



**TAMBUN INDAH LAND BERHAD**  
(Registration No: 200801009158 (810446-U))  
(Incorporated in Malaysia)

Interim Financial Report  
For The First Quarter Ended 31 March 2021 (Unaudited)

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**UNAUDITED INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2021**  
**Condensed Consolidated Statement of Financial Position**

		Unaudited As at 31 March 2021 RM'000	(Restated)* As at 31 December 2020 RM'000	(Restated)* As at 1 January 2020 RM'000
	Note			
<b>ASSETS</b>				
<b>Non-Current Assets</b>				
Property, plant and equipment		3,578	3,632	3,347
Right-of-use assets		447	482	623
Investment properties		125,716	125,845	125,574
Inventories	B13	277,445	283,298	284,145
Investment in an associate company		341	341	340
Investment in a joint venture		28,067	28,065	27,815
Deferred tax assets		8,482	8,905	12,760
		<u>444,076</u>	<u>450,568</u>	<u>454,604</u>
<b>Current Assets</b>				
Inventories	B13	158,306	154,531	154,494
Trade and other receivables		23,290	29,764	35,820
Contract assets		59,848	56,615	24,522
Current tax assets		2,265	2,369	2,537
Short term funds		41,638	40,307	62,058
Cash and bank balances		71,868	57,268	96,075
		<u>357,215</u>	<u>340,854</u>	<u>375,506</u>
<b>TOTAL ASSETS</b>		<u>801,291</u>	<u>791,422</u>	<u>830,110</u>
<b>EQUITY AND LIABILITIES</b>				
<b>Equity attributable to owners of the parent:</b>				
Share capital		288,268	288,189	287,637
Option reserve		1,211	1,216	999
Retained earnings		374,408	364,272	351,339
		<u>663,887</u>	<u>653,677</u>	<u>639,975</u>
Non-controlling interests		(2,006)	(1,799)	488
<b>Total Equity</b>		<u>661,881</u>	<u>651,878</u>	<u>640,463</u>
<b>Non-Current Liabilities</b>				
Long-term bank borrowings		98,827	103,346	118,474
Lease liabilities		275	299	408
Deferred tax liability		804	625	532
		<u>99,906</u>	<u>104,270</u>	<u>119,414</u>
<b>Current Liabilities</b>				
Trade and other payables		19,975	21,972	27,838
Short-term bank borrowings		17,466	13,114	41,499
Lease liabilities		104	110	111
Current tax liabilities		1,959	78	785
		<u>39,504</u>	<u>35,274</u>	<u>70,233</u>
<b>TOTAL LIABILITIES</b>		<u>139,410</u>	<u>139,544</u>	<u>189,647</u>
<b>TOTAL EQUITY AND LIABILITIES</b>		<u>801,291</u>	<u>791,422</u>	<u>830,110</u>
<b>Net assets per share attributable to ordinary equity holders of the company (RM) (Note b)</b>		<u>1.53</u>	<u>1.50</u>	<u>1.48</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 2020 and the accompanying explanatory notes attached to this interim financial report.

b Based on 434,642,017 (2020: 434,492,017) ordinary shares issued in Tambun Indah ("Shares").

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2021**  
**Condensed Consolidated Statements of Profit or Loss and Other Comprehensive Income**

