A. CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

		3 MONTH	S ENDED	9 MONTHS	ENDED
(RM'000)	Note	30.9.2018	30.9.2017	30.9.2018	30.9.2017
		(unaudited)	(restated)	(unaudited)	(restated)
Revenue		663,754	1,129,798	1,496,599	2,374,909
Expenses		(631,330)	(1,051,252)	(1,412,973)	(2,200,142)
Other operating income	13	9,910	7.935	36,874	40,190
Profit from operations	_	42,334	86,481	120,500	214,957
Finance costs		(15,073)	(41,440)	(36,101)	(113,999)
Share of results of associates		8,963	4,284	14,504	6,064
Share of results of joint ventures		4,261	4,286	15,172	8,165
Profit before tax		40,485	53,611	114,075	115,187
Income tax expense	15	(22,040)	(20,660)	(37,735)	(36,951)
Profit for the financial period		18,445	32,951	76,340	78,236
Other comprehensive income for the financial period, net of tax:					
Items that may be reclassified subsequent to comprehensive income					
- currency translation differences - share of associate's gain/(loss) on		(49)	(42)	(637)	177
re-measurement of financial derivatives		(16)	(16)	70	(143)
Total comprehensive income for the financial period, net of tax		18,380	32,893	75,773	78,270
Profit for the financial period attributable to:					
Equity holders of the Company		19,792	30.578	74,767	63,263
Non-controlling interests		(1,347)	2,373	1,573	14,973
		18,445	32,951	76,340	78,236
Total comprehensive income for the financial period attributable to:					
Equity holders of the Company		19,727	30,520	74,200	63,297
Non-controlling interests		(1,347)	2,373	1,573	14,973
		18,380	32,893	75,773	78,270
Basic earnings per share attributable					
to the ordinary equity holders of the					
Company (sen)	23	0.45	1.39	1.70	2.91

The condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Report for the year ended 31 December 2017.

B. CONSOLIDATED STATEMENT OF FINANCIAL POSITION

		As at	As at	As at
(RM'000)	Note	30.9.2018	31.12.2017	1.1.2017
•		(unaudited)	(restated)	(restated)
ASSETS	•			
Non-current assets				
Property, plant and equipment		643,165	614,240	437,823
Investment properties		1,267,823	1,211,298	520,077
Inventories (see Note)		2,982,804	1,557,440	1,767,639
Service concession asset		(7.)	56	1,176,347
Associates		275,716	285,608	289,320
Joint ventures		308,237	293,065	12,545
Long term loan and receivable		2,465	3,920	34,497
Amount due from joint venture		30,268	30,268	32
Intangible assets		224,764	225,633	252,868
Deferred tax assets		125,263	117,663	96,248
		5,860,505	4,339,135	4,587,364
Current assets				
Inventories		975,953	885,099	816,185
Trade and other receivables		2,030,888	3.020,608	1,334,862
Amount due from associates and joint ventures		163,107	134,380	19,981
Tax recoverable		19,505	15,973	22,217
Financial assets at fair value through profit or loss		1,809	2,222	2,832
Service concession asset		1,135,279	1,135,279	(±
Other investment		590	54,110	- 25
Deposits, cash and bank balances		281,787	724,237	722,157
		4,608,328	5,971,908	2,918,234
TOTAL ASSETS	,	10,468,833	10,311,043	7,505,598

Note - the inventories include the land transferred to the Group from the Government of Malaysia, pursuant to a completed Privatization Project as stated in Note 16(b).

B. CONSOLIDATED STATEMENT OF FINANCIAL POSITION (cont'd)

(RM'000)	Note	As at 30.9.2018	As at 31.12.2017	As at 1.1.2017
EQUITY AND LIABILITIES		(unaudited)	<u>(restated)</u>	(restated)
Equity attributable to equity holders of the Company				
Share capital		4,318,199	4,309,422	2,144,039
Share premium		=	328	372,391
Retained earnings		488,734	479,039	371,163
Other reserves		(3,158)	28,729	36,990
		4,803,775	4,817,190	2,924,583
Non-controlling interests		82,787	104,493	99,273
Total equity		4,886,562	4,921,683	3,023,856
Non-current liabilities				
Senior and Junior Sukuk		-	S-0	1,058,477
Post-employment benefit obligations		19,708	18,626	14,935
Long term borrowings		909,120	891,248	1,072,304
Long term liabilities		345,252	332,259	2,915
Government grant		99,031	80,186	62,971
Deferred tax liabilities		65,713	62,278	80,565
		1,438,824	1,384,597	2,292,167
Current liabilities				
Redeemable preference shares		*	178,699	1060
Trade and other payables		1,245,037	1,296,207	1,340,692
Current tax liabilities		27,364	39,250	42,552
Senior and Junior Sukuk		1,023,430	1,058,500	363
Short term borrowings		1,826,316	1,432,107	806,331
Amount due to a joint venture		21,300		_
		4,143,447	4,004,763	2,189,575
Total liabilities		5,582,271	5,389,360	4,481,742
TOTAL EQUITY AND LIABILITIES		10,468,833	10,311,043	7,505,598
Net assets per share attributable to the equity holders				
of the Company (sen)		109.3	109.8	136.4

The condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Financial Report for the year ended 31 December 2017.

