

	Equity interest 2020 %	Equity interest 2019 %	Principal activities
Tiarawoods Sdn. Bhd.	100	100	Property development
Topview Housing Sdn. Bhd.	100	100	Property development
Windsor Triumph Sdn. Bhd.	100	100	Property development
Allied Engineering Construction Sdn. Bhd.	100	100	Civil contractor
Resodex Construction Sdn. Bhd.	100	100	Civil contractor
URC Engineering Sdn. Bhd.	100	100	Civil contractor
Pertiwi Sinarjuta Sdn. Bhd.	100	-	Civil contractor
UOA Hospitality Sdn. Bhd.	100	100	To manage and operate hotels and service apartments
UOA Komune Sdn. Bhd.	100	100	Managing co-sharing office
UOA Properties Sdn. Bhd.	100	100	Investment holding
Fabullane Development Sdn. Bhd.	100	100	Dormant
Federaya Development Sdn. Bhd.	100	-	Dormant
Regenta Development Sdn. Bhd.	100	100	Dormant
Seri Prima Development Sdn. Bhd.	100	100	Dormant
Held through UOA Properties Sdn. Bhd.:-			
Bangsar South City Sdn. Bhd.	100	100	Property investment and hotel operations
Distinctive Acres Sdn. Bhd.	100	100	Property investment
Dynasty Portfolio Sdn. Bhd.	100	100	Property investment
Enchant Heritage Sdn. Bhd.	100	100	Property investment and hotel operations
Lencana Harapan Sdn. Bhd.	100	100	Property investment and hotel operations
Nasib Unggul Sdn. Bhd.	100	100	Property investment
Nova Lagenda Sdn. Bhd.	100	100	Property investment
Tunjang Idaman Sdn. Bhd.	100	100	Property investment
Full Marks Property Sdn. Bhd.	100	100	Property investment
UOA Southlink Sdn. Bhd.	100	100	Property investment
UOA Southview Sdn. Bhd.	100	100	Property investment
UOA Golden Pines Sdn. Bhd.	100	100	Property investment
Held through Everise Project Sdn. Bhd.:-			
Jendela Dinamik Sdn. Bhd.	51	51	Managing and maintaining pedestrian bridge for the purpose of advertising

7. INVESTMENT IN SUBSIDIARY COMPANIES (CONT'D)

During the financial year, the Company acquired two new subsidiary companies namely Pertiwi Sinarjuta Sdn. Bhd. and Federaya Development Sdn. Bhd for cash considerations of RM1 and RM100 respectively.

The revenue and net profit for the financial year in which the acquisitions took place and their post-acquisition contributions included in the consolidated profit or loss are immaterial to the financial statements of the Group.

Details of the Group's subsidiary companies that have material non-controlling interests at the end of the reporting year are as follows:

Name of subsidiary companies	Proportion of ownership interests held by non-controlling interests		Profit/(loss) allocated to non-controlling interests		Carrying amount of non-controlling interests	
	2020	2019	2020	2019	2020	2019
	%	%	RM'000	RM'000	RM'000	RM'000
Eureka Equity Sdn. Bhd.	40%	40%	584	12,553	16,750	26,605
Everise Tiara (M) Sdn. Bhd.	40%	40%	597	(566)	4,339	24,942
Everise Project Sdn. Bhd.	40%	40%	6,405	(6,776)	112,127	105,722
Seri Tiara Development Sdn. Bhd.	15%	15%	(343)	2,000	28,394	29,487

7. INVESTMENT IN SUBSIDIARY COMPANIES (CONT'D)

The summary of financial information before intra-group elimination for the Group's subsidiary companies that have material non-controlling interests is as below:

	Eureka Equity Sdn. Bhd. RM'000	Everise Tiara (M) Sdn. Bhd. RM'000	Everise Project Sdn. Bhd. RM'000	Seri Tiara Development Sdn. Bhd. RM'000
2020				
Financial position as at reporting date				
Non-current assets	-	-	92,329	5
Current assets	47,488	22,413	381,281	192,218
Non-current liabilities	-	-	(2,451)	-
Current liabilities	(5,612)	(11,566)	(190,842)	(2,928)
Net assets	41,876	10,847	280,317	189,295
Summary of financial performance for the financial year				
Net profit/(loss)/total comprehensive income/(loss) for the financial year	1,459	1,492	16,014	(2,283)
Included in the net profit/(loss)/total comprehensive income/(loss) is:				
Revenue	6,568	1,250	4,331	2,630
Summary of cash flows for the financial year				
Net cash inflows/(outflows) from operating activities	6,571	12,154	25,647	(1,564)
Net cash inflows/(outflows) from investing activities	3,199	1,311	(49)	1,091
Net cash outflows from financing activities	(26,037)	(53,005)	(12,048)	(4,982)
Net cash inflows/(outflows)	(16,267)	(39,540)	13,550	(5,455)
Other information				
Dividends paid to non-controlling interests	10,439	21,200	-	750

7. INVESTMENT IN SUBSIDIARY COMPANIES (CONT'D)

The summary of financial information before intra-group elimination for the Group's subsidiary companies that have material non-controlling interests is as below (cont'd):

	Eureka Equity Sdn. Bhd. RM'000	Everise Tiara (M) Sdn. Bhd. RM'000	Everise Project Sdn. Bhd. RM'000	Seri Tiara Development Sdn. Bhd. RM'000
2019				
Financial position as at reporting date				
Non-current assets	-	-	99,213	6
Current assets	73,325	81,048	370,802	204,188
Non-current liabilities	-	-	(52,578)	-
Current liabilities	(6,812)	(18,693)	(153,133)	(7,615)
Net assets	66,513	62,355	264,304	196,579
Summary of financial performance for the financial year				
Net profit/(loss)/total comprehensive income/(loss) for the financial year	31,382	(1,415)	(26,063)	13,332
Included in the net profit/(loss)/total comprehensive income/(loss) is:				
Revenue	16,578	28,129	21,457	48,773
Summary of cash flows for the financial year				
Net cash inflows from operating activities	31,905	30,087	43,275	55,459
Net cash inflows/(outflows) from investing activities	(1,126)	6,370	23,400	(681)
Net cash inflows/(outflows) from financing activities	(58,841)	5	(99,928)	(42,366)
Net cash inflows/(outflows)	(28,062)	36,462	(33,253)	12,412
Other information				
Dividends paid to non-controlling interests	48,182	-	55,900	-

8. EQUITY INVESTMENTS

	Group		Company	
	2020	2019	2020	2019
	RM'000	RM'000	RM'000	RM'000
At fair value:-				
Shares quoted in Malaysia	88,287	31,858	16,728	12,836
Unquoted shares in Malaysia	100	-	-	-
	88,387	31,858	16,728	12,836

The fair value hierarchies of the Group's and the Company's investments in quoted and unquoted shares in Malaysia are at Level 1 and Level 3 respectively.

