



TAMBUN INDAH LAND BERHAD

(Company No: 810446-U)

(Incorporated in Malaysia)

Interim Financial Report
For The Second Quarter Ended 30 June 2019 (Unaudited)

	Page No.
Condensed Consolidated Statement of Financial Position	1
Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income	2
Condensed Consolidated Statement of Changes In Equity	3
Condensed Consolidated Statement of Cash Flows	4
Notes to the Interim Financial Report	5 - 12

UNAUDITED INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2019
Condensed Consolidated Statement of Financial Position

		Unaudited As at 30 June 2019 RM'000	Audited As at 31 December 2018 RM'000
	Note		
ASSETS			
Non-Current Assets			
Property, plant and equipment		3,526	3,418
Investment properties		117,545	115,852
Inventories	B14	145,870	145,997
Investment in an associate company		339	562
Investment in a joint venture		27,106	26,880
Deferred tax assets		15,823	15,571
		<u>310,209</u>	<u>308,280</u>
Current Assets			
Inventories	B14	157,046	170,283
Trade and other receivables		64,911	64,324
Contract assets		7,847	14,209
Current tax assets		3,452	3,836
Short term funds		16,807	30,756
Cash and bank balances		163,868	144,649
		<u>413,931</u>	<u>428,057</u>
TOTAL ASSETS		<u>724,140</u>	<u>736,337</u>
EQUITY AND LIABILITIES			
Equity attributable to owners of the parent:			
Share capital		287,634	287,580
Option reserve		956	890
Retained profits		328,548	319,369
		<u>617,138</u>	<u>607,839</u>
Non-controlling interests		1,353	1,317
Total Equity		<u>618,491</u>	<u>609,156</u>
Non-Current Liabilities			
Long-term bank borrowings		32,459	37,393
Deferred tax liability		404	106
		<u>32,863</u>	<u>37,499</u>
Current Liabilities			
Trade and other payables		35,957	28,665
Contract liabilities		2,352	-
Short-term bank borrowings		29,734	58,427
Current tax liabilities		4,743	2,590
		<u>72,786</u>	<u>89,682</u>
TOTAL LIABILITIES		<u>105,649</u>	<u>127,181</u>
TOTAL EQUITY AND LIABILITIES		<u>724,140</u>	<u>736,337</u>
Net assets per share attributable to ordinary equity holders of the company (RM) (Note b)		<u>1.42</u>	<u>1.40</u>

Notes:

a The condensed Consolidated Statement of Financial Position should be read in conjunction with Tambun Indah Land Berhad's ("Tambun Indah" or "the Company") audited financial statements for the financial year ended 31 December 2018 and the accompanying explanatory notes attached to this interim financial report.

b Based on 433,452,617 (2018: 433,378,517) ordinary shares issued in Tambun Indah ("Shares").

UNAUDITED INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2019
Condensed Consolidated Statements of Profit or Loss and Other Comprehensive Income

	Note	Individual Quarter		Cumulative Quarter	
		3 months ended		6 months ended	
		30-Jun-2019	30-Jun-2018	30-Jun-2019	30-Jun-2018
		RM'000	RM'000	RM'000	RM'000
Revenue		40,092	48,139	75,414	88,218
Cost of sales		(19,950)	(21,112)	(36,939)	(39,470)
Gross profit		20,142	27,027	38,475	48,748
Other income	B15	946	860	1,774	1,642
Sales and marketing expenses		(1,466)	(1,397)	(3,049)	(2,282)
Administrative expenses	B16	(4,052)	(3,711)	(7,777)	(7,817)
Profit from operations		15,570	22,779	29,423	40,291
Finance costs		(507)	(676)	(1,084)	(1,355)
Share of profit of an associate		-	(2)	2	7
Share of profit of a joint venture		139	135	226	225
Profit before tax		15,202	22,236	28,567	39,168
Income tax expense		(3,597)	(7,140)	(6,812)	(12,712)
Profit for the period		11,605	15,096	21,755	26,456
Total other comprehensive income, net of tax		-	-	-	-
Total comprehensive income for the period		11,605	15,096	21,755	26,456
Profit attributable to :					
Equity holders of the Company		11,602	15,075	21,749	26,431
Non-controlling interests		3	21	6	25
		11,605	15,096	21,755	26,456
Total comprehensive income attributable to :					
Equity holders of the Company		11,602	15,075	21,749	26,431
Non-controlling interests		3	21	6	25
		11,605	15,096	21,755	26,456
Earnings per share attributable to the equity holders of the Company					
Basic (sen)	B11	2.68	3.48	5.02	6.10
Diluted (sen)	B11	2.68	3.48	5.02	6.10