C. CONSOLIDATED STATEMENT OF CASH FLOWS

	9 МОПТН	S ENDED
(RM'000)	30.9.2018	30.9.2017
	(unaudited)	(unaudited)
Operating activities		
Cash receipts from customers	1,608,426	1,434,414
Cash paid to suppliers and employees	(1,651,431)	(2,160,764)
Cash used in operations	(43,005)	(726,350)
Bank services charges paid	(6,410)	(2,875)
Taxes paid	(42,370)	(40,763)
Net cash used in operating activities	(91,784)	(769,988)
Investing activities		
Acquisition of equity investments	(17,300)	(251,132)
Net proceeds from divestment of equity investments	43,007	7,322
Dividend received	8	21,883
Lands acquisition	(333,034)	#1
Non-equity investments	(843)	(42,043)
Net cash (used in)/generated from investing activities	(308,162)	(263,970)
Financing activities		
Proceeds from issue of shares capital	9	63,871
Dividend paid to an equity holder	(91,539)	(60,297)
Proceeds from borrowings	970,519	2,276,376
Repayment of borrowings	(603,164)	(1,037,248)
Proceed from Government grant	18,845	17,215
Redemption of redeemable preference shares	(185,777)	_
Finance costs paid	(151,397)	(134,389)
Repayment of advances to non-controlling interest	4.5	(34,206)
Withdrawal/(placements) of restricted cash	176,311	(224,333)
Net cash generated from financing activities	133,807	866,989
Net decrease in cash and cash equivalent	(266,139)	(166,969)
Cash and cash equivalents at beginning of the financial period	464,041	592,765
Cash and cash equivalent at end of financial period	197,902	425,796
	 	
For the purpose of the consolidated statement of cash flows, the cash and cash equiva-	lents comprised th	e following:
Bank balances and deposits	281,787	779,521
Less: Bank balances and deposits held as security value	(83,885)	(353,726)
	197,902	425,796
	101,002	,

The condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Financial Report for the year ended 31 December 2017.

D. CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY

(RM'000)	Share Capital	Other Reserves	Retained Earnings	Total_	Non- controlling Interests	Total Equity
As at 1 January 2018 (as previously stated)	4,309,422	56,819	457,849	4,824,090	104,498	4,928,588
Prior year adjustments (Note 25)		(28,090)	21,190	(6,900)	(5)	(6,905)
As at 1 January 2018 (restated)	4,309,422	28,729	479,039	4,817,190	104,493	4,921,683
Comprehensive income						
Profit for the financial period	99	+0	74,7 67	74,767	1,573	76,340
Other comprehensive income/(loss)						
Currency translation differences	65	(637)		(637)	±4	(637)
Share of associate's gain on re-measurement of financial derivatives	_	70	-	70		70
Post-employment benefit obligations	12	(711)	711	70	*:	*:
Total comprehensive income/(loss)		(1,278)	75,478	74,200	1,573	75,773
Transactions with owners						
Issuance of ordinary shares						
- pursuant to Restricted Share Plan	8.768	(8,768)		2	_	
- conversion of warrants A	9	1.55		9	==	9
Acquisition of additional equity interest in subsidiary	-	1.00	(17,300)	(17,300)		(17,300)
Acquisition of a subsidiary	-	1,27	-	-	0	0
Share-based payment transaction	-	6,514	8	6,514	5.5	6,514
Redemption of redeemable preference shares	-	3.45	**	8	(8,579)	(8,579)
Expiry of warrants A		(28,355)	28,355	45	F	
Dividends paid for financial year ended						
- 31 December 2017	=		(76,838)	(76,838)	F-1	(76,838)
- 31 December 2018	9	727	20	27	(14,700)	(14,700)
Total transactions with owners	8,777	(30,609)	(65,783)	(87,615)	(23,279)	(110,894)
As at 30 September 2018 (unaudited)	4,318,199	(3,158)	488,734	4,803,775	82,787	4,886,562

"0" denotes as amount less than RM1,000.

As at 30 September 2018 (unaudited)

UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2018

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D. CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (cont'd)

		ОП	HER RESERVES			
Other Reserves	Revaluation Reserves	Currency Translation Reserves	Share Scheme Reserves	Warrants Reserves	Retirement Benefit Reserves	Total
1,239	28,090	530	4,310	28,355	(5,705)	56,819
-	(28,090)		170	7/	-	(28,090)
1,239		530	4,310	28,355	(5,705)	28,729
53	12	(637)	-	-	(4)	(637)
70	:+				2.47	70
*5	3	-		-	(711)	(711)
70	-	(637)	12		(711)	(1,278)
**		-	(8,768)	-	385	(8,768)
8		3	6,514	-	(*)	6,514
27		8	3	(28,355)	37/2	(28,355)
			(2,254)	(28,355)	-	(30,609)
	1,239 1,239 70	Reserves 1,239 28,090 - (28,090) 1,239 70	Other Reserves Revaluation Reserves Currency Translation Reserves 1,239 28,090 530 - (28,090) - - 1,239 - 530 637) - - 70 - - - (637) - -	Other Reserves Revaluation Reserves Translation Reserves Scheme Reserves 1,239 28,090 530 4,310 - (28,090) - - 1,239 - 530 4,310 - (637) - - 70 - - - 70 - (637) - - - (637) - - - (637) - - - (637) -	Other Reserves Revaluation Reserves Currency Translation Reserves Share Reserves Warrants Reserves 1,239 28,090 530 4,310 28,355 - (28,090) - - - 1,239 - 530 4,310 28,355 70 - - - - 70 - - - - 70 - - - - 70 - - - - 70 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -	Other Reserves Revaluation Reserves Currency Translation Reserves Share Reserves Warrants Reserves Retirement Reserves 1,239 28,090 530 4,310 28,355 (5,705) - (28,090) - - - - 1,239 - 530 4,310 28,355 (5,705) 70 - - - - (711) 70 - - - (711) 70 - (637) - - (711) 70 - (637) - (711) 70 - (637) - (711)

(107)

2,056

(6,416)