The Group deems the carrying value of the unquoted shares in Malaysia as the fair value and has estimated that there would be no significant changes in the fair value as a result of any inter-relationship between significant unobservable inputs.

There is no transfer between the fair value hierarchies during the financial year.

9. DEFERRED TAX ASSETS

	Group	
	2020	2019
	RM'000	RM'000
At 1 January	57,758	45,585
Recognised in profit or loss	2,335	12,173
At 31 December	60,093	57,758

Deferred tax assets arose mainly from the tax impact on temporary differences between the manner in which property development profits are recognised for tax and accounting purposes.

10. CONTRACT ASSETS

	Group	
	2020	2019
	RM'000	RM'000
Contract assets		
Revenue recognised to date	2,994,896	2,195,004
Progress billings issued to date	(2,822,878)	(1,948,661)
	172,018	246,343
Contract costs		
Costs to obtain contracts	13,427	34,671
	185,445	281,014

10. CONTRACT ASSETS (CONT'D)

Costs to obtain contracts comprise the following costs which resulted from obtaining contracts:-
- sales commission paid to intermediaries and other costs; and
- expenses borne on behalf of customers (i.e. legal fees and other expenses).

Sales commission paid to intermediaries and other costs are amortised to cost of sales when the related revenues are recognised.

Expenses borne on behalf of customers are considered as consideration payable to customers and are amortised against revenue when the related revenues are recognised.

During the financial year, RM52,268,000 (2019: RM29,912,000) was amortised to cost of sales and RM14,369,000 (2019: RM12,948,000) was amortised against revenue.

11. TRADE RECEIVABLES

	Group	
	2020 RM'000	2019 RM'000
Progress billings receivable	81,187	83,898
Funds held by stakeholders	162,384	76,114
Other trade receivables	619	15
	244,190	160,027
Allowance for credit losses	(8,882)	(9,032)
	235,308	150,995

The movements of credit losses during the financial year are as follows:

	Group	
	2020 RM'000	2019 RM'000
At beginning of financial year	9,032	9,032
Reversal	(150)	-
At end of financial year	8,882	9,032

The progress billings receivable are due within 14 to 90 days (2019: 14 to 90 days) as stipulated in the sale and purchase agreements.

12. OTHER RECEIVABLES

	Group 2020 RM'000	Group 2019 RM'000	Company 2020 RM'000	Company 2019 RM'000
Sundry receivables	49,368	73,631	6,881	7,937
Deposits and prepayments	29,463	29,736	2,531	2,344
	78,831	103,367	9,412	10,281
Allowance for credit losses	(11,584)	(10,708)	(1,308)	(1,308)
	67,247	92,659	8,104	8,973

The movements of credit losses during the financial year are as follows:-

	Group 2020 RM'000	Group 2019 RM'000	Company 2020 RM'000	Company 2019 RM'000
At beginning of financial year	10,708	8,188	1,308	1,510
Allowance made	1,204	2,789	-	-
Reversal	(315)	(264)	-	(202)
Written off	(13)	(5)	-	-
At end of financial year	11,584	10,708	1,308	1,308

Included in the sundry receivables of the Group and of the Company is amount owing by associate companies of the immediate holding company of RM731,131 and RM12,390 (2019: RM722,184 and RM16,526) respectively.

13. AMOUNTS OWING BY/TO SUBSIDIARY COMPANIES

The amount owing by subsidiary companies is analysed as follows:

	Company 2020 RM'000	Company 2019 RM'000
Interest free advances	1,536,411	1,511,204
Management fee receivable	11,189	7,025
Rental receivable	77	154
	1,547,677	1,518,383

The interest free advances are non-trade, unsecured and receivable within 12 months (2019: 12 months). The management fee receivable and rental receivable are expected to be settled within the normal credit terms of 30 to 60 days (2019: 30 to 60 days).

The amount owing to a subsidiary company is non-trade, unsecured, interest free advances and repayable on demand.

14. AMOUNTS OWING BY/TO RELATED COMPANIES

Related companies are the fellow subsidiary companies of the Company.

The amount owing by related companies are non-trade, unsecured, interest free advances which are receivable on demand.

The amount owing to related companies comprises:

	Group		Company	
	2020 RM'000	2019 RM'000	2020 RM'000	2019 RM'000
Management fee payable	131	262	131	262
Unsecured loan payable	-	41,965	-	-
Interest free advances	11,885	18	-	-
	12,016	42,245	131	262

Management fee payable is expected to be settled within the normal credit terms of 30 to 60 days (2019: 30 to 60 days).

The unsecured loan payable bore interest at 4.50% per annum was fully settled during the financial year.

The interest free advances are non-trade, unsecured and repayable on demand.

15. SHORT TERM INVESTMENTS

The short term investments are managed and invested into fixed income securities and money market instruments by fund management companies. The short term investments are readily convertible to cash.

16. FIXED DEPOSITS WITH LICENSED BANKS

Included in fixed deposits is an amount of RM158,642 (2019: RM153,710) of the Group and of the Company pledged to secure the Group's bank guarantee facilities.

The effective interest rates of the fixed deposits range between 1.20% to 3.20% (2019: 2.50% to 3.45%) per annum. All deposits have maturity periods of less than three months.

17. CASH AND BANK BALANCES

Cash and bank balances of the Group include an amount of RM665,200,000 (2019: RM400,475,539) maintained in Housing Development Accounts. Withdrawals from the Housing Development Accounts are restricted in accordance with the Housing Development (Housing Development Account) Regulations, 1991.

Funds maintained in the Housing Development Accounts earn interest at 0.45% to 2.85% (2019: 1.70% to 2.85%) per annum.

18. SHARE CAPITAL

	Group and Company			
	2020		2019	
	Number of shares '000	RM'000	Number of shares '000	RM'000
Share capital				
Issued and fully paid ordinary shares with no par value:				
At 1 January	1,967,157	2,286,285	1,844,872	546,343
Issued pursuant to the DRS	157,748	233,467	122,285	243,348
Transition to no-par value regime	-	-	-	1,496,594
At 31 December	2,124,905	2,519,752	1,967,157	2,286,285

19. MERGER RESERVE

The merger reserve arose from the acquisition of Allied Engineering Construction Sdn. Bhd., URC Engineering Sdn. Bhd. and UOA Properties Sdn. Bhd..

20. FAIR VALUE RESERVE

The fair value reserve arose from fair value changes in equity investments.

21. TREASURY SHARES

There was no buy-back of shares nor resale or cancellation of treasury shares during the financial year ended 31 December 2020.

The cumulative treasury shares of the Group and of the Company are as follows:

	Group and Company	
	2020/2019	
	Number of shares '000	RM'000
At 1 January/31 December	1,134	2,119

22. AMOUNT OWING TO NON-CONTROLLING SHAREHOLDERS OF SUBSIDIARY COMPANIES

The amount owing to non-controlling shareholders of subsidiary companies under non-current liabilities represents non-trade, unsecured, interest free advances which are not expected to be recalled within the next 12 months.