	Note	Individual Quarter 3 months ended		Cumulative Quarter 3 months ended	
		31-Mar-2021 RM'000	31-Mar-2020 RM'000 (Restated)	31-Mar-2021 RM'000	31-Mar-2020 RM'000 (Restated)
Revenue		47,482	14,100	47,482	14,100
Cost of sales		(28,536)	(8,738)	(28,536)	(8,738)
<b>Gross profit</b>		<b>18,946</b>	<b>5,362</b>	<b>18,946</b>	<b>5,362</b>
Other income	B14	385	897	385	897
Sales and marketing expenses		(1,138)	(1,100)	(1,138)	(1,100)
Administrative expenses	B15	(3,435)	(2,976)	(3,435)	(2,976)
Profit from operations		14,758	2,183	14,758	2,183
Finance costs		(898)	(1,420)	(898)	(1,420)
Share of profit of an associate		-	1	-	1
Share of profit of a joint venture		2	112	2	112
Profit before tax		13,862	876	13,862	876
Income tax expense		(3,933)	(664)	(3,933)	(664)
<b>Profit for the period</b>		<b>9,929</b>	<b>212</b>	<b>9,929</b>	<b>212</b>
<b>Total other comprehensive income, net of tax</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total comprehensive income for the period</b>		<b>9,929</b>	<b>212</b>	<b>9,929</b>	<b>212</b>
<b>Profit attributable to :</b>					
Owners of the parent		10,136	674	10,136	674
Non-controlling interests		(207)	(462)	(207)	(462)
		<b>9,929</b>	<b>212</b>	<b>9,929</b>	<b>212</b>
<b>Total comprehensive income attributable to :</b>					
Owners of the parent		10,136	674	10,136	674
Non-controlling interests		(207)	(462)	(207)	(462)
		<b>9,929</b>	<b>212</b>	<b>9,929</b>	<b>212</b>
<b>Earnings per share attributable to owners of the parent</b>					
Basic (sen)	B11	2.33	0.16	2.33	0.16
Diluted (sen)	B11	2.33	0.16	2.33	0.16

*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 2020 and the accompanying explanatory notes attached to this interim financial report.*

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2021**  
**Condensed Consolidated Statement of Changes In Equity**

	Attributable to Owners of the Parent					Non-controlling Interests RM'000	Total Equity RM'000
	Non-distributable		Distributable		Total RM'000		
	Share Capital RM'000	Option Reserve RM'000	Retained earnings RM'000	Total RM'000			
<b>At 1 January 2021</b>	288,189	1,216	364,272	653,677	(1,799)	651,878	
Profit for the year	-	-	10,136	10,136	(207)	9,929	
Total comprehensive income	-	-	10,136	10,136	(207)	9,929	
<b>Transactions with owners</b>							
Issuance of ordinary shares - exercise of Employee shares option scheme ("ESOS")	79	(8)	-	71	-	71	
Options granted under ESOS	-	3	-	3	-	3	
Total transactions with owners	79	(5)	-	74	-	74	
<b>At 31 March 2021</b>	288,268	1,211	374,408	663,887	(2,006)	661,881	
<b>At 1 January 2020</b>	287,637	999	351,132	639,768	488	640,256	
Effect of adopting MFRSs	-	-	207	207	-	207	
<b>At 1 January 2020 (As restated)</b>	287,637	999	351,339	639,975	488	640,463	
Profit for the year	-	-	25,509	25,509	(1,337)	24,172	
Total comprehensive income	-	-	25,509	25,509	(1,337)	24,172	
<b>Transactions with owners</b>							
Issuance of ordinary shares - exercise of Employee shares option scheme ("ESOS")	552	(58)	-	494	-	494	
Transfer of option reserve to retained earning upon lapse of ESOS	-	(20)	20	-	-	-	
Options granted under ESOS	-	295	-	295	-	295	
Capital Reduction	-	-	-	-	(200)	(200)	
Dividends	-	-	(12,596)	(12,596)	(750)	(13,346)	
Total transactions with owners	552	217	(12,576)	(11,807)	(950)	(12,757)	
<b>At 31 December 2020</b>	288,189	1,216	364,272	653,677	(1,799)	651,878	

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 2020 and the accompanying explanatory notes attached to this interim financial report.