3,158

D. CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (cont'd)

ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY

(RM'000)	Share Capital	Share Premlum	Other Reserves	Retained Earnings	Total	Non- controlling Interests	Total Equity
As at 1 January 2017 (as previously stated)	2,144,039	372,391	65,080	344,311	2,925,821	99,221	3,025,042
Prior year adjustments (Note 25)			(28,090)	26,852	(1,238)	52	(1,186)
As at 1 January 2017 (restated)	2,144,039	372,391	36,990	371,163	2,924,583	99,273	3,023,856
Comprehensive income							
Profit for the financial year (restated)	(#)	19		161,913	161,913	14,176	176,089
Other comprehensive Income/(loss)							
Currency translation differences	1	-	(112)	+	(112)	· ·	(112)
Share of associate's gain on re- measurement of financial derivatives	3	3	88	33	88		88
Post-employment benefit obligations	186	1.0	666	(666)	-	25	535
Actuarial (loss)/gain on post- employment benefit obligations	-	14	(3,251)	=	(3,251)	73	(3,178)
Total comprehensive income/(ioss)	8	-	(2,609)	161,247	158,638	14,249	172,887
Transactions with owners							
Issuance of ordinary shares	1,724,339	9	63	(+)	1, 724,339	2.5	1,724,339
Acquisition of equity interest in a subsidiary	-	-	42		3	771	771
Employees' share option scheme							
- options granted		-	187	(4)	187	-	187
- options exercised	68,613	40	(3,222)	(*)	65,431	*	65,431
- options lapsed	-	91	(6,926)	6,926	(4)		3.50
Share-based payment transaction	<u>=</u>	(3)	4,309	98	4,309	€	4,309
Dividends paid for financial year ended							
- 31 December 2016	-	58.1	87	(60,297)	(60,297)		(60,297)
- 31 December 2017	12	30	#	=======================================	(%)	(9,800)	(9,800)
Total transactions with owners	1,792,952	40	(5,652)	(53,371)	1,733,969	(9,029)	1,724,940
Transition to no-par value regime	372,431	(372,431)	-		9	(2	
As at 31 December 2017 (restated)	4,309,422	886	28,729	479,039	4,817,190	104,493	4,921,683

^{*} The new Companies Act 2016 (the "Act"), which came into effect on 31 January 2017, abolished the concept of authorised share capital and par value of share capital. Consequently, the amount standing to the credit of the share premium account becomes part of the Company's share capital pursuant to the transitional provisions set out in Section 618(2) of the Act. Notwithstanding this provision, the Company may within 24 months from the commencement of the Act, use the amount standing to the credit of its share premium account of RM372,431,093.31 for the purposes as set out in Section 618(3) of the Act. There is no impact on ordinary shares in issue or the relative entitlement of any of the members as a result of the transition.

D. CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (cont'd)

	_		01	HER RESERVES			
(RM*000)	Other Reserves	Revaluation Reserves	Currency Translation Reserves	Share Scheme Reserves	Warrants Reserves	Retirement Benefit Reserves	Total
As at 1 January 2017 (as previously stated)	1,151	28,090	642	9,962	28,355	(3,120)	65,080
Prior year adjustments (Note 25)	-	(28,090)		_	90	-	(28,090)
As at 1 January 2017 (restated)	1,151	90	642	9,962	28,355	(3,120)	36,990
Other comprehensive income/(loss)							
Currency translation differences	P	27	(112)	-	-	-	(112)
Share of associate's loss on re- measurement of financial derivatives	88	*:		E 25	- 1		88
Post-employment benefit obligations	_	¥5	20	-	-	666	666
Actuarial loss on post-employment benefit obligations	573		**			(3,251)	(3,251)
Total comprehensive income/(loss)	88		(112)	8		(2,585)	(2,609)
Transactions with owners						:= ======	
Employees' share option scheme							
- options granted	5.00	-	-	187	- 65	19	187
- options exercised	3.65		6	(3,222)	-		(3,222)
- options lapsed	3.25	-	-	(6,926)	9	će.	(6,926)
Share-based payment transaction	287	£3	+	4,309	-		4,309
	199			(5,652)		-	(5,652)
As at 31 December 2017 (restated)	1,239		530	4,310	28,355	(5,705)	28,729

The condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended 31 December 2017.

E. NOTES TO THE INTERIM REPORT

1. BASIS OF PREPARATION

This unaudited quarterly financial report has been prepared in accordance with Malaysian Financial Reporting Standard ("MFRS") 134, Interim Financial Reporting, Paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad, and should be read in conjunction with the Group's financial statements for the financial year ended 31 December 2017.

The Group has adopted the new IFRS-compliant framework, MFRS for the current financial year beginning 1 January 2018. In adopting the new framework, the Group has applied MFRS 1 'First-time Adoption of MFRS'. The Group has consistently applied the same accounting policies in its opening MFRS statement of financial position as at 1 January 2017, being the transition date, and throughout all years presented, as if these policies had always been in effect.

A number of new standards and amendments to standards and interpretation are effective for the current financial year beginning on 1 January 2018. None of these are expected to have any significant effect on the consolidated financial statements of the Group except the following set out below:

- (a) MFRS 1 'First-time Adoption of MFRS';
- (b) MFRS 9 'Financial Instruments', replaces FRS 139 'Financial Instruments: Recognition and Measurement'; and
- (c) MFRS 15 'Revenue from contracts with Customers', replaces FRS 118 'Revenue' and FRS 111 'Construction contracts' and related interpretations.

Based on the assessment undertaken to date, the Group does not expect any significant change in revenue being recognised arising from the adoption of MFRS 15.

The impact of the adoption of the MFRSs and amendments to MFRSs to the Group's reported financial position and comprehensive income are disclosed in Noted 25 below.

2. AUDIT REPORT OF THE PRECEDING ANNUAL FINANCIAL STATEMENTS

The audit report of the Group's preceding annual financial statements was not subject to any qualification.

3. SEASONAL OR CYCLICAL FLUCTUATIONS

The businesses of the Group were not materially affected by any seasonal or cyclical fluctuations during the financial quarter under review.

4. ITEMS OF UNUSUAL NATURE, SIZE OR INCIDENCE

There were no items of an unusual nature, size or incidence affecting the assets, liabilities, equity, net income or cash flows in the financial quarter under review.

E. NOTES TO THE INTERIM REPORT (cont'd)

5. MATERIAL CHANGES IN ESTIMATES OF AMOUNTS REPORTED

There were no changes in estimates of amounts reported in the prior financial year that would have a material effect on the results of the financial quarter under review.