22. AMOUNT OWING TO NON-CONTROLLING SHAREHOLDERS OF SUBSIDIARY COMPANIES (CONT'D)

The amount owing to non-controlling shareholders of subsidiary companies under current liabilities represents non-trade, unsecured, interest free advances which are expected to be recalled within the next 12 months.

Included in the amount owing to non-controlling shareholders of subsidiary companies is an amount of RM1,211,718 (2019: RM1,371,715) owing to key management personnel of the Group and a company in which a Director has financial interest.

23. LEASE LIABILITIES

	Group		Company	
	2020 RM'000	2019 RM'000	2020 RM'000	2019 RM'000
Current	875	1,244	269	371
Non-current	822	1,404	246	455
	1,697	2,648	515	826

Set out below are the movements of lease liabilities during the financial year:

	Group		Company	
	2020 RM'000	2019 RM'000	2020 RM'000	2019 RM'000
As at 1 January	2,648	4,331	826	1,342
Additions	359	1,001	71	49
Lease payments/cash outflow	(1,310)	(2,684)	(382)	(565)
Lease interest	125	199	33	52
Payment for lease interest	(125)	(199)	(33)	(52)
As at 31 December	1,697	2,648	515	826

The lease liabilities are secured by the related underlying assets.

The maturity analysis of lease liabilities is disclosed in Note 44 to the Financial Statements.

Other than the exception of short-term leases, the Group and the Company have leases for plant, machineries and motor vehicles.

Each lease generally imposes a restriction that, unless there is a contractual right for the Group and the Company to sublet the asset to another party, the right-of-use asset can only be used by the Group and the Company. Leases are either non-cancellable or may only be cancelled by incurring a substantive termination fee. The Group and the Company are prohibited from selling or pledging the underlying leased assets as securities.

23. LEASE LIABILITIES (CONT'D)

The table below describes the nature of the Group's and the Company's leasing activities by type of right-of-use assets recognised in property, plant and equipment on the statements of financial position:

Right-of-use assets	Range of remaining term	Number of leases with extension options	Number of leases with variable payment linked to an index	Number of leases with termination options
2020				
Group				
Leasehold land and buildings	86 to 90 years	-	-	-
Plant and machineries	1 to 4 years	-	-	-
Motor vehicles	1 to 5 years	-	-	-
Company				
Motor vehicles	1 to 5 years	-	-	-
2019				
Group				
Leasehold land and buildings	87 to 91 years	-	-	-
Plant and machineries	1 to 4 years	-	-	-
Motor vehicles	1 to 5 years	-	-	-
Company				
Motor vehicles	1 to 5 years	-	-	-

The effective interest rates of the lease liabilities are between 4.41% to 6.45% (2019: 4.46% to 6.45%) per annum for the Group and 4.41% to 5.82% (2019: 4.46% to 5.82%) per annum for the Company.

24. DEFERRED TAX LIABILITIES

	Group	
	2020 RM'000	2019 RM'000
At 1 January	82,128	93,756
Recognised in profit or loss	(42,284)	(11,628)
At 31 December	39,844	82,128
Tax effects of temporary differences arising from:		
- Property, plant and equipment	134	8,560
- Real Property Gains Tax ("RPGT") on fair value gain of investment properties	38,682	72,860
- Other temporary differences	1,028	708
	39,844	82,128

24. DEFERRED TAX LIABILITIES (CONT'D)

Other temporary differences arose mainly from the tax impact on temporary differences between the manner in which property development profits are recognised for tax and accounting purposes.

25. TRADE PAYABLES

	Group 2020 RM'000	Group 2019 RM'000
Sub-contractors' claims	12,291	30,448
Retention sums	62,624	75,683
Accrued construction costs	164,898	113,633
Other trade payables	9,485	13,816
	249,298	233,580

The normal credit terms extended by sub-contractors and suppliers range between 30 to 60 days (2019: 30 to 60 days). The retention sums are repayable upon the expiry of the defects liability period.

26. OTHER PAYABLES

	Group 2020 RM'000	Group 2019 RM'000	Company 2020 RM'000	Company 2019 RM'000
Sundry payables	40,142	41,918	7,941	5,449
Deposits	38,840	46,771	272	272
Accruals	127,080	118,742	9,645	10,345
	206,062	207,431	17,858	16,066

Included in the sundry payables of the Group and of the Company is amount owing to associate companies of the immediate holding company of RM1,105,379 and RM7,890 (2019: RM504,191 and RM4,242) respectively. Included in the deposits of the Company is amount owing to subsidiary companies of RM270,238 (2019: RM270,238).

27. AMOUNT OWING TO IMMEDIATE HOLDING COMPANY

The amount owing to immediate holding company is analysed as follows:

	Group 2020 RM'000	Group 2019 RM'000	Company 2020 RM'000	Company 2019 RM'000
Interest free advances	111	152	15	51
Administrative fee payable	214	250	-	-
	325	402	15	51

27. AMOUNT OWING TO IMMEDIATE HOLDING COMPANY (CONT'D)

The interest free advances are non-trade, unsecured and repayable on demand. The administrative fee payable is expected to be settled within the normal credit terms of 30 to 60 days (2019: 30 to 60 days).

28. BORROWINGS

Group

Borrowings comprised revolving credit which was secured by a corporate guarantee from the Company and bore interest at 1.50% plus the bank's cost of funds. The effective interest rates range from 3.73% to 5.08% (2019: 5.08% to 5.28%) per annum. The revolving credit was fully settled during the financial year.

29. REVENUE

29.1 Disaggregated revenue information

	Group		Company	
	2020 RM'000	2019 RM'000	2020 RM'000	2019 RM'000
Types of revenue				
Sales of properties				
- Properties under construction	785,561	904,143	-	-
- Completed properties/land	59,036	200,314	-	-
Dividend income				
- Subsidiary companies	-	-	187,748	241,373
- Investments in quoted shares	-	-	205	-
	844,597	1,104,457	187,953	241,373
Timing of recognition				
Performance obligations				
- satisfied over time	785,561	904,143	-	-
- satisfied at a point in time	59,036	200,314	187,953	241,373
	844,597	1,104,457	187,953	241,373

All of the Group's and the Company's revenue are generated from Malaysia.

29.2 Contract balances

	Group	
	2020 RM'000	2019 RM'000
Trade receivables	235,308	150,995
Contract assets	185,445	281,014

29. REVENUE (CONT'D)

29.2 Contract balances (cont'd)

The significant progress in development properties which met the conditions of the sale and purchase agreements signed with customers resulted in a significant increase of trade receivables.

Contract assets decreased as billings had been issued to customers in respect of work already performed.

There were no contract liabilities at the reporting date and in the previous year presented and no revenue was recognised from performance obligations satisfied in previous years.

