UNICO

商联控股有限公司

UNICO HOLDINGS BERHAD

Registration No.: 198101004670 (70785-V)

ANNUAL REPORT

2020

CONTENTS

If any discrepancies appeared in the two languages, the content in English shall prevail.

如果两种语文之间语意出现差异，则以英文为准。

CORPORATE INFORMATION

BOARD OF DIRECTORS

Mr Teoh Kok Liang
(Chairman)

Dato' Tan Huat Sheng
(Group Managing Director)

Mr Teoh Seng Kar
(Group Executive Director)

Mr Lee Khim Sin

Mr Chia Keok Keong

COMPANY SECRETARIES

Mr Heng Chiang Pooh (MAICSA 7009923)

Mr Wong Choong Yee (MIA 11084)

REGISTERED OFFICE

8th Floor, Menara Cosway
Plaza Berjaya, 12 Jalan Imbi
55100 Kuala Lumpur

Tel No : 03-21410166
Fax No : 03-21428528
E-mail : enquiry@unicoh.com.my
Website : www.unicoh.com.my

REGISTRAR

Tricor Investor & Issuing House Services Sdn Bhd
Unit 32-01, Level 32, Tower A
Vertical Business Suite
Avenue 3, Bangsar South
No. 8, Jalan Kerinchi
59200 Kuala Lumpur

Tel No : 03-27839299
Fax No : 03-27839222
E-mail : is.enquiry@my.tricorglobal.com
Website : www.tricorglobal.com

AUDITORS

PricewaterhouseCoopers PLT
(LLP0014401-LCA & AF 1146)
Level 10, 1 Sentral
Jalan Rakyat, Kuala Lumpur Sentral
P.O. Box 10192
50706 Kuala Lumpur

Tel No : 03-21731188
Fax No : 03-21731288

PRINCIPAL BANKERS

Public Bank Berhad

Bank of China (Malaysia) Berhad

OCBC Bank (Malaysia) Berhad

CIMB Islamic Bank Berhad

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT the Thirty Eighth Annual General Meeting of the Company will be held at Alhambra Ballroom, Level M1, Melia Hotel Kuala Lumpur, 16 Jalan Imbi, 55100 Kuala Lumpur on Friday, 18 September 2020 at 2:00 p.m. to transact the following businesses:

AGENDA

1.	To lay the Audited Financial Statements for the year ended 31 March 2020 together with the Reports of the Directors and Auditors thereon.	Refer to Explanatory Note 1
2.	To sanction the declaration of a first and final single-tier dividend of 2.50 sen per share for the financial year ended 31 March 2020.	Resolution 1
3.	To approve the payment of Directors' fees amounting to RM85,000 for the year ended 31 March 2020.	Resolution 2
4.	To approve the payment of Directors' benefits payable to the Directors up to an amount of RM30,000 for the period from 18 September 2020 until the next Annual General Meeting of the Company.	Resolution 3
5.	To re-elect Mr Lee Khim Sin who retires in accordance with Article 137 of the Company's Constitution, as Director.	Resolution 4
6.	To appoint Messrs Grant Thornton Malaysia PLT as Auditors of the Company for the ensuing year and to authorise the Directors to fix their remuneration.	Resolution 5
7.	To transact any other business of which due notice shall have been given.	

NOTICE OF DIVIDEND ENTITLEMENT AND PAYMENT

NOTICE IS ALSO HEREBY GIVEN THAT subject to the approval of the shareholders at the Thirty Eighth Annual General Meeting of the Company to be held on Friday 18 September 2020, a first and final single-tier dividend of 2.50 sen per share for the financial year ended 31 March 2020 will be paid on 16 October 2020 to the shareholders whose names appear in the Register of Members on 28 September 2020. The entitlement date for the dividend payment is on 28 September 2020.