6. DEBT AND EQUITY SECURITIES

During the financial quarter under review, there were a total of 4,254,214 new ordinary shares issued by the Company arising from the conversion of warrants A and allotment of ordinary shares to eligible executives and employees, pursuant to the terms of the Offer Letter of the Restricted Share Plan dated 20 December 2017, in accordance with the By-Laws governing the Long-term Incentive Plan of the Company.

Other than the above, there were no other issuances, cancellations, repurchases, resale and repayments of debt and equity securities for the financial quarter under review.

7. DIVIDENDS

There were no dividends declared or paid by the Company for the financial quarter under review.



E. NOTES TO THE INTERIM REPORT (cont'd)

8. SEGMENTAL REPORTING

(RM'000)	Property Development & investment	Engineering, Construction & Environment	Infrastructure & Concession	Facilities Management & Parking	Others	Total
9 months ended 30.9.2018						
Total revenue	888,611	1,057,589	2,192	41,995	132,506	2,122,893
Inter-segment revenue	(2,680)	(496,368)	200	(2,262)	(121,984)	(626,294)
External revenue	882,931	561,221	2,192	39,733	10,522	1,496,599
Segment profit	958'88	44,810	(7,842)	5,622	(5,932)	125,514
Unallocated corporate expenses						(22,871)
Finance income						17,857
Finance costs						(36,101)
Share of results of associates and joint ventures	969'6	19,980	7)9 I	S!	29,676
Profit before tax					I	114,075



E. NOTES TO THE INTERIM REPORT (cont'd)

8. SEGMENTAL REPORTING (cont'd)

(RM'000)	Property Development & Investment	Engineering, Construction & Environment	Infrastructure & Concession	Facilities Management & Parking	Others	Total
9 months ended 30.9.2017 (restated)						
Total revenue	624,914	1,992,995	86,080	46,837	159,642	2,910,468
Inter-segment revenue	(4,771)	(378,599)		(4,802)	(147,387)	(535,559)
External revenue	620,143	1,614,396	080'98	42,035	12,255	2,374,909
Segment profit	111,927	46,548	41,729	11,168	2,896	214,268
Unallocated corporate expenses Finance income						(15,028)
Finance costs Share of results of associates						(113,999)
and joint ventures	7,322	6,907	1	47	į	14,229
Profit before tax					.	115,187
Note	Property D	Property Development & Investment	estment			
RM'000	Malaysia	Australia	Total			
Total revenue	478,691	146,223	624,914			
Inter-segment revenue	(4,771)	10	(4,771)			
External revenue	473,920	146,223	620,143			
Segment profit	90,448	21,479	111,927			

E. NOTES TO THE INTERIM REPORT (cont'd)

9. VALUATIONS OF PROPERTY, PLANT & EQUIPMENT

The valuations of property, plant and equipment have been brought forward without any material amendments from the previous financial statements.

10. MATERIAL EVENTS SUBSEQUENT TO THE FINANCIAL PERIOD

(a) On 5 November 2018, MRCB George Kent Sdn Bhd, the 50% equity interest owned joint venture of MRCB Builders Sdn Bhd, which in turn is a wholly owned subsidiary of the Company, received a Letter of Appointment dated 2 November 2018 from Prasarana Malaysia Berhad for the award of the contract for the Proposed Design, Construction, Completion, Testing and Commissioning of Light Rail Transit Line 3 ("LRT 3") from Bandar Utama to Johan Setia ("the Project").

The Contract Sum of the Project is fixed at RM11.856 billion and includes a contingency/provision sum of RM400 million, which, if not utilised, will reduce the Contract Sum. The Project shall be completed by 28 February 2024.

(b) On 12 November 2018, MRCB Lingkaran Selatan Sdn Bhd ("MLSSB"), a wholly owned subsidiary of MRCB Prasarana Sdn Bhd, which in turn is a wholly owned subsidiary of the Company, entered into a termination and settlement agreement in relation to the Concession Termination ("Termination Agreement") with the Government of Malaysia ("GOM"). Pursuant to the Termination Agreement, the GOM will pay MLSSB a sum of RM1,325,800,000 in cash, subject to the terms and conditions contained in the Termination Agreement. Both MLSSB and the GOM have also agreed that the Termination Agreement came into effect on 1 January 2018.

The Concession Termination is expected to be completed by the first quarter of 2019.

Other than the above, there were no material events subsequent to the end of the financial quarter ended 30 September 2018 that have not been reflected in this report.

11. CHANGES IN THE COMPOSITION OF THE GROUP

On 27 April 2018, the Company entered into a share sale agreement with Keretapi Tanah Melayu Berhad ("KTMB") to acquire the remaining 26% equity shareholding in Kuala Lumpur Sentral Sdn Bhd ("KLSSB"), represented by 13,000,000 ordinary shares from KTMB, for a total cash consideration of RM17.30 million only subjects to the redemption of one (1) redeemable preference share registered in the name of KTMB.

The acquisition was completed on 6 September 2018. With this, KLSSB became the Company's wholly owned subsidiary.

There were no other changes in the composition of the Group for the financial quarter under review.

12. CONTINGENT LIABILITIES OR CONTINGENT ASSETS

The Group's contingent liabilities, which comprise trade and performance guarantees, amounted to RM498.3 million as at 30 September 2018 (compared to RM309.7 million as at 31 December 2017). There were no material contingent assets to be disclosed.

13. OTHER OPERATING INCOME

There were no items of an unusual nature in the other operating income in the financial quarter under review.

E. NOTES TO THE INTERIM REPORT (cont'd)

14. PROFIT FROM OPERATIONS

Profit from operations was arrived at after (charging)/crediting:

	3 MONTHS	SENDED	9 MONTHS ENDED		
RM'000 Depreciation:	30.9.2018	30.9.2017	30.9.2018	30.9.2017	
- investment properties	(1,015)	(1,035)	(2,054)	(3,104)	
 property, plant and equipment Amortisation: 	(5,065)	(4,690)	(8,780)	(15,863)	
- service concession assets	¥	(10,600)		(31,125)	
- order book Gain on disposal of:	(2,752)	(688)	(4,457)	(2,264)	
-a subsidiary	20		100	3,845	
- a joint venture	22	826		1,649	

15. INCOME TAX EXPENSE

	3 MONTH	S ENDED	9 MONTH	S ENDED
RM'000	30.9.2018	30.9.2017 (restated)	30.9.2018	30.9.2017 (restated)
Current tax:				(:002202)
- Malaysia income tax	(17,232)	(27,897)	(45,139)	(58,801)
- (under)/over provision in prior years	(2,030)	(711)	3,157	2,869
Deferred tax	(2,778)	7,948	4,247	18,981
	(22,040)	(20,660)	(37,735)	(36,951)

The effective tax rate of 44.7% for the current financial period is slightly higher than the statutory rate of taxation, mainly due to certain expenses being non-tax deductible.