Note :

The Condensed Consolidated Statements of Profit or Loss and Other Comprehensive Income should be read in conjunction with the Company's audited financial statements for the financial year ended 31 December 2018 and the accompanying explanatory notes attached to this interim financial report.

UNAUDITED INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2019
Condensed Consolidated Statement of Changes In Equity

	Attributable to Equity Holders of the Company					Total Equity RM'000
	Non-distributable		Distributable		Non- controlling Interests RM'000	
	Share Capital RM'000	Option Reserve RM'000	Retained Profits RM'000	Total RM'000		
At 1 January 2019	287,580	890	319,369	607,839	1,317	609,156
Profit for the year	-	-	21,749	21,749	6	21,755
Total comprehensive income	-	-	21,749	21,749	6	21,755
Transactions with owners						
Issuance of ordinary shares - exercise of Employee shares option scheme ("ESOS")	54	(6)	-	48	-	48
Incorporation of a subsidiary	-	-	-	-	30	30
Options granted under ESOS	-	72	-	72	-	72
Dividends	-	-	(12,570)	(12,570)	-	(12,570)
Total transactions with owners	54	66	(12,570)	(12,450)	30	(12,420)
At 30 June 2019	287,634	956	328,548	617,138	1,353	618,491
At 1 January 2018	287,521	957	292,921	581,399	1,880	583,279
Profit for the year	-	-	55,404	55,404	37	55,441
Total comprehensive income	-	-	55,404	55,404	37	55,441
Transactions with owners						
Issuance of ordinary shares - exercise of Employee shares option scheme ("ESOS")	59	(7)	-	52	-	52
Transfer of option reserve to retained earning upon lapse of ESOS	-	(78)	78	-	-	-
Options granted under ESOS	-	18	-	18	-	18
Dividends	-	-	(29,034)	(29,034)	(600)	(29,634)
Total transactions with owners	59	(67)	(28,956)	(28,964)	(600)	(29,564)
At 31 December 2018	287,580	890	319,369	607,839	1,317	609,156

Note :

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Company audited financial statements for the financial year ended 31 December 2018 and the accompanying explanatory notes attached to this interim financial report.

UNAUDITED INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2019
Condensed Consolidated Statement of Cash Flows

	6 months ended 30-Jun-2019 RM'000	6 months ended 30-Jun-2018 RM'000
Cash Flows from Operating Activities		
Profit before taxation	28,567	39,168
Adjustments for:-		
Non-cash items	339	269
Non-operating items	(890)	(471)
Operating profit before changes in working capital	28,016	38,966
Net changes in land held for development	127	1,221
Net changes in current assets	20,874	41,872
Net changes in current liabilities	5,742	(13,170)
Net cash from operations	54,759	68,889
Interest received	1,746	1,594
Tax paid	(4,229)	(7,791)
Net cash from operating activities	52,276	62,692
Cash Flows from Investing Activities		
Purchase of property, plant and equipment	(380)	-
Addition in investment properties	(3,555)	(306)
Changes of deposits pledged with licensed banks	2,294	(1,245)
Proceeds from disposal of property, plant and equipment	5	-
Incorporation of a subsidiary, net of cash and cash equivalents acquired	30	-
Dividend income from associate company	225	-
Net cash used in investing activities	(1,381)	(1,551)
Cash Flows from Financing Activities		
Dividends paid	(8,668)	(12,999)
Drawdown of revolving credit	6,300	-
Proceeds from issuance of shares pursuant to options exercised under the ESOS	48	-
Repayment of bank borrowings	(39,927)	(22,391)
Interest paid	(1,084)	(1,355)
Net cash used in financing activities	(43,331)	(36,745)
Net changes in cash and cash equivalents	7,564	24,396
Cash and cash equivalents at 1 January 2019/2018	172,679	101,721
Cash and cash equivalents at 30 June 2019/2018	180,243	126,117
Cash and cash equivalents included in the cash flows comprise of:-		
Short term funds placed with financial institutions	16,807	42,693
Cash and bank balances	156,013	75,734
Deposits placed with licensed banks	7,855	12,498
	180,675	130,925
Less: Deposits pledged with licensed banks	(432)	(4,808)
	180,243	126,117