29.3 Performance obligations

Sale of properties

For sale of development properties under construction, the performance obligation is satisfied over time as the Group's performance does not create an asset with an alternative use and the Group has an enforceable right to payment for performance completed to date.

For the sale of completed properties or land, the performance obligation is satisfied upon delivery of the properties or when control of the land has been passed to the buyer.

The payment terms for progress billings made to purchasers are disclosed in Note 11 to the Financial Statements.

The nature of the properties that the Group has promised to transfer to purchasers are residential houses and commercial units/buildings.

The Group's properties are subject to a Defects Liability Period of generally twenty-four (24) months from the delivery of vacant possession. This requires the Group to rectify any defects which may appear and which are due to design, materials, goods, workmanship or equipment that are not in accordance with the sale and purchase agreement.

The transaction price allocated to the remaining performance obligations (unsatisfied or partially unsatisfied) as at the reporting date is as follows:

	Group	
	2020 RM'000	2019 RM'000
Sale of development properties under construction	346,916	885,534

The remaining performance obligations are expected to be recognised within 1-5 years which are in accordance with the agreed time frames stated in the sale and purchase agreements signed with purchasers.

30. COST OF SALES

	Group 2020 RM'000	Group 2019 RM'000
Cost of development properties under construction sold	437,999	597,473
Cost of completed properties sold	47,012	93,736
	485,011	691,209

31. FINANCE COSTS

	Group 2020 RM'000	Group 2019 RM'000	Company 2020 RM'000	Company 2019 RM'000
Amortisation of financial liabilities	90	265	-	-
Lease interest	125	199	33	52
Interest on revolving credit	822	3,693	-	-
Others	-	3,218	-	-
	1,037	7,375	33	52

32. PROFIT BEFORE TAX

Profit before tax has been determined after charging/(crediting) amongst others, the following items:-

	Group 2020 RM'000	Group 2019 RM'000	Company 2020 RM'000	Company 2019 RM'000
Auditors' remuneration				
- statutory audit	381	371	72	72
- assurance and related services	47	24	29	4
Rental expense - short-term leases	6,307	7,634	7,452	7,476
Rental income - other than investment properties	(59,265)	(51,006)	(926)	(926)

33. TAX EXPENSES

	Group		Company	
	2020 RM'000	2019 RM'000	2020 RM'000	2019 RM'000
Current tax provision	124,820	133,469	431	880
Deferred tax	(10,226)	(23,519)	-	-
	114,594	109,950	431	880
(Over)/underprovision in prior years				
- Current tax	22	(7,993)	(323)	43
- Deferred tax	(34,393)	(282)	-	-
	(34,371)	(8,275)	(323)	43
	80,223	101,675	108	923

Malaysian income tax is calculated at the statutory rate of 24% (2019: 24%) of the estimated assessable profit for the current financial year.

The reconciliation of the tax expenses on profit before tax with the statutory income tax rate is as follows:-

	Group		Company	
	2020 RM'000	2019 RM'000	2020 RM'000	2019 RM'000
Profit before tax	479,956	510,097	188,453	214,375
Tax at statutory rate	115,189	122,423	45,229	51,450
Tax effects of				
- non-deductible expenses	27,131	11,493	470	7,665
- non-taxable income	(29,976)	(5,289)	(45,268)	(58,235)
Movement in unrecognised deferred tax assets	2,245	(3,270)	-	-
Difference between income tax rate and RPGT rate applicable on fair value gain on investment properties	5	(1,337)	-	-
Change in RPGT rate on investment properties	-	(14,070)	-	-
(Over)/underprovision in prior years	(34,371)	(8,275)	(323)	43
Tax expenses	80,223	101,675	108	923

33. TAX EXPENSES (CONT'D)

Deferred tax assets have not been recognised in respect of the following items:-

	Group	
	2020	2019
	RM'000	RM'000
Property, plant and equipment	(78,620)	(75,317)
Unabsorbed tax losses	12,051	8,662
Unutilised capital allowances	53,917	44,442
Unutilised investment tax allowances	224,073	224,280
	211,421	202,067

The potential deferred tax assets of the Group have not been recognised in respect of these items as it is uncertain whether sufficient future taxable profits will be available against which certain subsidiary companies can utilise these benefits. The Group's unabsorbed tax losses, unutilised capital allowances and unutilised investment tax allowances can be carried forward to offset against future taxable profits of the respective subsidiary companies.

Effective Year of Assessment 2019 as announced in the Annual Budget 2019, the unabsorbed tax losses of the Group as of 31 December 2018 and thereafter will only be available for carry forward for a period of 7 consecutive years. Upon expiry of the 7 years, the unabsorbed tax losses will be disregarded.

The expiry of the unabsorbed tax losses is as follows:

	Group	
	2020	2019
	RM'000	RM'000
Year of assessment 2026	2,382	6,978
Year of assessment 2027	1,540	1,684
Year of assessment 2028	8,129	-
	12,051	8,662

34. EARNINGS PER SHARE

(a) Basic

Basic earnings per share is calculated by dividing the Group's net profit attributable to owners of the Company for the financial year by the weighted average number of ordinary shares outstanding during the financial year held by the Company.

34. EARNINGS PER SHARE (CONT'D)

(a) Basic (cont'd)

	Group	
	2020	2019
Net profit attributable to owners of the Company (RM'000)	391,288	399,474
Weighted average number of ordinary shares ('000)	2,023,347	1,896,002
Net earnings per ordinary share (RM)	0.19	0.21

(b) Diluted

Diluted earnings per share equals basic earnings per share because there are no potential dilutive instruments in existence at the reporting date.

35. DIVIDENDS

	Group and Company	
	2020	2019
	RM'000	RM'000
In respect of the financial year ended 31 December 2019:		
First and final single tier dividend of 14 sen per share:		
- Dividend reinvested into 157,748,100 new ordinary shares pursuant to the DRS	233,467	-
- Payment in cash	41,776	-
In respect of the financial year ended 31 December 2018:		
First and final single tier dividend of 14 sen per share:		
- Dividend reinvested into 122,285,100 new ordinary shares pursuant to the DRS	-	243,348
- Payment in cash	-	14,775
	275,243	258,123

The Directors now recommend a first and final single tier dividend of 14 sen and special dividend of 1 sen per ordinary share in respect of the financial year ended 31 December 2020 amounting to RM318,565,695 based on 2,123,771,300 ordinary shares (net of treasury shares at the date of this report) for shareholders' approval at the forthcoming Annual General Meeting.

36. EMPLOYEE BENEFITS EXPENSE

	Group		Company	
	2020	2019	2020	2019
	RM'000	RM'000	RM'000	RM'000
Employee benefits expense	59,162	59,734	36,361	35,119

36. EMPLOYEE BENEFITS EXPENSE (CONT'D)

Included in the employee benefits expense are EPF contributions amounting to RM5,568,376 (2019: RM5,360,585) for the Group and RM3,465,152 (2019: RM3,497,104) for the Company.