The deferred tax was mainly due to the net impact from the reversal of deferred tax liabilities and some non-deductible temporary differences, as well as recognition of unabsorbed tax losses and deductible timing differences as deferred tax assets.

E. NOTES TO THE INTERIM REPORT (cont'd)

16. CORPORATE PROPOSALS

(a) At the date of this report, the status of the utilisation of the proceeds raised from the renounceable rights issue which completed on 3 November 2017 is as follows:

No.	Purpose	Proposed Utilisation (RM'000)	Actual Utilisation (RM'000)	Time rame For Utilisation
Í	Advances to Rukun Juang Sdn Bhd to finance its privatization project in Bukit Jalil, Kuala Lumpur	793,689	793,689	Within 6 months
2	Repayment of borrowings	766,918	766,918	Within 6 months
3	Property development activities and/ or construction projects	33,042	33,042	Within 24 months
4	General working capital	128,903*	58,006	Within 24 months
5	Estimated expenses in relation to the right issue	9,597*	9,597	Within 6 months
	Total	1,732,149	1,640,261	

- An unutilized amount of RM5.403 million being the excess from the estimated expenses in relation to the right issue has been adjusted and added under to general working capital.
- (b) On 31 May 2017, the Company, Rukun Juang Sdn Bhd ("RJSB"), an 85% owned subsidiary of the Company, Tanjung Wibawa Sdn Bhd ("TWSB"), a wholly owned subsidiary of the Employees Provident Fund Board, and the Company's 85% owned subsidiary, Bukit Jalil Sentral Property Sdn Bhd ("JV Co") entered into a subscription and shareholders' agreement ("SSA") which entailed the following:
 - (i) RJSB and TWSB will co-invest in the JV Co, for the purpose of jointly developing the three (3) parcels of leasehold land located in Bukit Jalil, Kuala Lumpur measuring approximately 76.14 acres ("Lands"), which were transferred by the Government of Malaysia via Syarikat Tanah dan Harta Sdn Bhd on 17 April 2018 to the JV Co as consideration of RJSB undertaking the Privatisation Project at the National Sport Complex in Bukit Jalil; and
 - (ii) the proposed disposal by RJSB of the Lands to JV Co for an aggregate consideration of up to RM1,426,163,112

(collectively referred to as the "Proposed Joint Venture").

The Proposed Joint Venture was approved by the Company's shareholders at the Extraordinary General Meeting held on 21 May 2018 and is pending Economic Planning Unit's approval.

Other than the above, there were no other corporate proposals announced that are yet to be completed at the date of this report.

E. NOTES TO THE INTERIM REPORT (cont'd)

17. GROUP BORROWINGS

The tenure of the Group borrowings classified as long and short term were as follows:

	Long term	Short term	Total borrowings
	RM'000	RM'000	RM'000
As at 3rd quarter of 2	018		
Secured	909,120	2,646,489	3,555,609
Unsecured	-	203,257	203,257
As at 3rd quarter of 2	017		
Secured	2,852,041	1,077,815	3,929,856
Unsecured	-	250,000	250,000

The net decrease of RM421 million in the Group's borrowings was mainly due to settlement of the Group's borrowings from the proceeds of the Company's right issue completed in November 2017 (Note 16(a)).

As at 30 September 2018, the borrowings consist mainly of:

Secured term loans

- (a) The Senior and Junior Sukuk of RM1,023 million which were obtained for the purpose of financing the construction of the Eastern Dispersal Link ("EDL") toll road;
- (b) Term loan of RM736 million to finance the subscription of ordinary shares in a subsidiary;
- (c) Fixed rate Islamic financing facility of RM160 million for the Group's working capital purposes;
- (d) Term loan totaling RM303 million to finance the refurbishment and upgrading of facilities located at the National Sports Complex in Bukit Jalil; and
- (e) Other project loans of RM1,332 million for the Group's on-going property development and construction projects.

Unsecured short term loans

(f) Short term borrowings of RM203 million to finance on-going construction projects and working capital purposes.

The Group's borrowings as at 30 September 2018 were denominated in Ringgit Malaysia. The weighted average interest rate as at 30 September 2018 was 5.73% per annum (30 September 2017: 5.55%).

The Group's Net Gearing as at 30 September 2018 was 0.71 times. The higher Net Gearing compared with the previous quarter ended 30 June 2018 of 0.69 times was mainly due to the payment of the dividend for the financial year ended 31 December 2017, to the shareholders of the Company in the quarter under review. The Net Gearing will be substantially reduced when the Group settles the Bukit Jalil and EDL project loans upon completion of the corporate exercise stated in Note 16(b) above and finalisation of EDL termination agreement with the Government of Malaysia.

E. NOTES TO THE INTERIM REPORT (cont'd)

18. MATERIAL LITIGATION

There is no material litigation arising from the Group's operational transactions at the date of this report.