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2021**  
**Condensed Consolidated Statement of Cash Flows**

	<b>3 months ended 31-Mar-2021 RM'000</b>	<b>3 months ended 31-Mar-2020 RM'000</b>
<b>Cash Flows from Operating Activities</b>		
Profit before taxation	13,862	876
Adjustments for:-		
Non-cash items	138	238
Non-operating items	556	436
Operating profit before changes in working capital	14,556	1,550
Net changes in inventories	2,078	(7,121)
Net changes in trade and other receivables	6,474	8,993
Net changes in contract assets	(3,233)	2,932
Net changes in trade and other payables	(1,997)	(793)
Net cash from operations	17,878	5,561
Interest received	340	845
Tax paid	(1,346)	(2,103)
<b>Net cash from operating activities</b>	<b>16,872</b>	<b>4,303</b>
<b>Cash Flows from Investing Activities</b>		
Purchase of property, plant and equipment	(46)	(40)
Addition in investment properties	(156)	(416)
Changes of deposits pledged with licensed banks	(10)	(18)
Proceeds from disposal of property, plant and equipment	-	1
Proceeds from disposal of investment properties	285	-
<b>Net cash from/(used in) investing activities</b>	<b>73</b>	<b>(473)</b>
<b>Cash Flows from Financing Activities</b>		
Dividends paid	-	(4,335)
Dividends paid to non-controlling interests of subsidiary companies	-	(750)
Drawdown of revolving credit	2	-
Proceeds from issuance of shares pursuant to options exercised under the ESOS	71	-
Repayment of bank borrowings	(169)	(37,075)
Repayment of lease liabilities	(30)	(28)
Interest paid	(898)	(1,394)
<b>Net cash used in financing activities</b>	<b>(1,024)</b>	<b>(43,582)</b>
Net changes in cash and cash equivalents	15,921	(39,752)
Cash and cash equivalents at 1 January 2021/2020	94,854	155,467
<b>Cash and cash equivalents at 31 March 2021/2020</b>	<b>110,775</b>	<b>115,715</b>
<b>Cash and cash equivalents included in the cash flows comprise of:-</b>		
Short term funds placed with financial institutions	41,638	57,518
Cash and bank balances	59,760	49,983
Deposits placed with licensed banks	12,108	10,898
	113,506	118,399
Less: Deposits pledged with licensed banks	(2,731)	(2,684)
	110,775	115,715

**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 2020 and the accompanying explanatory notes attached to this interim financial report.

## INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2021

### 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 2020. 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 2020.

#### 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 2020 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 2021:

##### MFRSs, amendments to MFRSs and IC Interpretations

Amendments to MFRS 16	Covid-19-Related Rent Concessions
Amendments to MFRS 9, MFRS 139, MFRS 17, MFRS 4 and MFRS 16	Interest Rate Benchmark Reform - Phase 2

##### IFRIC Agenda Decision - Over time transfer of constructed good (IAS 23)

The IFRS Interpretations Committee ('IFRIC') received a submission about the capitalisation of borrowing costs in relation to the construction of a residential multi-unit real estate development.

Based on the fact pattern described in the submission, the request asked whether the entity has a qualifying asset as defined in IAS 23 *Borrowing Costs* and, therefore, capitalises any directly attributable costs.

The IFRIC concluded in March 2019 that, in the fact pattern described in the request:

- Any receivable and contract asset that the entity recognises is not a qualifying asset.
- Any inventory (work-in-progress) for unsold units under construction that the entity recognises is also not a qualifying asset because the unsold units are ready for its intended use or sale.

The MASB announced on 20 March 2019 that an entity shall apply the change in accounting policy as a result of this Agenda Decision to financial statements of annual periods beginning on or after 1 July 2020.