Note :

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Company audited financial statements for the financial year ended 31 December 2018 and the accompanying explanatory notes attached to this interim financial report.

INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2019

A. Explanatory Notes pursuant to Malaysian Financial Reporting Standards ("MFRS") 134, Interim Financial Reporting

A1. Basis of Preparation

The interim financial statements are unaudited and have been prepared in accordance with the requirements of MFRS 134: Interim Financial Reporting and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa").

The interim financial statements should be read in conjunction with the audited financial statements for the year ended 31 December 2018. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the year ended 31 December 2018.

A2. Changes in Accounting Policies

The accounting policies and methods of computation adopted by Tambun Indah and its subsidiary companies ("Group") for the interim financial statements are consistent with those adopted for the audited financial statements for the financial year ended 31 December 2018 except for the mandatory adoption of the following new and revised MFRSs and Issues Committee Interpretations ("IC Interpretations") effective for the financial period beginning on 1 January 2019:

MFRSs, amendments to MFRSs and IC Interpretations

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

The Group has adopted the new and revised MFRSs and IC Interpretations that are relevant and effective for accounting periods beginning on or after 1 January, 2019. The adoption of these new and revised MFRSs and IC Interpretations have not resulted in any material impact on the financial statements of the Group as mentioned below:

MFRS 16, Leases

On the adoption of MFRS 16, Group has assessed the estimated impact that the initial application of MFRS 16. Based on the preliminary assessment, the Group does not expect the application of MFRS 16 to have a significant financial impact on its consolidated financial statements. MFRS 16 replaces the guidance in MFRS 117, Leases, IC Interpretation 4, Determining whether an Arrangement contains a Lease, IC Interpretation 115, Operating Leases - Incentives and IC Interpretation 127, Evaluating the Substance of Transactions Involving the Legal Form of a Lease.

MFRS 16 introduces a single, on-balance sheet lease accounting model for lessees. A lessee recognises a right-of-use asset representing its right to use the underlying asset and a lease liability representing its obligations to make lease payments. There are recognition exemptions for short-term leases and leases of low-value items. Lessor accounting remains similar to the current standard which continues to be classified as finance or operating lease.

The following are accounting standards, amendments and interpretations that have been issued by the Malaysian Accounting Standard Board ("MASB") but have not been early adopted by the Group:

Title	Effective Date
Amendments to References to the Conceptual Framework in MFRS Standards	1 January 2020
Amendments to MFRS 3 Definition of a Business	1 January 2020
Amendments to MFRS 101 and MFRS 108 Definition of Material	1 January 2020
MFRS 17 Insurance Contracts	1 January 2021
Amendments to MFRS 10 and MFRS 128 Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred

INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2019

A3. Explanatory Comments about Seasonality or Cyclicity of Interim Operations

The business operations of the Group during the financial quarter under review had not been materially affected by any seasonal or cyclical factors.

A4. Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flows

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the current financial quarter-to-date.

A5. Changes in Estimates

There were no changes in estimates that have had a material effect in the current financial quarter-to-date results.

A6. Debt and Equity Securities

For the financial period under review, there were no issues, cancellation, repurchase, resale or repayment of debt and/or equity securities, share buybacks, share cancellations, shares held as treasury shares and resale of treasury shares, save for the disclosure below.