19. FINANCIAL REVIEW FOR CURRENT QUARTER AND FINANCIAL YEAR TO DATE

	יופאו	VIDUAL QUAR	TER	CUMULATIVE QUARTER		
	3 MONTHS	SENDED	VARIANCE	9 MONTHS	ENDED	VARIANCE
(RM'000)	30.9.2018	30.9.2017 (restated)	(Value / %)	30.9.2018	30.9.2017 (restated)	(Value / %)
Revenue	663,754	1,129,798	(466,044) (41%)	1,496,599	2,374,909	(878,310) (37%)
Operating profit	42,334	86,481	(44,147) (51%)	120,500	214,957	(94,457) (44%)
Profit before interest and tax	38,973	82,836	(43,863) (53%)	102,643	199,240	(96,597) (48%)
Profit before tax	40,485	53,611	(13,126) (24%)	114,075	115,187	(1,112) (1%)
Profit after tax	18,445	32,951	(14,506) (44%)	76,340	78,236	(1,896) (2%)
Profit attributable to equity holders of the Company	19,792	30,578	(10,786) (35%)	74,767	63,263	11,504 18%

In the 9 months ended 30 September 2018, the Group recorded revenue and profit before tax of RM1.5 billion and RM114.1 million respectively, compared to RM2.4 billion and RM115.2 million respectively recorded in the corresponding period ended 30 September 2017.

The higher revenue in 2017 was mainly due to the construction revenue derived from the regeneration and redevelopment of the National Sports Complex project which was completed in July 2017, as well as tolling revenue from the Eastern Dispersal Link ("EDL") toll road, which was discontinued on 1 January 2018.

Profit before tax during the period under review was impacted by the deferment of LRT 3's construction programme due to the project being re-modelled to a fixed price contract, as stated in Note 10(a). This will result in the retiming of income recognition from the project to future quarters.

In the 9 months ended 30 September 2018, the Group's 50%-owned LRT 3 project company MRCB George Kent Sdn Bhd contributed RM20.7 million profit after tax. While the contribution was much higher than the RM7.2 million recorded in the same period last year, it was significantly lower than budgeted due to the deferment of progress billings to future quarters, as a result of the re-negotiations with the Government. The Group's 27.89% equity owned MQ REIT and associated company, MRCB Quill Management Sdn Bhd, both contributed a total of RM13.8 million profit after tax to the Group.

E. NOTES TO THE INTERIM REPORT (cont'd)

19. FINANCIAL REVIEW FOR CURRENT QUARTER AND FINANCIAL YEAR TO DATE (cont'd)

Segmental Breakdown of Revenue & Profit/(Loss) - Note 8*

3 MONTHS ENDED		9 MONTHS ENDED		
30.9.2018	30.9.2017 (restated)	30.9.2018	30.9.2017 (restated)	
			(
469,079	169,954	882,931	620,143	
177,336	915,505	561,221	1,614,396	
762	29,005	2,192	86,080	
13,651	12,436	39,733	42,035	
2,926	2,898	10,522	12,255	
663,754	1,129,798	1,496,599	2,374,909	
33,796	33,989	88,856	111,927	
3,829	31,265	44,810	46,548	
(4,843)	12,721	(7,842)	41,729	
4,770	332	5,622	11,168	
2,817	2,377	(5,932)	2,896	
40,369	80,684	125,514	214,268	
	30.9.2018 469,079 177,336 762 13,651 2,926 663,754 33,796 3,829 (4,843) 4,770 2,817	30.9.2018 30.9.2017 (restated) 469,079 169,954 177,336 915,505 762 29,005 13,651 12,436 2,926 2,898 663,754 1,129,798 33,796 33,989 3,829 31,265 (4,843) 12,721 4,770 332 2,817 2,377	30.9.2018 30.9.2017 (restated) 30.9.2018 469,079 169,954 882,931 177,336 915,505 561,221 762 29,005 2,192 13,651 12,436 39,733 2,926 2,898 10,522 663,754 1,129,798 1,496,599 33,796 33,989 88,856 3,829 31,265 44,810 (4,843) 12,721 (7,842) 4,770 332 5,622 2,817 2,377 (5,932)	

^{*} Profit before unallocated corporate expenses, finance costs and income and share of associates & joint ventures results.

The revenue and profit of the Group was mainly attributable to the two core operating segments below:

(i) Property Development & Investment

In the 9 months ended 30 September 2018, the Property Development & Investment division recorded a higher revenue of RM882.9 million. This was mainly due to the Group completing its disposal of a piece of freehold land in Jalan Kia Peng for a total cash consideration of RM323 million. The Group's on-going property development projects, namely 9 Seputeh mixed residential development in Jalan Klang Lama, the office towers in PJ Sentral Garden City, Sentral Suites in KL Sentral and Kalista Park Homes in Bukit Rahman Putra were the other main revenue contributors, as well as the sale of completed units from Sentral Residences in KL Sentral, Q Sentral office block in KL Sentral and Easton Burwood in Melbourne.

The disposal of the piece of freehold land contributed a total profit before tax of RM37.6 million to the division, while the Group's investment holding in MQ REIT also continued to contribute recurring income of RM13.8 million in the 9 months to 30 September 2018.

The higher operating profit in the corresponding 9 months ended 30 September 2017 was mainly due to the construction completion of the Easton Burwood development in Melbourne, when revenue was booked in its entirety from all the completed units handed over to customers.

E. NOTES TO THE INTERIM REPORT (cont'd)

19. FINANCIAL REVIEW FOR CURRENT QUARTER AND FINANCIAL YEAR TO DATE (cont'd)

(II) Engineering, Construction & Environment

Despite recording Revenue of RM561.2 million in the 9 months ended 30 September 2018, which is approximately one third of the Revenue recorded in the corresponding period in 2017, the Engineering, Construction & Environment division still managed to contribute an operating profit of RM44.8 million, thus maintaining a comparable operating profit performance recorded in the corresponding period last year of RM46.5 million.

The division's revenue was mainly contributed by the Mass Rapid Transit 2 V210 Package project, the rehabilitation project at Sungai Pahang, construction works for most of the property development projects stated in (i) above, as well as several commercial buildings for clients in Johor.

The Group's 50% owned LRT 3 project company, MRCB George Kent Sdn Bhd contributed RM20.7 million profit after taxation to the Group, recognised under share of results of joint ventures. While the contribution was much higher than the RM7.2 million recorded in the same period last year, it was significantly lower than budgeted due to the deferment of progress billings to future quarters, as a result of the re-negotiations with the Government.