By order of the Board

Company Secretaries
HENG CHIANG POOH (MAICSA 7009923)
WONG CHOONG YEE (MIA 11084)

Kuala Lumpur
Dated this : 26 August 2020

Notice of Annual General Meeting (cont'd)

Notes:

1. A member entitled to attend and vote at the meeting is entitled to appoint only a proxy to attend and vote in his stead. A proxy may but need not be a member of the Company. According to Article 102(1)(b) of the Company's Constitution, once a member has appointed a proxy, the member shall not be allowed to attend and vote at the meeting.

2. The instrument appointing a proxy shall be in writing under the hand of the appointer or of his attorney duly appointed under the power of attorney or if such appointer is a corporation, either under its common seal or the hand of an officer or its attorney duly appointed under a power of attorney.

3. The instrument appointing a proxy must be deposited at the Company's Share Registrar Office at **Tricor Investor & Issuing House Services Sdn Bhd, Unit 32-01, Level 32, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur**, not less than 48 hours before the time appointed for holding the meeting or at any adjournment thereat.

4. In the case of joint holdings, the vote of the first named in the Register of Members will be accepted to the exclusion of the other joint holders.

Explanatory Notes on Ordinary Business

1. Statutory Audited Financial Statements for the financial year ended 31 March 2020

   This Agenda item is meant for discussion only as the provisions of Section 248(2) and Section 340(1)(a) of the Companies Act, 2016 do not require a formal approval of the shareholders for the Audited Financial Statements. Hence, this item is not put forward to shareholders for voting.

2. Ordinary Resolution 3 – Directors' Benefits Payable

   The proposed Directors' benefits payable comprises allowances and other benefits.

   The total estimated amount of Directors benefits payable is calculated based on the number of scheduled Board's meetings for the period from 18 September 2020 until the next Annual General Meeting of the Company. This authority, unless revoked or varied by the Company in a general meeting will expire at the conclusion of the next Annual General Meeting of the Company.

3. Ordinary Resolution 5 – Appointment of Auditors

   Notice of Nomination pursuant to Section 271(4) of the Companies Act, 2016, a copy of which is set out on page 4 and marked "Annexure A", has been received by the Company nominating Messrs. Grant Thornton Malaysia PLT for appointment as auditors of the Company in place of the retiring auditors, PricewaterhouseCoopers PLT and of the intention to move the motion as stated therein.

Notice of Annual General Meeting (cont'd)

ANNEXURE A

Teoh Kok Liang
2 Lorong 6
Taman Lake View
34000 Taiping
Perak

28 July 2020

The Board of Directors
Unico Holdings Berhad
8th Floor, Menara Cosway
Plaza Berjaya
12 Jalan Imbi
55100 Kuala Lumpur

Dear Sirs

NOTICE OF NOMINATION OF MESSRS GRANT THORNTON MALAYSIA PLT FOR APPOINTMENT AS AUDITORS

Pursuant to Section 271(4) of the Companies Act, 2016, I being a shareholder of Unico Holdings Berhad ("the Company"), hereby give notice of my intention to nominate Messrs. Grant Thornton Malaysia PLT for appointment as auditors of the Company in place of the retiring auditors, PricewaterhouseCoopers PLT and of the intention to move the following motion to be passed as an Ordinary Resolution: -

"That Messrs Grant Thornton Malaysia PLT be appointed as Auditors of the Company in place of the retiring Auditors, Messrs PricewaterhouseCoopers PLT and to hold office until the conclusion of the next general meeting at a remuneration to be determined by the Directors."

Yours faithfully

TEOH KOK LIANG

CHAIRMAN'S STATEMENT

On behalf of the Board of Directors, I am pleased to present to you the Annual Report and Audited Financial Statements of the Group for the financial year ended 31 March 2020.

PERFORMANCE REVIEW

The Group wish to report a decrease of 10.29% of its revenue from RM3.18 million in the financial year ended 31 March 2019 to RM2.85 million for the financial year ended 31 March 2020 and a reduction in profit before taxation of 32.36 % from RM1.84 million to RM1.24 million in the current financial year.

The reduction in profit before taxation for the current financial year compared with last corresponding financial year was due to one of the tenants had decided to vacate part of the factory occupied by them.