The group has adopted the IFRIC Agenda Decision- Over time transfer of constructed good (IAS 23) in its opening statement of financial position as at 1 January 2020 and throughout all comparable interim periods presented, as if these policies had always been in effect. Comparative information in these interim financial statements have been restated to give effect to these changes is disclosed as follows:

#### (a) Reconciliation of financial position and equity

Group 1 January 2020	Previously reported RM'000	Effects of IAS 23 RM'000	Restated RM'000
<b>ASSETS</b>			
<b>Non-Current Assets</b>			
Property, plant and equipment	3,347	-	3,347
Right-of-use assets	623	-	623
Investment properties	125,574	-	125,574
Inventories	284,145	-	284,145
Investment in an associate company	340	-	340
Investment in a joint venture	27,815	-	27,815
Deferred tax assets	12,760	-	12,760
	<u>454,604</u>	<u>-</u>	<u>454,604</u>
<b>Current Assets</b>			
Inventories	154,287	207	154,494
Trade and other receivables	35,820	-	35,820
Contract assets	24,522	-	24,522
Current tax assets	2,537	-	2,537
Short term funds	62,058	-	62,058
Cash and bank balances	96,075	-	96,075
	<u>375,299</u>	<u>207</u>	<u>375,506</u>
<b>TOTAL ASSETS</b>	<u>829,903</u>	<u>207</u>	<u>830,110</u>

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2021

A2. Changes in Accounting Policies (Cont'd)

(a) Reconciliation of financial position and equity (Cont'd)

Group 1 January 2020	Previously reported RM'000	Effects of IAS 23 RM'000	Restated RM'000
<b>EQUITY AND LIABILITIES</b>			
<b>Equity attributable to owners of the parent:</b>			
Share capital	287,637	-	287,637
Option reserve	999	-	999
Retained earnings	351,132	207	351,339
	639,768	207	639,975
Non-controlling interests	488	-	488
<b>Total Equity</b>	640,256	207	640,463
<b>Non-Current Liabilities</b>			
Long-term bank borrowings	118,474	-	118,474
Lease liabilities	408	-	408
Deferred tax liability	532	-	532
	119,414	-	119,414
<b>Current Liabilities</b>			
Trade and other payables	27,838	-	27,838
Short-term bank borrowings	41,499	-	41,499
Lease liabilities	111	-	111
Current tax liabilities	785	-	785
	70,233	-	70,233
<b>TOTAL LIABILITIES</b>	189,647	-	189,647
<b>TOTAL EQUITY AND LIABILITIES</b>	829,903	207	830,110
<b>Group 31 December 2020</b>			
<b>ASSETS</b>			
<b>Non-Current Assets</b>			
Property, plant and equipment	3,632	-	3,632
Right-of-use assets	482	-	482
Investment properties	125,845	-	125,845
Inventories	283,298	-	283,298
Investment in an associate company	341	-	341
Investment in a joint venture	28,065	-	28,065
Deferred tax assets	8,905	-	8,905
	450,568	-	450,568
<b>Current Assets</b>			
Inventories	153,993	538	154,531
Trade and other receivables	29,764	-	29,764
Contract assets	56,615	-	56,615
Current tax assets	2,369	-	2,369
Short term funds	40,307	-	40,307
Cash and bank balances	57,268	-	57,268
	340,316	538	340,854
<b>TOTAL ASSETS</b>	790,884	538	791,422

**INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2021**

**A2. Changes in Accounting Policies (Cont'd)**

(a) Reconciliation of financial position and equity (Cont'd)

Group 31 December 2020	Previously reported RM'000	Effects of IAS 23 RM'000	Restated RM'000
<b>EQUITY AND LIABILITIES</b>			
<b>Equity attributable to owners of the parent:</b>			
Share capital	288,189	-	288,189
Option reserve	1,216	-	1,216
Retained earnings	363,734	538	364,272
	<u>653,139</u>	<u>538</u>	<u>653,677</u>
Non-controlling interests	(1,799)	-	(1,799)
<b>Total Equity</b>	<u>651,340</u>	<u>538</u>	<u>651,878</u>
<b>Non-Current Liabilities</b>			
Long-term bank borrowings	103,346	-	103,346
Lease liabilities	299	-	299
Deferred tax liability	625	-	625
	<u>104,270</u>	<u>-</u>	<u>104,270</u>
<b>Current Liabilities</b>			
Trade and other payables	21,972	-	21,972
Short-term bank borrowings	13,114	-	13,114
Lease liabilities	110	-	110
Current tax liabilities	78	-	78
	<u>35,274</u>	<u>-</u>	<u>35,274</u>
<b>TOTAL LIABILITIES</b>	<u>139,544</u>	<u>-</u>	<u>139,544</u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<u>790,884</u>	<u>538</u>	<u>791,422</u>