(a) Issuance of 74,100 new ordinary shares pursuant to exercise of ESOS at the following option prices:

Exercise price	(RM)	0.50	0.71
No. of shares issued	('000)	20	54

The total cash proceeds arising from the exercise of ESOS during the current financial period to-date amounted to RM48,411.

A7. Dividend Paid

On 19 February 2019, the Company paid interim single tier dividend of 2.0 sen per ordinary share each amounting to RM8,667,570 in respect of the financial year ended 31 December 2018.

A8. Operating Segment

The segmental analysis for the financial period ended 30 June 2019 is as follows:

	Property development and property management RM'000	Investment holdings RM'000	Other operations RM'000	Adjustments and eliminations RM'000	Total RM'000
Revenue					
Revenue from external customers	72,940	2,474	-	-	75,414
Inter-segment revenues	(981)	12,440	-	(11,459)	-
	<u>71,959</u>	<u>14,914</u>	<u>-</u>	<u>(11,459)</u>	<u>75,414</u>
Results					
Profit from operations	23,992	14,816	27	(9,890)	28,945
Unallocated amount: - corporate expenses					(378)
Profit before tax					<u>28,567</u>
Tax expense					<u>(6,812)</u>
Profit for the period					<u>21,755</u>

A9. Subsequent Events

Save as disclosed in Note B7, there were no material events subsequent to the financial period ended 30 June 2019 until 15 August 2019 (the latest practicable date which is not earlier than 7 days from the date of issue of this interim financial report), that had not been reflected in the financial statements for the current quarter under review.

INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2019

A10. Changes in the Composition of the Group

There was no change in the composition of the Group for the current quarter and financial year to-date except for the incorporation of a 70% owned subsidiary known as Mustiara Sdn Bhd ("Mustiara") on 24 January 2019.

Mustiara is a company incorporated in Malaysia under the Companies Act, 2016 with an issued and paid-up capital of RM100,000 for the purpose of undertaking the principal business activity as a property developer.

The Company holds 70% equity interest in Mustiara.

A11. Changes in contingent liabilities or contingent assets

There were no material changes in contingent liabilities or contingent assets since the end of the last annual reporting period.

A12. Capital Commitments

The amount of capital commitments not provided for in the financial period ended 30 June 2019 was as follows:

	RM'000
Contractual commitments for purchase of lands	<u>117,900</u>

A13. Significant Related Party Transactions

Related parties are those defined under MFRS 124: Related Party Disclosures.

Transactions with directors of the Company and subsidiary companies, members of their family and companies, firms and trust bodies in which they have interests:

	6 months ended 30-June-2019 RM'000
Rental paid to companies in which a Director has interest	74
Consultant fee charged to an associate company	<u>1</u>

B. Explanatory Notes in Compliance with Listing Requirements of the Bursa Malaysia

B1. Review of Performance

Quarter on Quarter review

The quarter on quarter movements in the segment revenues were as follows:

	Current	Preceding Year	Variances	
	30-Jun-2019 RM'000	30-Jun-2018 RM'000 (Restated)	%	RM'000
Revenue				
Property development and property management	38,857	46,892	-17.1%	(8,035)
Investment holdings	1,235	1,247	-1.0%	(12)
	40,092	48,139	-16.7%	(8,047)
Profit before tax	15,202	22,236	-31.6%	(7,034)

The current quarter's revenue and profit before tax of RM40.09 million and RM15.20 million represented a 16.7% decrease in revenue and 31.6% decrease in profit before tax over the same quarter of the preceding year.

Property development & property management

Property development projects were on track and progressed as scheduled. Revenue was mainly contributed by residential property developments in Pearl City, Simpang Ampat which accounted for approximately 86% of the total revenue in the segment for the current quarter in review.

The lower revenue in the current quarter as compared to the same quarter of the preceding year was mainly due to fewer on-going projects, with the Group adopting a cautious approach for new property launches given the overall market condition.

The lower profit before tax for the current quarter as compared to the preceding year quarter was due to the lower revenue recorded and an unfavourable product mix consisting of a higher proportion of affordable properties.

The Group recorded new property sales of RM37 million in the current quarter (same quarter of preceding year 2018: RM31 million).