DEVELOPMENT AND PROSPECT

The Coronavirus ("Covid 19") had hampered the already bruised global economy further due to the trade war between the United States of America and the People's Republic of China. The global economy is expected to slump further if not into recession and your Board of Directors opined that Malaysia will not be spared from the effect of the pandemic and global political and economy environment.

The pandemic had caused the economy of Malaysia almost comes to a standstill with the imposition of the Movement Control Order that lasted almost 3 months to break the chain of the pandemic. As a result, the approvals for all our applications for the property projects had been delayed and our tenants faced difficulties in their operations. The Government had taken a few measures to stimulate the economy and Bank Negara had lowered the Overnight Policy Rate ("OPR") to record low, we hoped the economy will revive soonest.

UNCLAIMED SHARES IN ELK-DESA RESOURCES BERHAD

In February 2015, we carried out a return of capital exercise whereby for every 1,000 ordinary shares of RM1.00 each held in Unico Holdings Berhad, you are entitled to receive 290 ordinary shares of RM1.00 each in ELK-Desa Resources Berhad, a Company listed with Bursa Malaysia.

As at to-date, a substantial number of shareholders had not claimed their entitlement which is currently being held by Malaysian Trustees Berhad ("Trustee") and we wish to urge those who had not claimed your entitlement to do so immediately. In the event you do not wish to keep your ELK-Desa Resources Berhad shares, you can instruct the Trustee to sell the shares on your behalf. Since the responses from shareholders are not forthcoming, your Board of Directors had decided that we shall commence proceeding to transfer the unclaimed shares in accordance with the relevant legislation on 26 January 2021. In the event you need any assistance, please contact our Share Registrar, **Tricor Investor & Issuing House Services Sdn Bhd at Tel. Number 03-27839299.**

Chairman’s Satetement (cont’d)

DIVIDEND

Your Board of Directors has recommended a first and final single tier dividend of 2.50 sen per share for the financial year ended 31 March 2020 for the shareholders’ approval in the forthcoming Annual General Meeting. If approved, the dividend will be paid on 16 October 2020 to the shareholders whose name appeared on the Register of Members on 28 September 2020.

ACKNOWLEDGEMENT

On behalf of the Board of Directors, I would like to take this opportunity to express our utmost gratitude and thanks to all our valued shareholders, employees and all other parties associated with us who have rendered their continuous support during all this while.

Chairman
TEOH KOK LIANG

10 August 2020

董事主席獻詞

我欣然代表董事会提呈截止2020年3月31日财政年度的集团常年报告及已审计财务报表。

业绩检讨

集团营业额减10.29%，从截止2019年3月31日财政年度的RM318万减至截止2020年3月31日财政年度的RM285万。税前盈利则减32.36%，从RM184万减至RM124万。

现财政年度与上财政年度比较，税前盈利减少，是因为其中一名租户已决定迁出部分所租用的工厂。

发展与前景

新冠肺炎（"Covid 19"）大流行病已进一步加剧了因美国与中国之间的贸易战而原已受损的全球经济。全球经济预料如没有衰退也将进一步下滑。董事会认为，马来西亚将不能免受该大流行病及全球政治与经济环境的影响。

该大流行病导致行动管制令实施将近3个月，以阻断病毒传播链，这已使到马来西亚经济几乎陷于停顿。结果，我们所有房地产计划申请的批准受到了拖延，而我们的租户则面对营运上的困难。政府已采取一些措施以刺激经济，国家银行也已调低隔夜政策率至历来最低，我们希望经济将会尽快复苏。

未认领的ELK-Desa Resources Berhad股票

在2015年2月，我们进行资本回退，即每持有1,000股Unico Holdings Berhad每股RM1.00的股票，有权得到在Bursa Malaysia 挂牌上市的ELK-Desa Resources Berhad 的290股每股RM1.00的股票。