20. FINANCIAL REVIEW FOR CURRENT QUARTER COMPARED WITH IMMEDIATE PRECEDING QUARTER

RM*000	CURRENT QUARTER 30/9/2018	IMMEDIATE PRECEDING QUARTER 30/6/2018	VARIANCE (Value / %)
Revenue	663,754	405,249	258,505 / 64%
Operating profit	42,334	54,006	(11,672) / (22%)
Profit before interest and tax	38,973	47,777	(8,804) / (18%)
Profit before tax	40,485	43,031	(2,546) / (6%)
Profit after tax	18,445	32,269	(13,824) / (43%)
Profit attributable to equity holders of the Company	19,792	33,448	(13,656) / (41%)

The Group recorded revenue and profit before taxation of RM663.8 million and RM40.5 million respectively, in the quarter ended 30 September 2018, compared to revenue of RM405.2 million and profit before taxation of RM43.0 million recorded in the preceding quarter ended 30 June 2018.

The higher revenue recorded in the current quarter compared to the immediate preceding quarter, was mainly due to the sale of a piece of freehold land in Jalan Kia Peng for a total cash consideration of RM323 million. The Group recorded slightly lower profit before taxation of RM40.5 million compared to the immediate preceding quarter of RM43.0 million, mainly due to a lower operating profit of RM3.8 million recorded by the Engineering, Construction and Environment division, compared to the immediate preceding quarter of RM25.0 million.

E. NOTES TO THE INTERIM REPORT (cont'd)

21. PROSPECTS

The Group's major source of revenue and operating profits come from its Property Development & Investment and Engineering, Construction & Environment divisions.

(i) Property Development & Investment

As at 30 September 2018, the Group's Property Development & Investment division achieved sales of RM356 million from its residential developments. These were mainly derived from Sentral Suites, which recorded RM168 million sales, followed by TRIA Phase 1, which forms Parcel B of 9 Seputeh, with RM103 million sales.

Of the Group's residential projects currently in development, 1060 Carnegie in Melbourne, Australia has achieved a take up rate of 72%, while Towers 1 and 3 of Sentral Suites have achieved combined sales of 74%, and Kalista Park Homes 55%.

The division will continue to focus its marketing efforts on its residential development projects, namely Sentral Suites in KL Sentral (GDV: RM1,529 million), 1060 Carnegie in Melbourne (GDV: RM305 million) and Kalista Park Homes in Bukit Rahman Putra (GDV: RM101 million), as well as the remaining unsold units in the Sentral Residences and VIVO in 9 Seputeh, which has historically achieved strong sales. The opening of the new link bridge connecting the Old Klang Road with the New Pantai Expressway, which will improve connectivity to the 9 Seputeh development, will help spur further sales within this development.

Revenue and operating profit in the Property Development & Investment division will continue to be progressively recognised in line with construction progress in 2018 from VIVO (9 Seputeh) and the 2 en-bloc office towers sold in PJ Sentral Garden City and Menara MRCB in Putrajaya.

Operating profit from Sentral Suites will continue to contribute until its physical completion in 2021, while TRIA should commence contributing in 2019. In Melbourne, 1060 Carnegie will only contribute to revenue and operating profit upon physical completion, anticipated in 2020.

Overall, the Group had total cumulative unbilled sales in its Property Development & Investment division which are expected to deliver RM1,626 million in revenue to be booked over the development lifespan of its projects, approximately 83% of which are residential and 17% commercial.

Leveraging on its land bank, the Group has a sustainable stream of future projects. The Group has interests in 358 acres of urban land, with a total GDV of RM52 billion, as shown in the following table:

Developments	Land Size (Acres)	GDV (RM' Mil)
Transport Oriented Developments	226.01	45,082
Commercial	67.52	770
Residential	48.26	5,522
International	1.00	305
Others	15.63	-
Grand Total	358.42	51,679

The division also earns a relatively stable recurring income stream from its residual investment properties in KL Sentral CBD and Shah Alam and its 27.89% equity interest in MQ REIT.

E. NOTES TO THE INTERIM REPORT (cont'd)

21. PROSPECTS (cont'd)

(ii) Engineering, Construction & Environment

The Construction, Engineering & Environment division continues to actively tender for more contracting projects to replenish its order book. The division currently has open tenders valued at RM2,695 million, and is placing greater emphasis on seeking infrastructure and long-term fee-based management projects. As at 30 September 2018, the external client order book stood at RM5.9 billion. The external client order book is expected to increase further by approximately RM17 billion once the LRT 3 Contract stated in Note 10(a) is finalised, and the Bukit Jalil corporate exercise stated in Note 16(b) is completed. This increase, as well as the division's existing external client order book, will ensure that the division has a steady pipeline of contracts to sustain its business over many years.

As at 30 September 2018, the unbilled order book stood at RM4.8 billion. It is worth noting that approximately RM4.0 billion of these projects are in the early phase of construction. As the pace of construction progress picks up, these projects are anticipated to form the backbone of the division's revenue and operating profit recognition moving forward through the remainder of 2018 and beyond:

Major Construction Projects	Contract Value (RM' MII)
Kwasa Utama C8	3,145
DASH - Package CB2	369
PR1MA Brickfields	335
Kwasa Land - PDP Infra	112
Total	3,961

The Group remains confident that its long-term prospects are positive given the sound strategies put in place to enhance the sustainability of both its Property Development & Investment and Engineering, Construction and Environment divisions. The Group's balance sheet has been significantly strengthened and Net Gearing will be substantially reduced when the Group settles its Bukit Jalil and EDL project loans upon completion of the corporate exercises stated in Note 16(b) and settlement of the compensation resulting from the concession termination agreement with the Government in relation to the EDL, as stated in Note 10(b).

22. VARIANCE ON FORECAST PROFIT/PROFIT GUARANTEE

Not applicable.

E. NOTES TO THE INTERIM REPORT (cont'd)

23. EARNINGS PER SHARE (EPS)

Basic EPS

The basic EPS is calculated by dividing the net profit for the current financial period by the weighted average number of shares in issue during the current financial period.