Investment holdings

The revenue was mainly derived from rental received from completed investment properties.

B2. Comparison of results against immediate preceding quarter

	Current	Preceding	Variances	
	30-Jun-2019 RM'000	31-Mar-2019 RM'000	%	RM'000
Revenue	40,092	35,322	13.5%	4,770
Profit before tax	15,202	13,365	13.7%	1,837

Compared to the immediate preceding quarter, revenue and profit before tax were increased by 13.5% and 13.7% respectively. The increase in revenue was due to better sales recorded in the current quarter and higher work progress from on-going projects. The increased profit before tax was mainly attributed by the increase in

B3. Prospects for the current financial year

As at 30 June 2019, the Group achieved an average take-up rate of 60.3% for its ongoing projects, with a total Gross Development Value of approximately RM179 million; and unbilled sales of approximately RM18 million. These should contribute positively to the Group's earnings for the remaining quarters in the current financial year and the following financial year.

The outlook for the property industry continues to be challenging and the Group will remain cautious. Based on the foregoing, the Group expects to achieve a moderate performance in the current financial year.

B4. Variance of Actual Profit from Forecast Profit or Profit Guarantee

Not applicable as no profit forecast or profit guarantee was issued.

B5. Statement by Board of Directors

The Group did not issue any profit forecast or projection in a public document in the current quarter or financial year-to-date.

INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2019

B6. Income Tax

Income tax comprised:

	Individual Quarter		Cumulative Quarter	
	Current Year	Preceding Year	Current Year-	Preceding Year
	Quarter	Corresponding	To-Date	Corresponding
	30-Jun-2019	30-Jun-2018	30-Jun-2019	30-Jun-2018
	RM'000	RM'000	RM'000	RM'000
Current income tax	1,803	5,349	6,877	7,791
Underprovision of taxation in respect of prior year	34	2,200	34	2,200
Deferred taxation	1,760	(400)	(99)	2,231
(Over)/Under provision of deferred tax assets in respect of prior year	-	(9)	-	490
	<u>3,597</u>	<u>7,140</u>	<u>6,812</u>	<u>12,712</u>

The Group's effective tax rate for the financial year-to-date under review was slightly lower compared to the statutory taxation rate mainly due to certain investment income which was not subject to income tax.

B7. Status of Corporate Proposals

1) Proposed Land Acquisition

Mustiara, a 70% owned subsidiary of the Company, had on 9 April 2019, acknowledged a letter of acceptance of offer dated 27 March 2019 from TPPT Sdn Bhd ("TPPT"), in relation to the proposed acquisition by Mustiara from TPPT of 27 parcels of freehold land measuring in aggregate approximately 209.54 acres identified as lot nos. 1058, 1060, 1066, 1295, 1309, 1373, 1375, 1376, 1378, 1442 and 3407 to 3423, Mukim 15, District of Seberang Perai Selatan, Pulau Pinang ("Land") for a total purchase consideration of RM131.0 million ("Purchase Consideration") to be satisfied entirely by cash ("Proposed Land Acquisition"). The Proposed Land Acquisition would be funded by bank borrowings and/or additional financial assistance from the shareholders of Mustiara.

The Land is located adjoining to the southern side of township currently developed by the Group, known as Bandar Tasek Mutiara (marketed as Pearl City) in the locality of Simpang Ampat, Seberang Perai Selatan, Pulau Pinang.

On 25 April 2019, Mustiara had entered into a conditional sale and purchase agreement ("SPA") with TPPT for the Proposed Land Acquisition. On 2nd August 2019, the SPA had become unconditional. On 7 August 2019, the Land Acquisition had been completed in accordance with the terms of the SPA.

2) Proposed Provision of Financial Assistance

On 9 April 2019, the Company had announced that in conjunction with the Proposed Land Acquisition, it anticipated the provision of financial assistance of up to RM3.45 million to Mustiara in the form of shareholders' advances ("Initial Shareholder's Advances"), when necessary, to fund the acceptance deposit for the Land and other costs related to the Land.