至今，仍有显著数目的股东仍未认领他们名下的股票，这些股票目前由Malaysian Trustees Berhad（"信托公司"）持有。我们促请还未认领者现在就去认领。如果您不要保留您的ELK-Desa Resources Berhad股票，您可指示信托公司代表您出售。由于并非能够轻易获取股东反应， 董事会已决定在2021年1月26日根据相关立法开始转移未认领的股票。如果您在这方面需任何协助，可以联络我们的股票注册处**Tricor Investor & Issuing House Services Sdn Bhd，**电话为**03-27839299**。

董事主席獻詞
(继续)

股息

董事会建议在截止2020年3月31日财政年度派发第一次也是末期单层股息每股2.50 sen，这要由股东在即将到来的常年股东大会上给予批准。如获得批准，股息将在2020年10月16日支付给名字在2020年9月28日在股东注册簿上出现的股东。

致谢

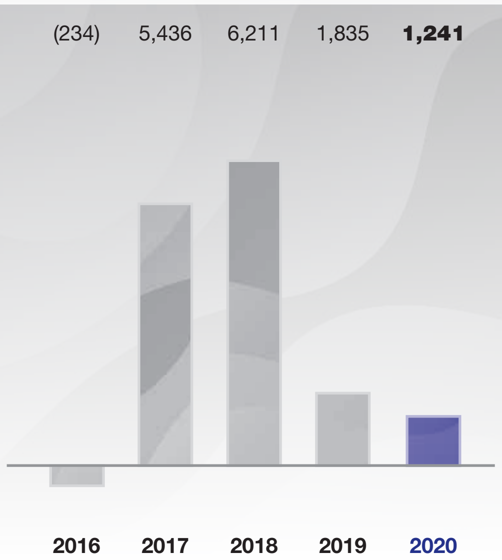
对于股东、雇员，以及所有与我们有交往的各方在这期间给予我们持续的支持，我谨代表董事会趁此机会表达衷心感谢。

董事主席
张国樑

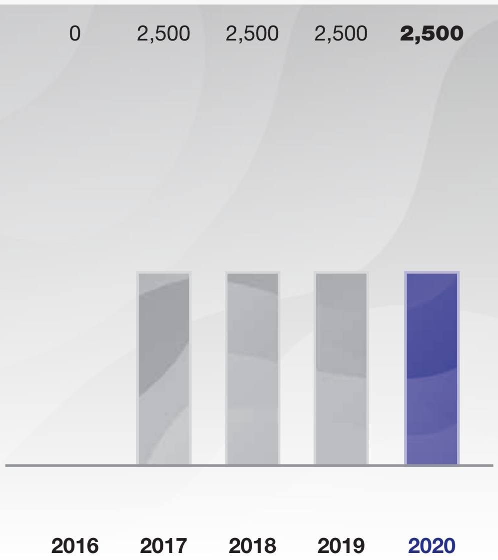
2020年8月10日

FINANCIAL HIGHLIGHTS

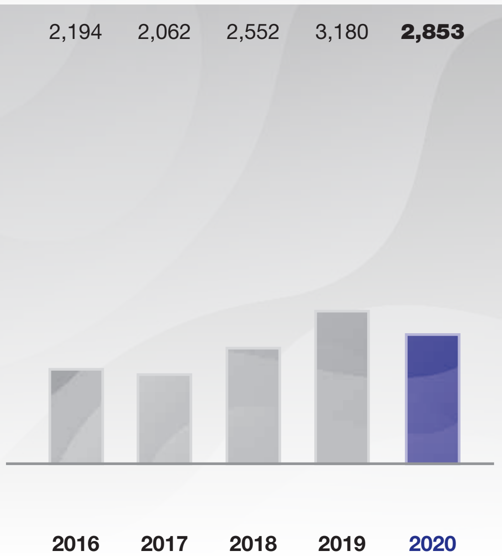
PROFIT/(LOSS) BEFORE TAXATION
(RM'000)