37. RELATED PARTY DISCLOSURES

(a) Significant related party transactions

Significant related party transactions during the financial year are as follows:-

	Group		Company	
	2020 RM'000	2019 RM'000	2020 RM'000	2019 RM'000
Transactions with immediate holding company				
Rental charged to	565	587	-	-
Administrative fee charged by	1,500	1,500	-	-
Purchase of motor vehicle from	73	-	-	-
Transactions with subsidiary companies				
Management fee charged to	-	-	49,808	48,235
Rental charged to	-	-	926	926
Rental charged by	-	-	7,452	7,476
Sale of property to	-	-	-	74,601
Purchase of property from	-	-	-	3,273
Transactions with related companies				
Management fee charged by	1,573	4,712	1,573	1,569
Rental charged to	19,854	16,621	-	-
Rental charged by	1,052	1,118	-	-
Administrative fee charged by	-	437	-	-
Landscaping fee charged by	-	266	-	-
Distribution income received from	1,369	1,443	-	-
Sales of property to	700,000	-	-	-

37. RELATED PARTY DISCLOSURES (CONT'D)

(a) Significant related party transactions (cont'd)

Significant related party transactions during the financial year are as follows (cont'd):-

	Group		Company	
	2020 RM'000	2019 RM'000	2020 RM'000	2019 RM'000
Transactions with associate companies of the immediate holding company				
Management fee charged by	4,885	1,239	-	-
Rental charged to	379	93	-	-
Administrative fee charged by	603	146	-	-
Landscaping fee charged by	369	88	2	-
Security services charged by	2,360	1,782	70	64
Proceeds from disposal of motor vehicle	4	-	4	-
Transactions with Directors				
Sales of carpark/ development properties to				
- Directors	-	15	-	-
- alternate Director	-	5	-	-
- close family member of a Director	-	55	-	-
- company connected to a Director	-	10	-	-
Partial disposal of shares in a subsidiary company				
- company connected to a Director	-	33,742	-	33,742

The Directors are of the opinion that the above transactions were entered into in the normal course of business and were established under negotiated terms.

37. RELATED PARTY DISCLOSURES (CONT'D)

(b) Key management personnel compensation

Key management personnel is defined as those persons having authority and responsibility for planning, directing and controlling the activities of the Group either directly or indirectly and entity that provides key management personnel services to the Group.

	Group and Company 2020 RM'000	2019 RM'000
Directors of the Company		
Remuneration	9,141	9,228
Estimated monetary value of benefits-in-kind	197	188
Total short-term employee benefits	9,338	9,416
Post-employment benefits (EPF)	1,072	1,083
	10,410	10,499

	Group 2020 RM'000	2019 RM'000	**Company** 2020 RM'000	2019 RM'000
Other key management personnel				
Salaries, allowances and bonuses	3,031	4,088	2,132	2,323
Estimated monetary value of benefits-in-kind	55	112	18	41
Total short-term employee benefits	3,086	4,200	2,150	2,364
Post-employment benefits (EPF)	184	329	141	167
	3,270	4,529	2,291	2,531
Total compensation	13,680	15,028	12,701	13,030

38. CONTINGENT LIABILITIES

On 31 December 2018, two of the Company's wholly-owned subsidiary companies, namely Windsor Triumph Sdn. Bhd. ("Windsor") and Sunny Uptown Sdn. Bhd. ("Sunny") were served by the Inland Revenue Board of Malaysia ("IRB") with Notices of Additional Assessment for the Year of Assessment 2013, for additional income tax totalling RM25,558,750.50 and penalties totalling RM14,057,312.78 ("Cases").

The additional assessment raised against Windsor by IRB arose from an adjustment by IRB of the market value of properties that Windsor has withdrawn as an inventory to hold as investment property.

The additional assessment raised against Sunny by IRB arose from an adjustment by IRB of the selling price at market value of properties that Sunny had assigned to another wholly-owned subsidiary of the Group on an "as is" basis.

Both subsidiary companies relied on valuations by a professional, independent and experienced registered valuer. These valuations were adjusted by IRB by substituting them with valuations subsequently conducted by Jabatan Penilaian dan Perkhidmatan Harta.

Upon consulting the Group's tax solicitors, the Group is of the view that there are good grounds to challenge the basis and validity of the disputed Notices of Additional Assessment raised by the IRB and the penalties imposed. Windsor and Sunny have filed their appeals with the Special Commissioners of Income Tax ("SCIT"). The appeals have been fixed for mention before the SCIT on 25 May 2021.

The Directors are of the opinion that no provisions in respect of the tax liabilities and penalty in dispute are required to be made in the financial statements as at the reporting date.

39. LEASE COMMITMENTS

As lessee

(a) As at the reporting date, the Group and the Company were not committed to short-term leases. In the prior year, the Group was committed to short-term leases and the total commitment at that date was RM1,140,000.

(b) As at the reporting date, the Group and the Company were committed to leases which had not yet commenced and the total commitment at that date was RM8,381,000 (2019: Nil).

40. MATURITY ANALYSIS OF LEASE PAYMENTS

As lessor

The Group leases out its properties and temporarily leases out its inventories under non-cancellable operating lease arrangements. These leases run typically for a period ranging from 1 to 5 years, with the option to renew. Subsequent renewals are negotiated with the lease on average renewal period of 5 years. None of the leases include contingent rentals.

The future undiscounted lease payments receivable after the reporting date are as follows:

	2020 RM'000	2019 RM'000
Within 1 year	100,202	144,593
In the second year	42,825	81,409
In the third year	15,195	32,262
In the fourth year	705	9,659
In the fifth year	-	7,266
After the fifth year	-	11,876
	158,927	287,065

41. CAPITAL COMMITMENTS

	Group	
	2020 RM'000	2019 RM'000
Approved and contracted for		
- Purchase of property, plant and equipment	2,189	8,218
- Construction of investment properties	216,743	32,543

42. SEGMENTAL INFORMATION

For management purposes, the Group is organised into business units based on their products and services, which comprises the following:-

(i) Property development - development of residential and commercial properties
(ii) Construction - construction of residential and commercial properties
(iii) Others – hospitality, holding of investment properties to generate rental income, capital appreciation or both

The Group has aggregated certain operating segments to form a reportable segment due to their similar nature and operational characteristics.

Management monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on operating profit or loss which, in certain respects as explained in the table below, is measured differently from operating profit or loss in the consolidated financial statements.