	3 MONTHS ENDED		9 MONTHS ENDED	
	30.9.2018	30.9.2017 (restated)	30.9.2018	30.9.2017 (restated)
Net profit for the financial period attributable to the owners of the parent (RM'000)	19,792	30,578	74,767	63,263
Weighted average number of ordinary shares in issue ('000)	4,390,773	2,192,559	4,390,417	2,172,249
Basic EPS (sen)	0.45	1.39	1.70	2.91

Diluted Earnings Per Share

The diluted earnings per share arising from the outstanding warrants B was not computed as the market value of the issued ordinary shares of the Company as at 30 September 2018 was lower than the exercise prices of the warrants B.

24. TRADE RECEIVABLES

As at 30 September 2018, the Group's trade receivables of RM83,992,370 (31 December 2017: RM33,109,680) was past due their contracted payment date, but not impaired, as they relate to a number of external parties where there is no expectation of default. The age analysis of these trade receivables is as follows:

RM'000	As at 30.9.2018	As at 31.12.2017
Less than three months	62,863	18,648
Between three to six months	3,164	2,313
Between six to months and one year	8,941	3,540
More than one year	9,024	8,609
	83,992	33,110

The movement of the provision for impairment of trade receivables during the financial period are as follows:

RM'000 As start of the financial period	As at 30.9.2018 7,131	As at 31.12.2017
Provision for impairment of receivables Reversal of impairment	641 (29)	1,082 (1,597)
Written off Disposal of a subsidiary	7,743	(3,349) (477) 7,131

The credit terms of the trade receivables range from 7 to 60 days. (2017: range from 7 to 60 days).

E. NOTES TO THE INTERIM REPORT (cont'd)

25. PRIOR YEAR ADJUSTMENTS

During the financial quarter under review, the Group made prior year adjustments in relation to:

- (1) MFRS 1 'First-time Adoption of MFRS';
- (2) MFRS 9 'Financial Instruments'; and
- (3) MFRS 15 'Revenue from contracts with customers'.

The financial effects arising from the Group's prior year adjustments are as follows:

RM'000	As previously reported	Prior year adjustments	As restated
At 1 January 2017	10,007.000		
Consolidated statement of financial position			
Assets			
Available for sale of financial assets	577	(577)	-
Deferred tax assets	96.588	(340)	96,248
Inventories	57,521	758.664	816,185
Property development costs	759,287	(759,287)	· -
Trade and other receivables	1,334,888	(26)	1,334,862
Financial assets at fair value through profit or loss	2,255	577	2,832
Trigitolal abboto at lan value till bagil promi or 1000			······································
Liabilities			
Retained earnings	344,311	26,852	371,163
Other reserves	65,080	(28,090)	36,990
Non-controlling interests	99,221	52	99,273
Deferred tax liabilities	80,368	197	80,565
At 31 December 2017			
Consolidated statement of financial position			
Assets			
Available for sale of financial assets	577	(577)	
Deferred tax assets	116,603	1,060	117,663
Inventories	154,491	730,608	885,099
Property development costs	696,941	(696,941)	
Trade and other receivables	3,045,275	(24,667)	3,020,608
Financial assets at fair value through profit or loss	1,645	577	2,222
<u>LiabIlities</u>			
Retained earnings	457,849	21,190	479,039
Other reserves	56,819	(28,090)	28,729
Non-controlling interests	104,498	(5)	104,493
Trade and other liabilities	1,279,243	16,964	1,296,207

E. NOTES TO THE INTERIM REPORT (cont'd)

25. PRIOR YEAR ADJUSTMENTS (cont'd)

The financial effects arising from the Group's prior year adjustments are as follows: (cont'd)

RM'000	As previously	Prior year	An enginted
Consolidated statements of comprehensive income	reported	adjustments	As restated
9 months ended 30 September 2017			
Revenue	2,415,490	(40,581)	2,374,909
Expenses	(2,240,149)	40,007	(2,200,142)
Profit from operations	215,531	(574)	214,957
Profit before tax	115,761	(574)	115,187
Income tax expenses	(38,791)	1,840	(36,951)
Profit for the financial period	76,970	1,266	78,236
Total comprehensive income	77,004	1,266	78,270
Profit attributable to equity holders of the Company	61,922	1,341	63,263
Profit attributable to non-controlling interests	15,048	(75)	14,973
Total comprehensive income attributable to equity holders of the Company Total comprehensive income attributable to non-controlling	61,956	1,341	63,297
interests	15,048	(75)	14,973
Basic earnings per share (sen)	2.85	0.06	2.91

E. NOTES TO THE INTERIM REPORT (cont'd)

25. PRIOR YEAR ADJUSTMENTS (cont'd)

The financial effects arising from the Group's prior year adjustments are as follows: (cont'd)

	As previously	Prior year	
RM'000	reported	adjustments	As restated
Consolidated statements of comprehensive income			
3 months ended 30 September 2017			
Revenue	1,134,117	(4,319)	1,129,798
Expenses	(1,056,865)	5,613	(1,051,252)
Profit from operations	85,187	1,294	86,481
Profit before tax	52,317	1,294	53,611
Income tax expenses	(21,813)	1,153	(20,660)
Profit for the financial period	30,504	2,447	32,951
Total comprehensive income	30,446	2,447	32,893
Profit attributable to equity holders of the Company	28,089	2,489	30,578
Profit attributable to non-controlling interests	2,415	(42)	2,373
Total comprehensive income attributable to equity holders of the Company Total comprehensive income attributable to non-controlling	28,031	2,489	30,520
interests	2,415	(42)	2,373
Basic earnings per share (sen)	1.28	0.11	1.39

Certain comparative figures in the notes to the interim report above have been adjusted or extended to conform with changes in presentation and to comply with the additional disclosures requirements of the MFRS that are applicable for the financial period ended 30 September 2018.

Kuala Lumpur 22 November 2018 By Order of the Board

Mohd Noor Rahim Yahaya Company Secretary