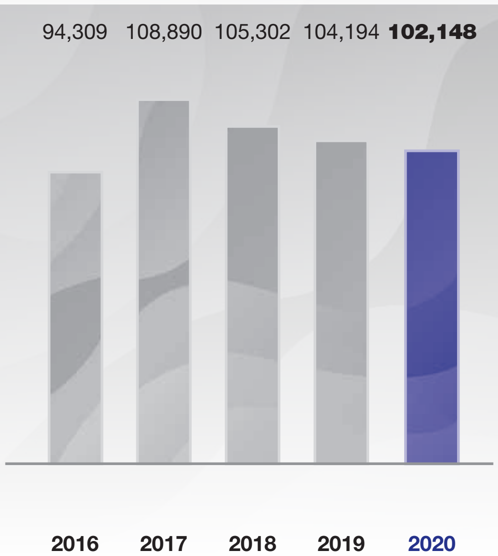
DIVIDEND
(RM'000)



REVENUE
(RM'000)



SHAREHOLDERS' FUND
(RM'000)



DIRECTORS' REPORT
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2020

The Directors are pleased to submit their report and the audited financial statements of the Group and of the Company for the financial year ended 31 March 2020.

DIRECTORS

The Directors in office during the financial year and during the period from the end of the financial year to the date of the report are:

Teoh Kok Liang
Dato' Tan Huat Sheng
Teoh Seng Kar
Lee Khim Sin
Chia Keok Keong

In accordance with Article 137 of the Company's Constitution, Lee Khim Sin retires by rotation at the forthcoming Annual General Meeting and, being eligible, offers himself for re-election.

The Directors in office of the subsidiaries during the financial year and during the period from the end of the financial year to the date of the report are:

Dato' Tan Huat Sheng
Teoh Seng Kar
Teoh Seng Hui
Wong Choong Yee

PRINCIPAL ACTIVITIES AND CORPORATE INFORMATION

The principal activity of the Company is investment holding. The principal activities of the subsidiaries are set out in Note 12 to the financial statements. There have been no significant changes in the nature of these activities during the financial year.

The Company is a public limited liability company, incorporated and domiciled in Malaysia.

The address of the registered office and the principal place of business of the Company is 8th Floor, Menara Cosway, Plaza Berjaya, 12, Jalan Imbi, 55100 Kuala Lumpur.

Directors' Report
(cont'd)

FINANCIAL RESULTS

	Group RM	Company RM
Net profit for the financial year	453,757	68,240

RESERVES AND PROVISIONS

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

DIRECTORS' BENEFITS

Since the end of the previous financial year, no Director has received or become entitled to receive a benefit (other than the benefits shown under Directors' remuneration) by reason of a contract made by the Company or by a related corporation with the Director or with a firm of which the Director is a member, or with a company in which the Director has a substantial financial interest.

Neither during nor at the end of the financial year was the Company or any of its subsidiaries a party to any arrangements whose object was to enable the Directors to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate.

DIRECTORS' INTERESTS IN SHARES AND DEBENTURES

According to the Register of Directors' Shareholdings required to be kept under Section 59 of the Companies Act 2016, none of the Directors who held office at the end of the financial year held any shares or debentures in the Company or its subsidiaries during the financial year except as follows:

	Number of ordinary shares			
	At 1 April 2019	Acquired	Disposed	At 31 March 2020
In the Company				
Direct interest				
Teoh Kok Liang	18,000	0	0	18,000
Teoh Seng Kar	468,000	0	0	468,000
Lee Khim Sin	26,000	0	0	26,000
Chia Keok Keong	100,000	0	0	100,000
Indirect interest				
Teoh Kok Liang	190,000	0	0	190,000
Lee Khim Sin	96,000	0	0	96,000

Directors' Report
(cont'd)

DIVIDENDS

The dividend paid or declared by the Company since the end of the previous financial year was as follows:

	RM
In respect of the financial year ended 31 March 2019:	
First and final single-tier dividend of RM0.025 per share on 100,000,000 ordinary shares, declared on 28 August 2019 and paid on 20 September 2019	2,500,000

The Directors propose a first and final single-tier dividend of RM0.025 per ordinary share in respect of the financial year ended 31 March 2020 amounting to RM2,500,000, which is subject to the approval of shareholders at the forthcoming Annual General Meeting.