Group	Property development		Construction		Others		Elimination		Consolidated	
	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
External revenue	843,992	1,104,457	605	-	-	-	-	-	844,597	1,104,457
Inter segment revenue	48,049	(97,041)	404,778	769,911	-	-	(452,827)	(672,870)	-	-
Total revenue	892,041	1,007,416	405,383	769,911	-	-	(452,827)	(672,870)	844,597	1,104,457
Depreciation	(1,516)	(1,700)	(4,137)	(6,891)	(15,656)	(12,598)	344	(19)	(20,965)	(21,208)
Rental income	100,149	89,412	6	476	63,926	64,140	(14,638)	(15,095)	149,443	138,933
Fair value adjustments	(7,000)	(29,458)	-	-	114,079	57,508	1,686	6,188	108,765	34,238
Dividend income	-	-	-	-	187,953	241,373	(187,748)	(241,373)	205	-
Distribution income	3,300	4,134	566	686	2,222	2,127	-	-	6,088	6,947
Interest income	13,510	14,210	1,731	3,069	1,206	1,258	-	-	16,447	18,537
Interest expense	(78)	(3,480)	(906)	(3,834)	(53)	(61)	-	-	(1,037)	(7,375)
Other material non-cash items	(4,778)	(2,682)	(35)	(8)	(527)	(47)	-	-	(5,340)	(2,737)

42. SEGMENTAL INFORMATION (CONT'D)

Group (cont'd)	Property development		Construction		Others		Elimination		Consolidated	
	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Segment results	330,667	349,857	80,611	92,021	68,678	68,219	-	-	479,956	510,097
Tax expenses									(80,223)	(101,675)
Net profit for the financial year									399,733	408,422
Segment assets	4,078,734	4,065,960	133,149	121,763	1,766,811	1,615,823	-	-	5,978,694	5,803,546
Segment liabilities	288,759	268,034	159,968	249,110	68,055	75,787	-	-	516,782	592,931
Additions to non-current assets:										
- capital expenditure	37,785	29,920	848	1,649	57,873	130,862	-	-	96,506	162,431

	Consolidated	
	2020	2019
	RM'000	RM'000
Other material non-cash items consists of the following:-		
Impairment losses of financial assets	(739)	(2,525)
Bad debts written off	(67)	-
Property, plant and equipment written off	(449)	(212)
Inventories written down	(4,085)	-

42. SEGMENTAL INFORMATION (CONT'D)

Group (cont'd)

	Consolidated 2020 RM'000	Consolidated 2019 RM'000
Reconciliation of segment operating assets to total assets		
Segment operating assets	5,978,694	5,803,546
Equity investments	88,387	31,858
Deferred tax assets	60,093	57,758
Current tax assets	45,136	69,717
Total assets as per statement of financial position	6,172,310	5,962,879
Reconciliation of segment operating liabilities to total liabilities		
Segment operating liabilities	516,782	592,931
Current tax liabilities	20,427	15,952
Deferred tax liabilities	39,844	82,128
Total liabilities as per statement of financial position	577,053	691,011
Additions of capital expenditure consist of the following:-		
Property, plant and equipment	16,435	58,947
Investment properties	42,841	81,772
Inventories - land held for property development	37,230	21,712
	96,506	162,431

Transactions between segments were entered into in the normal course of business and were established on terms and conditions that are not materially different from that obtainable in transactions with unrelated parties. The effects of such inter-segmental transactions are eliminated on consolidation.

The operations of the Group are wholly carried out in Malaysia. Group income taxes are presented on a group basis and are not allocated to operating segments.

There is no significant concentration of revenue from any major customers as the Group sells its development properties to various purchasers.

43. FINANCIAL INSTRUMENTS

Classification of financial instruments

The table below provides an analysis of financial instruments categorised as follows:

	2020		2019	
Group	Amortised cost RM'000	FVOCI RM'000	Amortised cost RM'000	FVOCI RM'000
Financial assets				
Equity investments	-	88,387	-	31,858
Trade and other receivables	301,979	-	242,894	-
Amount owing by related companies	189	-	258	-
Short term investments	109,002	-	223,773	-
Fixed deposits with licensed banks	931,621	-	200,136	-
Cash and bank balances	719,974	-	519,484	-
Total financial assets	2,062,765	88,387	1,186,545	31,858
Company				
Financial assets				
Equity investments	-	16,728	-	12,836
Other receivables	8,104	-	8,973	-
Amount owing by subsidiary companies	1,547,677	-	1,518,383	-
Amount owing by related companies	-	-	1	-
Short term investments	24,075	-	13,428	-
Fixed deposits with licensed banks	11,335	-	36,305	-
Cash and bank balances	12,137	-	41,332	-
Total financial assets	1,603,328	16,728	1,618,422	12,836

At the reporting date and all years presented, the Group and the Company carry only financial liabilities measured at amortised cost on their statements of financial position.

44. FINANCIAL RISK MANAGEMENT OBJECTIVE AND POLICIES

The Group and the Company are exposed to financial risks arising from their operations and the use of financial instruments. Financial risk management policies are established to ensure that adequate resources are available for the development of the Group's and the Company's businesses whilst managing its credit risk, interest rate risk, market risk and liquidity risk. The Group and the Company operate within clearly defined policies and procedures that are approved by the Board of Directors to ensure the effectiveness of the risk management process.

The main areas of financial risks faced by the Group and the Company and the policies in respect of the major areas of treasury activity are set out as follows:

(a) Credit risk

Credit risk is the risk of a financial loss to the Group and the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations. It is the Group's and the Company's policy to enter into financial instruments with a diversity of creditworthy counterparties. The Group and the Company do not expect to incur material credit losses of its financial assets or other financial instruments.

Concentration of credit risk exists when changes in economic, industry and geographical factors similarly affect the group of counterparties whose aggregate credit exposure is significant in relation to the Group's and the Company's total credit exposure. The Group's and the Company's portfolio of financial instruments is broadly diversified and transactions are entered into with diverse creditworthy counterparties, thereby mitigate any significant concentration of credit risk.

The Group's and the Company's objective are to seek continual revenue growth while minimising losses incurred due to increase credit risk exposure. The Group and the Company extend credit only to recognised and creditworthy third parties. It is the Group's and the Company's policy that all customers are subject to credit verification procedures. In addition, receivables balances are monitored on an ongoing basis with the result that the Group's and the Company's exposure to bad debts is not significant.

i. Receivables and contract assets

In respect of trade receivables arising from the sale of the Group's development properties, the Group mitigates any credit risk it may have by maintaining its name as the registered owner of the development properties until full settlement by the purchasers of the self-financed portion of the purchase consideration and upon undertaking of end-financing by the purchaser's end-financier.

44. FINANCIAL RISK MANAGEMENT OBJECTIVE AND POLICIES (CONT'D)

The main areas of financial risks faced by the Group and the Company and the policies in respect of the major areas of treasury activity are set out as follows (cont'd):

(a) Credit risk (cont'd)

i. Receivables and contract assets (cont'd)

In respect of the Group's investment properties and tenanted unsold inventories, the Group customarily obtains three months' rental deposit from tenants as security for the performance of their obligations under the tenancy agreements to mitigate the risk of non-collectability of monthly rentals.