The following are accounting standards, amendments and interpretations that have been issued by the Malaysian Accounting Standards Board ("MASB") but not yet effective and have not applied by the Group:

Title	Effective Date
Covid-19-Related Rent Concessions beyond 30 June 2021 (Amendment to MFRS 16 Leases)	1 April 2021
Annual Improvements to MFRS Standards 2018 - 2020	1 January 2022
Amendments to MFRS 3 Reference to the Conceptual Framework	1 January 2022
Amendments to MFRS 116 Property, Plant and Equipment - Proceeds before Intended Use	1 January 2022
Amendments to MFRS 137 Onerous Contracts - Cost of Fulfilling a Contract	1 January 2022
Amendments to MFRS 101 Classification of Liabilities as Current or Non-current	1 January 2023
MFRS 17 Insurance Contracts	1 January 2023
Amendments to MFRS 17 Insurance Contracts	1 January 2023
Disclosure of Accounting Policies (Amendments to MFRS 101 Presentation of Financial Statements)	1 January 2023
Definition of Accounting Estimates (Amendments to MFRS 108 Accounting Policies, Changes in Accounting Estimates and Errors)	1 January 2023
Amendments to MFRS 10 and MFRS 128 Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred

**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.



**INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2021****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.

Issuance of 150,000 new ordinary shares pursuant to exercise of ESOS at the following option prices:

Exercise price	(RM)	0.47
No. of shares issued	('000)	150

**A7. Dividend Paid**

There was no dividend paid during the quarter ended 31 March 2021.

**A8. Operating Segment**

The segmental analysis for the financial period ended 31 March 2021 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
<b>Revenue</b>					
Revenue from external customers	47,099	383	-	-	47,482
Inter-segment revenues	146	119	-	(265)	-
	<u>47,245</u>	<u>502</u>	<u>-</u>	<u>(265)</u>	<u>47,482</u>
<b>Results</b>					
Profit from operations	13,196	558	8	170	13,932
Unallocated amount:					
- corporate expenses					(70)
Profit before tax					<u>13,862</u>
Tax expense					<u>(3,933)</u>
Profit for the period					<u>9,929</u>

**A9. Subsequent Events**

There were no material events subsequent to the financial period ended 31 March 2021 until 20 May 2021 (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.

**A10. Changes in the Composition of the Group**

There was no change in the composition of the Group for the current quarter and financial period to-date.

**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**

There were no outstanding capital commitments for the Group as at 31 March 2021

**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:*

Lease payments made to companies of which a Director has interest

**3 months  
ended  
31-Mar-2021  
RM'000**

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**INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2021**

**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	
	31-Mar-2021 RM'000	31-Mar-2020 RM'000 (Restated)	%	RM'000
<b>Revenue</b>				
Property development and property management	47,099	12,784	268.4%	34,315
Investment holdings	383	1,316	-70.9%	(933)
	47,482	14,100	236.8%	33,382
Profit before tax	13,862	876	1482.4%	12,986

The current quarter's revenue and profit before tax of RM47.5 million and RM13.9 million represented a 236.8% increase in revenue and 1482.4% increase in profit before tax over the same quarter of the preceding year.

Property development & property management

Revenue was mainly contributed by residential property developments in Pearl City, Simpang Ampat which accounted for approximately 84.7% of the total revenue in the segment for the current quarter under review.