DIRECTORS' REMUNERATION

Details of Directors' remuneration are set out in Note 9 to the financial statements.

OTHER STATUTORY INFORMATION

(a) Before the financial statements of the Group and of the Company were prepared, the Directors took reasonable steps:

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

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

(b) At the date of this report, the Directors are not aware of any circumstances:

   (i) which would render the amounts written off for bad debts or the amount of the provision for doubtful debts inadequate to any substantial extent; or

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

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

(c) At the date of this report:

   (i) there are no charges on the assets of the Group and of the Company which have arisen since the end of the financial year which secures the liabilities of any other person; and

   (ii) there are no contingent liabilities in the Group and in the Company which have arisen since the end of the financial year.

Directors' Report
(cont'd)

OTHER STATUTORY INFORMATION (CONT'D)

(d) No contingent or other liability of any company in the Group has become enforceable or is likely to become enforceable within the period of twelve months after the end of the financial year which, in the opinion of the Directors, will or may affect the ability of the Company and its subsidiaries to meet their obligations when they fall due.

(e) At the date of this report, the Directors are not aware of any circumstances not otherwise dealt with in this report or the financial statements of the Group and of the Company which would render any amount stated in the respective financial statements misleading.

(f) In the opinion of the Directors:

(i) the results of the operations of the Group and of the Company during the financial year were not substantially affected by any item, transaction or event of a material and unusual nature; and

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

SUBSIDIARIES

Details of subsidiaries are set out in Note 12 to the financial statements.

AUDITORS

Details of auditors' remuneration are set out in Note 7 to the financial statements.

This report was approved by the Board of Directors on 26 June 2020.

Signed on behalf of the Board of Directors:

TEOH KOK LIANG
DIRECTOR

DATO' TAN HUAT SHENG
DIRECTOR

Kuala Lumpur

STATEMENTS OF COMPREHENSIVE INCOME
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2020

	Note	Group 2020 RM	Group 2019 RM	Company 2020 RM	Company 2019 RM
Revenue	6	2,852,610	3,179,879	500,000	3,000,000
Cost of sales		(1,008,602)	(917,202)	0	0
Gross profit		1,844,008	2,262,677	500,000	3,000,000
Other operating income	7(a)	2,062,718	2,245,355	1,849,472	2,009,646
Administrative expenses		(2,665,359)	(2,672,734)	(1,865,252)	(2,022,621)
Profit before taxation	7	1,241,367	1,835,298	484,220	2,987,025
Taxation	10	(787,610)	(443,923)	(415,980)	(392,368)
Profit for the financial year		453,757	1,391,375	68,240	2,594,657
Total comprehensive income for the financial year		453,757	1,391,375	68,240	2,594,657
Profit for the financial year attributable to:					
Owners of the Company		453,757	1,391,375	68,240	2,594,657
Total comprehensive income for the financial year attributable to:					
Owners of the Company		453,757	1,391,375	68,240	2,594,657

STATEMENTS OF FINANCIAL POSITION
AS AT 31 MARCH 2020

	Note	Group 2020 RM	Group 2019 RM	Company 2020 RM	Company 2019 RM
ASSETS					
Non-current assets					
Property, plant and equipment	11	1,827,041	1,677,259	1,231,377	1,297,124
Investments in subsidiaries	12	0	0	40,913,287	39,292,675
Inventories	13	19,323,494	32,239,000	0	0
Investment properties	14	17,938,027	18,610,968	0	0
Other financial assets	15	1	1	1	1
		39,088,563	52,527,228	42,144,665	40,589,800
Current assets					
Inventories	13	14,083,392	0	0	0
Receivables	16	1,273,219	1,251,190	762,630	856,956
Tax recoverable		1,241	130,620	0	0
Amounts due from subsidiaries	17	0	0	2,101,380	3,000,000
Deposits with licensed banks	18	44,897,569	52,509,125	40,739,427	48,559,772
Short term funds	18	5,024,558	0	5,024,558	0
Cash and bank balances	18	396,671	308,657	53,557	123,728
		65,676,650	54,199,592	48,681,552	52,540,456
Total assets		104,765,213	106,726,820	90,826,217	93,130,256
EQUITY					
Capital and reserves attributable to owners of the Company					
Share capital	19	50,000,000	50,000,000	50,000,000	50,000,000
Revaluation and other reserves	20	12,429,454	12,429,454	9,022,496	9,022,496
Retained earnings		39,718,323	41,764,566	31,322,051	33,753,811
Total equity		102,147,777	104,194,020	90,344,547	92,776,307