On 25 April 2019, the Company entered into a shareholders' agreement ("Shareholders' Agreement") with Encik Taufiq Ahmad @ Ahmad Mustapha Bin Ghazali ("Encik Taufiq") and Mustiara to regulate the affairs of Mustiara and the relationship between them as shareholders.

In conjunction with the Proposed Land Acquisition, the Company proposed to extend provision of financial assistance of up to a total of RM150.0 million (including the Initial Shareholder's Advances) to Mustiara to fund the Purchase Consideration and other costs related to the Land ("Proposed Provision of Financial Assistance"). The Proposed Provision of Financial Assistance of up to a total of RM150.0 million by Tambun Indah to Mustiara shall be in the form of Shareholder's Advances and/or corporate guarantees for banking facilities to be obtained by Mustiara, subject to the terms and conditions of the Shareholders' Agreement. On 25 April 2019, the Group had advanced a total sum of approximately RM13.11 million to Mustiara.

The Proposed Provision of Financial Assistance is deemed a related party transaction pursuant to Paragraphs 8.23(2)(b) and 10.08(2) of the Main Market Listing Requirements as Encik Taufiq was previously a Non-Independent Non-Executive Director of the Company. Encik Taufiq was appointed to the Board on 15 April 2011 as an Independent Non-Executive Director. On 25 January 2019, he was redesignated as a Non-Independent Non-Executive Director of the Company up to his resignation on 9 April 2019. Currently, Encik Taufiq holds 30% equity interest in Mustiara and is also a director of Mustiara. As such, the Company is required to obtain the approval of its shareholders for the Proposed Provision of Financial Assistance.

On 27 June 2019, the Company had obtained the shareholders' approval for the Proposed Provision of Financial Assistance at the Extraordinary General Meeting. Details of the Proposed Provision of Financial Assistance as at 30 June 2019 were as disclosed in Note B13.

B8. Borrowings and Debt Securities

Details of the Group's borrowings as at 30 June 2019 were as follows:

	Secured RM'000
<i>Long term borrowing:</i>	
Term loans	<u>32,459</u>
<i>Short term borrowing:</i>	
Revolving credit	6,300
Term loans	<u>23,434</u>
	<u>29,734</u>
Total	<u><u>62,193</u></u>

The Group had no foreign currency borrowings.

INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2019

B9. Material Litigation

The Group is not engaged in any material litigation as at the date of this report.

B10. Dividend

Details of the final tax exempt dividend approved at the Annual General Meeting held on 27 June 2019 are as follows:

(i) Final tax exempt Dividend for the financial year	31 December 2018
(ii) Amount per share (single tier)	2.9 sen
(iii) Previous corresponding period	4.7 sen
(iv) Approved and declared on	27 June 2019
(v) Record of Depositors as at	23 August 2019
(vi) Date of payment	19 September 2019

B11. Earnings Per Share

(a) Basic Earnings Per Share

The basic earnings per share for the current financial quarter and current financial year-to-date had been calculated by dividing the Group's profit for the period attributable to equity holders of the Company by the weighted average number of shares in issue.

	Current Quarter 30-Jun-2019	Preceding Year Corresponding Quarter 30-Jun-2018	Current Year- To-Date 30-Jun-2019	Preceding Year Corresponding Period 30-Jun-2018
Profit for the period attributable to equity holders of the Company (RM'000)	11,602	15,075	21,749	26,431
Weighted average number of ordinary shares in issue ('000)	433,445	433,303	433,414	433,303
Basic Earnings Per Share (sen)	2.68	3.48	5.02	6.10

The weighted average number of ordinary shares used in the denominator in calculating basic earnings per share was determined as follows:

	Current Quarter 30-Jun-2019 '000	Preceding Year Corresponding Quarter 30-Jun-2018 '000	Current Year- To-Date 30-Jun-2019 '000	Preceding Year Corresponding Period 30-Jun-2018 '000
Number of ordinary shares at beginning of the period/year	433,379	433,303	433,379	433,303
Effect of shares issued pursuant to:				
- exercise of ESOS	66	-	35	-
Weighted average number of ordinary shares	433,445	433,303	433,414	433,303