The higher revenue and profit before tax in the current quarter as compared to the same quarter of the preceding year were mainly due to higher new property sales during the quarter. The Group recorded RM 32.1 million of new property sales in the current quarter (same quarter of preceding year 2020 : RM9.1 million). In addition, the Group's revenue recognition for the current quarter continued to be on track as the construction works at project sites continued to progress, as compared to the same quarter in the preceding year, where construction work at project sites were temporarily closed from 18 March 2020 due to the first Movement Control Order ("MCO") imposed from 18 March 2020 which only allowed essential services to operate.

Investment holdings

The revenue was mainly derived from rental received from completed investment properties. The lower revenue was due to rental rebates offered to the tenants affected by the MCO.

**B2. Comparison of results against immediate preceding quarter**

	Current	Preceding	Variances	
	31-Mar-2021 RM'000	30-Dec-2020 RM'000 (Restated)	%	RM'000
Revenue	47,482	61,241	-22.5%	(13,759)
Profit before tax	13,862	19,309	-28.2%	(5,447)

Compared to the immediate preceding quarter, the revenue and profit before tax decreased by 22.5% and 28.2%, respectively.

The lower revenue and profit before tax were mainly due to lower new property sales of RM32.1 million in the current quarter as compared to the immediate preceding quarter of RM66.2 million.

## INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2021

### B3. Prospects for the current financial year

As at 31 March 2021, six (6) on-going projects of the Group with a total Gross Development Value of approximately RM453.8 million achieved an average take-up rate of 60.5% and unbilled sales of RM76.1 million which should contribute positively to the Group's earnings for the next two to three years.

The property market remained challenging with uncertainties caused by the continuing Covid-19 pandemic. In the Penang State, a 2<sup>nd</sup> MCO was reinstated on 13 January 2021, and later moved to Conditional MCO on 5 March 2021. A third MCO was then again reinstated on 10 May 2021 due to the spike in Covid-19 cases. Under these circumstances, the Group will continue to exercise prudence in new project launches, with focus on affordable and mid-market landed projects.

Based on the foregoing, the Group expects to achieve a moderate performance in 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.

### B6. Income Tax

Income tax comprised:

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 31-Mar-2021 RM'000	Preceding Year Corresponding Quarter 31-Mar-2020 RM'000	Current Year-To- Date 31-Mar-2021 RM'000	Preceding Year Corresponding Period 31-Mar-2020 RM'000
Current income tax	3,330	478	3,330	478
Underprovision of taxation in respect of prior year	-	-	-	-
Deferred taxation	603	260	603	260
Underprovision of deferred tax assets in respect of prior year	-	(74)	-	(74)
	<u>3,933</u>	<u>664</u>	<u>3,933</u>	<u>664</u>

The Group's effective tax rate for the financial year-to-date under review was higher compared to the statutory taxation rate mainly due to certain non-tax deductible expenses.

## INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2021

### B7. Status of Corporate Proposals

#### Memorandum of Understanding ("MOU")

On 28 January 2020 the Company had entered into a MOU with Show Chwan Medical Care Corporation ("Show Chwan") to collaborate efforts for the proposed establishment of a private specialist hospital at Pearl City (Bandar Tasek Mutiara), Simpang Ampat, Seberang Perai Selatan, Penang, a township under the development of Tambun Indah.

On 1 July 2020, the Company and Show Chwan had mutually agreed to extend the duration of the MOU by six (6) months to 27 January 2021 and subsequently on 28 December 2020, both parties agreed to extend the duration by another six (6) months to 27 July 2021. The duration of the MOU was extended due to unforeseen circumstances caused by the Covid-19 pandemic.

### B8. Borrowings and Debt Securities

Details of the Group's borrowings as at 31 March 2021 are as follows:

	<b>Secured RM'000</b>
<i>Long term borrowing:</i>	
Term loans	98,827
	<u>98,827</u>
<i>Short term borrowing:</i>	
Revolving credit	2,000
Term loans	15,466
	<u>17,466</u>
<b>Total</b>	<u><u>116,293</u></u>

The Group had no foreign currency borrowings.