An impairment analysis is performed at each reporting date using a provision matrix to measure expected credit losses. The provision rates are based on days past due for groupings of various customer segments with similar loss patterns (i.e. customer type and rating and coverage by collateral). The calculation reflects the probability-weighted outcome, the time value of money and reasonable and supportable information that is available at the reporting date about past events, current conditions and forecasts of future economic conditions. Generally, trade receivables are written-off if the Directors deem them uncollectable. The maximum exposure to credit risk at the reporting date is the carrying value of each class of financial assets.

Collateral is considered an integral part of trade receivables and considered in the calculation of impairment. At the reporting date, all of the Group's trade receivables are covered by collateral other than the trade receivables that are credit impaired. As such, no expected credit losses are required as at reporting date for trade receivables that are covered by collateral. The Group evaluates the concentration of risk with respect to trade receivables and contract assets as low, as trade receivables consists of a large number of customers in various backgrounds.

Group	Expected credit loss rate %	Total gross carrying amount RM'000	Expected credit loss RM'000
2020			
Trade receivables			
Not past due	-	215,708	-
Less than 44 days past due	-	5,211	-
Between 44 and 110 days past due	-	1,191	-
More than 110 days past due	-	13,198	-
Credit impaired	100	8,882	8,882
		244,190	8,882
Contract assets	-	185,445	-

44. FINANCIAL RISK MANAGEMENT OBJECTIVE AND POLICIES (CONT'D)

The main areas of financial risks faced by the Group and the Company and the policies in respect of the major areas of treasury activity are set out as follows (cont'd):

(a) Credit risk (cont'd)

i. Receivables and contract assets (cont'd)

	Expected credit loss rate	Total gross carrying amount	Expected credit loss
Group (cont'd)	%	RM'000	RM'000
2019			
Trade receivables			
Not past due	-	138,777	-
Less than 44 days past due	-	1,147	-
Between 44 and 110 days past due	-	2,776	-
More than 110 days past due	-	8,295	-
Credit impaired	100	9,032	9,032
		160,027	9,032
Contract assets	-	281,014	-

Receivables that are individually determined to be credit impaired at the financial year end relate to debtors who are in significant financial difficulties and had defaulted on payments.

Other receivables

The maximum exposure to credit risk is represented by their carrying amounts in the statements of financial position.

ii. Intercompanies balances

The maximum exposure to credit risk for intercompanies balances is represented by their carrying amounts in the statements of financial position.

The Group and the Company provide unsecured advances to its related and subsidiary companies and monitors the results of these companies regularly. As at the reporting date, there was no indication that the advances to these companies are not recoverable.

iii. Financial institutions and cash deposits

Credit risk from balances with banks and financial institutions is managed by the Group's treasury department in accordance with the Group's policy. Investments of surplus funds are made only with approved counterparties.

44. FINANCIAL RISK MANAGEMENT OBJECTIVE AND POLICIES (CONT'D)

The main areas of financial risks faced by the Group and the Company and the policies in respect of the major areas of treasury activity are set out as follows (cont'd):

(a) Credit risk (cont'd)

iv. Financial guarantees

The maximum exposure to credit risk amounted to RM99,839,000 (2019: RM168,235,000), represented by the bank guarantees and outstanding banking facilities utilised by the subsidiary companies as at the end of the reporting year.

The Company provides unsecured financial guarantees to banks in respect of banking facilities granted to certain subsidiary companies. The Company monitors on an on-going basis the results of the subsidiary companies and repayments made by the subsidiary companies. As at the end of the reporting year, there was no indication that any subsidiary company would default on repayment.

Financial guarantees have not been recognised since the fair value on initial recognition was not material.

v. Investments and other financial assets

At the end of the reporting year, the Group and the Company have investments in domestic securities. The maximum exposure to credit risk is represented by the carrying amounts in the statements of financial position.

Significant investments are allowed only in liquid securities and only with counterparties that have good credit ratings.

The Group's and the Company's maximum exposure to credit risk for the components of the statements of financial position at the reporting date are their carrying amounts.

(b) Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of the Group's and the Company's financial instruments will fluctuate because of changes in market interest rates.

The Group's and the Company's investments in fixed rate debt securities and fixed rate borrowings are exposed to a risk of change in their fair values due to changes in interest rates. The Group's variable rate borrowings are exposed to a risk of change in cash flows due to changes in interest rates. Short-term receivables and payables are not significantly exposed to interest rate risk.

The Group's and the Company's interest rate management objective is to manage the interest expenses consistent with maintaining an acceptable level of exposure to interest rate fluctuation. In order to achieve this objective, the Group and the Company target a mix of fixed and floating debt based on assessment of its existing exposure and desired interest rate profile.

44. FINANCIAL RISK MANAGEMENT OBJECTIVE AND POLICIES (CONT'D)

The main areas of financial risks faced by the Group and the Company and the policies in respect of the major areas of treasury activity are set out as follows (cont'd):

(b) Interest rate risk (cont'd)

A sensitivity analysis was performed based on the outstanding floating rate borrowings of the Group as at the previous reporting date. In the prior year, if interest rates increased or decreased by 50 basis points, with all other variables held constant, the Group's profit before tax would decrease or increase by approximately RM270,000, as a result of higher or lower interest expense on these borrowings.

The interest rate profile of the Group's and the Company's significant interest-bearing financial instruments, based on carrying amounts as at the end of the reporting year is as follows:

	Group		Company	
	2020	2019	2020	2019
	RM'000	RM'000	RM'000	RM'000
Fixed rate instruments:				
Financial assets	931,621	200,136	11,335	36,305
Financial liabilities	1,697	44,613	515	826
Floating rate instruments:				
Financial liabilities	-	54,000	-	-

The Group and the Company do not account for any fixed rate financial assets and liabilities at fair value through profit or loss, and the Group and the Company do not designate derivatives as hedging instruments under a fair value hedge accounting model. Therefore, a change in interest rates at the end of the reporting year would not affect profit or loss.

(c) Market risk

The Group's and the Company's principal exposure to market risk arises from changes in value caused by movements in market prices of their quoted equity investments. The risk of loss is minimised via thorough analysis before investing and continuous monitoring of the performance of the investments.

Common to all businesses, the overall performance of the Group's and the Company's investments are also driven externally by global and domestic economies that are largely unpredictable and uncontrollable.

44. FINANCIAL RISK MANAGEMENT OBJECTIVE AND POLICIES (CONT'D)

The main areas of financial risks faced by the Group and the Company and the policies in respect of the major areas of treasury activity are set out as follows (cont'd):

(d) Liquidity risk

Liquidity risk is the risk that the Group or the Company will not be able to meet their financial obligations as and when they fall due, due to shortage of funds.

The Group and the Company seek to ensure all business units maintain optimum levels of liquidity at all times, sufficient for their operating, investing and financing activities.

Therefore, the policy seeks to ensure that each business unit, through efficient working capital management (i.e. inventories, accounts receivable and accounts payable management), must be able to convert its current assets into cash to meet all demands for payment as and when they fall due.