Statements of Financial Position as at 31 March 2020 (cont'd)

	Note	Group 2020 RM	Group 2019 RM	Company 2020 RM	Company 2019 RM
LIABILITIES					
Non-current liability					
Deferred tax liabilities	21	1,096,073	1,102,699	0	0
		1,096,073	1,102,699	0	0
Current liabilities					
Payables	22	1,380,927	1,295,523	394,039	267,581
Current tax liabilities		140,436	134,578	87,631	86,368
		1,521,363	1,430,101	481,670	353,949
Total liabilities		2,617,436	2,532,800	481,670	353,949
Total equity and liabilities		104,765,213	106,726,820	90,826,217	93,130,256

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2020

		Revaluation and other reserves			
	Share capital RM	Revaluation reserve RM	Capital reserve RM	Retained earnings RM	Total equity RM
Group					
At 1 April 2019	50,000,000	4,390,958	8,038,496	41,764,566	104,194,020
Total comprehensive income for the financial year	0	0	0	453,757	453,757
Transaction with owners - dividend (Note 23)	0	0	0	(2,500,000)	(2,500,000)
At 31 March 2020	50,000,000	4,390,958	8,038,496	39,718,323	102,147,777
At 1 April 2018	50,000,000	4,390,958	8,038,496	42,873,191	105,302,645
Total comprehensive income for the financial year	0	0	0	1,391,375	1,391,375
Transaction with owners - dividend (Note 23)	0	0	0	(2,500,000)	(2,500,000)
At 31 March 2019	50,000,000	4,390,958	8,038,496	41,764,566	104,194,020

COMPANY STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2020

		Revaluation and other reserves			
	Share capital RM	Revaluation reserve RM	Capital reserve RM	Retained earnings RM	Total equity RM
Company					
At 1 April 2019	50,000,000	984,000	8,038,496	33,753,811	92,776,307
Total comprehensive income for the financial year	0	0	0	68,240	68,240
Transaction with owners: - dividend (Note 23)	0	0	0	(2,500,000)	(2,500,000)
At 31 March 2020	50,000,000	984,000	8,038,496	31,322,051	90,344,547
At 1 April 2018	50,000,000	984,000	8,038,496	33,659,154	92,681,650
Total comprehensive income for the financial year	0	0	0	2,594,657	2,594,657
Transaction with owners: - dividend (Note 23)	0	0	0	(2,500,000)	(2,500,000)
At 31 March 2019	50,000,000	984,000	8,038,496	33,753,811	92,776,307

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

	Note	Group 2020 RM	Group 2019 RM	Company 2020 RM	Company 2019 RM
CASH FLOWS FROM OPERATING ACTIVITIES					
Profit for the financial year		453,757	1,391,375	68,240	2,594,657
Adjustments:					
Property, plant and equipment:					
- depreciation		141,484	154,723	87,114	88,433
- write off		132	22,420	132	0
Investment properties:					
- depreciation		753,602	751,259	0	0
Gain on disposal of property, plant and equipment		(59,433)	(49,999)	(434)	0
Interest income		(1,953,033)	(1,804,281)	(1,811,486)	(1,710,910)
Taxation		787,610	443,923	415,980	392,368
		(329,638)	(481,955)	(1,308,694)	(1,230,109)
		124,119	909,420	(1,240,454)	1,364,548
Changes in working capital:					
Receivables		(121,788)	(69,987)	(1,970)	(249)
Payables		85,404	(9,764)	126,458	(38,648)
Intra group balances		0	0	(721,990)	(3,606,500)
		(36,384)	(79,751)	(597,502)	(3,645,397)
Cash generated from/(utilised) for operations		87,735	829,669	(1,837,956)	(2,280,849)
Tax paid		(785,451)	(782,549)	(414,717)	(378,936)
Tax refund		126,452	254,805	0	0
Interest received		2,052,792	1,790,589	1,907,782	1,723,558
Net operating cash flows		1,481,528	2,092,514	(344,891)	(936,227)