### B9. Material Litigation

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

### B10. Dividend

No dividend has been proposed for the current quarter.

A final single tier dividend of 2.4 sen per ordinary share amounting to RM10,431,408 in respect of the financial year ended 31 December 2020 was proposed on 27 May 2021. The final dividend is subject to shareholders' approval in the forthcoming Annual General Meeting.

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2021

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 31-Mar-2021	Preceding Year Corresponding Quarter 31-Mar-2020 (Restated)	Current Year-To- Date 31-Mar-2021	Preceding Year Corresponding Period 31-Mar-2020 (Restated)
Profit for the period attributable to equity holders of the Company (RM'000)	10,136	674	10,136	674
Weighted average number of ordinary shares in issue ('000)	434,619	433,456	434,619	433,456
<b>Basic Earnings Per Share (sen)</b>	<b>2.33</b>	<b>0.16</b>	<b>2.33</b>	<b>0.16</b>

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

	Current Quarter 31-Mar-2021 '000	Preceding Year Corresponding Quarter 31-Mar-2020 '000	Current Year-To- Date 31-Mar-2021 '000	Preceding Year Corresponding Period 31-Mar-2020 '000
Number of ordinary shares at beginning of the period/year	434,492	433,456	434,492	433,456
Effect of shares issued pursuant to: - exercise of ESOS	127	-	127	-
Weighted average number of ordinary shares	434,619	433,456	434,619	433,456

(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 31-Mar-2021	Preceding Year Corresponding Quarter 31-Mar-2020 (Restated)	Current Year-To- Date 31-Mar-2021	Preceding Year Corresponding Period 31-Mar-2020 (Restated)
Profit for the period attributable to equity holders of the Company (RM'000)	10,136	674	10,136	674
Weighted average number of ordinary shares ('000)	435,336	433,456	435,336	433,456
<b>Diluted Earnings Per Share (sen)</b>	<b>2.33</b>	<b>0.16</b>	<b>2.33</b>	<b>0.16</b>

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

	Current Quarter 31-Mar-2021 '000	Preceding Year Corresponding Quarter 31-Mar-2020 '000	Current Year-To- Date 31-Mar-2021 '000	Preceding Year Corresponding Period 31-Mar-2020 '000
Weighted average number of ordinary shares	434,619	433,456	434,619	433,456
Effect of potential exercise of ESOS	717	-	717	-
Weighted average number of ordinary shares	435,336	433,456	435,336	433,456

**INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 31 MARCH 2021****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 2020.

**B13. Inventories**

	Unaudited	(Restated)
	As at 31	Audited
	March	As at 31
	2021	December
	RM'000	2020
		RM'000
<b>Non-Current Assets</b>		
Land held for property development	277,445	283,298
<b>Current Assets</b>		
Property development costs	143,767	136,436
Completed properties held for sales	14,539	18,095
	<u>158,306</u>	<u>154,531</u>
<b>Total</b>	<u>435,751</u>	<u>437,829</u>

**B14. Other income**

	Current	Financial
	quarter	year to-date
	31-Mar-2021	31-Mar-2021
	RM'000	RM'000
Interest income	340	340
Miscellaneous income	45	45
	<u>385</u>	<u>385</u>

The Group did not receive any other income including investment income for the financial period ended 31 March 2021.

**B15. Additional disclosures pursuant to para 16, Part A, Appendix 9B of Bursa Malaysia Securities Berhad Listing Requirements**

	Current	Financial
	quarter	year to-date
	31-Mar-2021	31-Mar-2021
	RM'000	RM'000
Depreciation	<u>99</u>	<u>99</u>

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 31 March 2021.

**B16. 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 27 May 2021.

By order of the Board of Directors  
Lee Peng Loon  
Company Secretary  
27 May 2021