Owing to the nature of the businesses, the Group and the Company seek to maintain sufficient credit lines available to meet the liquidity requirements while ensuring an effective working capital management within the Group and the Company.

The table below summarises the maturity profile of the Group's and the Company's financial liabilities at the reporting date based on contractual undiscounted repayment obligations:

	Less than 1 year RM'000	1 to 5 years RM'000	Total RM'000
Group			
2020			
Trade and other payables	455,360	-	455,360
Amount owing to immediate holding company	325	-	325
Amount owing to related companies	12,016	-	12,016
Amount owing to non-controlling shareholders of subsidiary companies	45,500	2,005	47,505
Lease liabilities	944	860	1,804
	514,145	2,865	517,010

44. FINANCIAL RISK MANAGEMENT OBJECTIVE AND POLICIES (CONT'D)

The main areas of financial risks faced by the Group and the Company and the policies in respect of the major areas of treasury activity are set out as follows (cont'd):

(d) Liquidity risk (cont'd)

The table below summarises the maturity profile of the Group's and the Company's financial liabilities at the reporting date based on contractual undiscounted repayment obligations (cont'd):

	Less than 1 year RM'000	1 to 5 years RM'000	Total RM'000
Group (cont'd)			
2019			
Trade and other payables	441,011	-	441,011
Amount owing to immediate holding company	402	-	402
Amount owing to related companies	42,245	-	42,245
Amount owing to non-controlling shareholders of subsidiary companies	50,984	1,819	52,803
Lease liabilities	1,354	1,483	2,837
Bank borrowings	56,743	-	56,743
	592,739	3,302	596,041
Company			
2020			
Other payables	17,858	-	17,858
Amount owing to immediate holding company	15	-	15
Amount owing to a subsidiary company	884	-	884
Amount owing to related companies	131	-	131
Lease liabilities	286	258	544
Financial guarantees	99,839	-	99,839
	119,013	258	119,271
2019			
Other payables	16,066	-	16,066
Amount owing to immediate holding company	51	-	51
Amount owing to related companies	262	-	262
Lease liabilities	402	478	880
Financial guarantees	168,235	-	168,235
	185,016	478	185,494

45. CAPITAL MANAGEMENT

The Group's objectives when managing capital is to maintain a strong capital base and safeguard the Group's ability to continue as a going concern, so as to maintain investor, creditor and market confidence and to sustain future development of the business. The Directors monitor and determine an optimal debt-to-equity ratio that complies with debt covenants and regulatory requirements.

The Group's strategy is to maintain the debt-to-equity ratio between 10% to 25%. The debt-to-equity ratio at the reporting date is as follows:

	2020 RM'000	2019 RM'000
Total borrowings	1,697	98,613
Less : Cash and cash equivalents	(1,760,438)	(943,239)
Net cash available	(1,758,741)	(844,626)
Equity attributable to the owners of the Company	5,418,187	5,064,894
Debt-to-equity ratio (%)	-	1.9

There were no changes in the Group's approach to capital management during the financial year.

46. FAIR VALUES OF FINANCIAL ASSETS AND LIABILITIES

The Group has established policies and procedures in respect of the fair value measurement.

Financial assets that are measured at fair value on a recurring basis

Certain financial assets of the Group and the Company are measured at fair value at the end of the reporting year. Details of fair value measurement of those financial assets are as follows:

	Fair value 2020 RM'000	Fair value 2019 RM'000	Fair value hierarchy	Valuation method and key inputs
Group				
Equity investments				
Quoted shares in Malaysia	88,287	31,858	Level 1	Quoted bid price in active market
Unquoted shares in Malaysia	100	-	Level 3	Carrying value deemed fair value
	88,387	31,858		

46. FAIR VALUES OF FINANCIAL ASSETS AND LIABILITIES (CONT'D)

Financial assets that are measured at fair value on a recurring basis (cont'd)

Certain financial assets of the Group and the Company are measured at fair value at the end of the reporting year. Details of fair value measurement of those financial assets are as follows (cont'd):

	Fair value		Fair value hierarchy	Valuation method and key inputs
	2020	2019		
	RM'000	RM'000		
Company				
Equity investments				
Quoted shares in Malaysia	16,728	12,836	Level 1	Quoted bid price in active market

There is no transfer between the fair value hierarchies during the financial year.

The carrying amounts of other financial assets and financial liabilities of the Group and of the Company at the reporting date approximate their fair values due to their short-term nature or immaterial discounting impact.

47. SIGNIFICANT EVENTS DURING THE FINANCIAL YEAR AND AFTER THE REPORTING DATE

(a) Disposal of UOA Corporate Tower

On 28 September 2020, an indirectly wholly-owned subsidiary company of the Company, Distinctive Acres Sdn. Bhd. and a wholly-owned subsidiary company of the Company, Paramount Properties Sdn. Bhd. entered into a conditional Sales and Purchase Agreement ("SPA") with UOA Real Estate Investment Trust, an indirect subsidiary company of UOA Holdings Sdn. Bhd. for the proposed disposal of the Group's investment property, UOA Corporate Tower for a total cash consideration of RM700 million ("Proposed Disposal").

The Proposed Disposal was completed on 30 December 2020 upon fulfilment of the terms and conditions of the SPA.

(b) Financial impact on Coronavirus

On 11 March 2020, the World Health Organisation declared the Coronavirus ("COVID-19") outbreak as a pandemic in recognition of its rapid spread across the globe. On 16 March 2020, the Malaysian Government imposed the Movement Control Order ("MCO") starting from 18 March 2020 to curb the spread of the COVID-19 outbreak in Malaysia. The COVID-19 outbreak also resulted in various travel restrictions and other precautionary measures imposed in Malaysia and various other countries.

47. SIGNIFICANT EVENTS DURING THE FINANCIAL YEAR AND AFTER THE REPORTING DATE (CONT'D)

(b) Financial impact on Coronavirus (cont'd)

On 11 January 2021, the Malaysian Government reintroduced the Movement Control Order ("MCO") and Conditional Movement Control Order ("CMCO") for several states which were severely affected by COVID-19. In addition, on 12 January 2021, His Majesty the Yang di-Pertuan Agong proclaimed a state of emergency for the country until 1 August 2021 as a proactive measure to contain the worsening COVID-19 pandemic ("Emergency").

At this stage, there has been no other significant impact on the Group's operations resulting from the Emergency, MCO/CMCO, travel restrictions and other precautionary measures imposed by the Malaysian Government other than the negative impact on the Group's hospitality business and a decrease in sales of completed properties.

However, the extent of the effect of the Emergency and these various MCO/CMCO, travel restrictions and other precautionary measures on the operations and results of the Group and of the Company for the financial year ending 31 December 2021 will depend on their conditions and durations.

The Directors believe that the Group and the Company have sufficient cash to meet anticipated cash needs including cash needs for working capital for the foreseeable future. The Directors will continue to monitor and assess the ongoing developments and respond accordingly.