(b) Diluted Earnings per share

The diluted earnings per share had been calculated by dividing the Group's profit for the period attributable to the equity holders of the Company by the weighted average number of shares that would have been in issue upon full exercise of the remaining options under the ESOS granted, adjusted for the number of such shares that would have been issued at fair value, calculated as follows:

	Current Quarter 30-Jun-2019	Preceding Year Corresponding Quarter 30-Jun-2018	Current Year- To-Date 30-Jun-2019	Preceding Year Corresponding Period 30-Jun-2018
Profit for the period attributable to equity holders of the Company (RM'000)	11,602	15,075	21,749	26,431
Weighted average number of ordinary shares ('000)	433,513	433,315	433,461	433,314
Diluted Earnings Per Share (sen)	2.68	3.48	5.02	6.10

The weighted average number of ordinary shares used in the denominator in calculating diluted earnings per share was determined as follows:

	Current Quarter 30-Jun-2019 '000	Preceding Year Corresponding Quarter 30-Jun-2018 '000	Current Year- To-Date 30-Jun-2019 '000	Preceding Year Corresponding Period 30-Jun-2018 '000
Weighted average number of ordinary shares	433,445	433,303	433,414	433,303
Effect of potential exercise of ESOS	68	12	47	11
Weighted average number of ordinary shares	433,513	433,315	433,461	433,314

INTERIM FINANCIAL REPORT FOR THE SECOND QUARTER ENDED 30 JUNE 2019
B12. Auditors' Report on Preceding Annual Financial Statements

There was no qualification to the audited financial statements of the Company and its subsidiary companies for the financial year ended 31 December 2018.

B13. Provision of Financial Assistance

On 27 June 2019, the Company had obtained the shareholders' approval for the Proposed Provision of Financial Assistance of up to a total of RM150 million to a 70% owned subsidiary, Mustiara Sdn Bhd at the Extraordinary General Meeting.

Purpose	Proposed utilisation	Actual utilisation as at 30 June 2019	Balance unutilised as at 30 June 2019	
	RM'000	RM'000	RM'000	%
Balance purchase consideration of Proposed Land Acquisition	40,000	13,100	26,900	67.3%
Corporate guarantees for banking facilities to be obtained by Mustiara Sdn Bhd	91,000	-	91,000	0.0%
Other costs related to the land:				
- professional fees (including disbursements) and authorities fees	6,000	3	5,997	100.0%
- stamp duty and title transfer fees	6,000	-	6,000	100.0%
- financing costs (in relation to banking facilities)	4,500	-	4,500	100.0%
- other relevant expenses	2,500	117	2,383	95.3%
Total	150,000	13,220	136,780	

B14. Inventories

	Unaudited As at 30 June 2019 RM'000	Audited As at 31 December 2018 RM'000
Non-Current Assets		
Land held for property development	145,870	145,997
Current Assets		
Property development costs	118,402	143,150
Completed properties held for sales	38,644	27,133
	157,046	170,283
Total	302,916	316,280

B15. Other income

	Current quarter 30-Jun-2019 RM'000	Financial year to-date 30-Jun-2019 RM'000
Interest income	929	1,746
Miscellaneous income	17	28
	946	1,774

The Group did not receive any other income including investment income for the financial period ended 30 June 2019.

B16. Additional disclosures pursuant to para 16, Part A, Appendix 9B of Bursa Malaysia Securities Berhad Listing Requirements

	Current quarter 30-Jun-2019 RM'000	Financial year to-date 30-Jun-2019 RM'000
Depreciation	144	272

Save as disclosed above, there were no provision for and written off of receivables and inventories, gain or loss on disposal of quoted or unquoted investments or properties, impairment of assets, foreign exchange gain or loss and gain or loss on derivatives for the financial period ended 30 June 2019.

B17. Authority for Issue

The interim financial statements were authorised for issue by the Board of Directors of Tambun Indah in accordance with a resolution of the Directors on 22 August 2019.

By order of the Board of Directors
Lee Peng Loon
Company Secretary
22 Aug 2019