Statements of Cash Flows
for the Financial Year Ended 31 March 2020
(cont'd)

	Note	Group 2020 RM	Group 2019 RM	Company 2020 RM	Company 2019 RM
CASH FLOWS FROM INVESTING ACTIVITIES					
Investment in subsidiary		0	0	(2)	0
Purchase of land held for developement		0	(153,458)	0	0
Property development cost incurred		(1,167,886)	0	0	0
Purchase of property, plant and equipment		(291,400)	(113,785)	(21,500)	0
Purchase of investment property		(80,661)	(93,294)	0	0
Proceed from disposal of property, plant and equipment		59,435	50,000	435	0
Placement of deposits more than 3 months maturity		(10,080,440)	(5,100,778)	(9,000,000)	(3,000,000)
Net investing cash flows		(11,560,952)	(5,411,315)	(9,021,067)	(3,000,000)
CASH FLOWS FROM FINANCING ACTIVITIES					
Dividend paid to shareholders		(2,500,000)	(2,500,000)	(2,500,000)	(2,500,000)
Movement in pledged deposits		(8,790)	(201,061)	0	0
Net financing cash flows		(2,508,790)	(2,701,061)	(2,500,000)	(2,500,000)
NET MOVEMENT IN CASH AND CASH EQUIVALENTS DURING THE FINANCIAL YEAR		(12,588,214)	(6,019,862)	(11,865,958)	(6,436,227)
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE FINANCIAL YEAR		20,260,867	26,280,729	19,344,073	25,780,300
CASH AND CASH EQUIVALENTS AT END OF THE FINANCIAL YEAR	18	7,672,653	20,260,867	7,478,115	19,344,073

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2020

1 PRINCIPAL ACTIVITIES AND CORPORATE INFORMATION

The principal activity of the Company is investment holding. The principal activities of the subsidiaries are set out in Note 12 to the financial statements. There have been no significant changes in the nature of these activities during the financial year.

The Company is a public limited liability company, incorporated and domiciled in Malaysia.

The address of the registered office and the principal place of business of the Company is 8th Floor, Menara Cosway, Plaza Berjaya, 12, Jalan Imbi, 55100 Kuala Lumpur.

The financial statements have been approved for issue in accordance with a resolution of the Board of Directors dated 26 June 2020.

2 BASIS OF PREPARATION

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

The financial statements have been prepared under the historical cost convention except as disclosed in the summary of significant accounting policies.

The preparation of financial statements in conformity with MFRS requires the use of certain critical accounting estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reported period. It also requires Directors to exercise their judgement in the process of applying the Group's and the Company's accounting policies. Although these estimates and judgement are based on the Directors' best knowledge of current events and actions, actual results may differ.

The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the Group and the Company's financial statements are disclosed in Note 3(t) to the financial statements.

(a) Standards and amendments to standards and interpretation that are effective and are applicable to the Group and the Company

The Group and the Company have applied the following standards, amendments and improvements for the first time for the financial year beginning on 1 April 2019:

- MFRS 16 'Leases'

  The Group has adopted MFRS 16 with the date of initial application of 1 April 2019 by applying the simplified retrospective transition method.

  The Company principally as a lessor, continues to classify the leases as operating leases. From a lessee perspective, the impact of leases entered by the Company is immaterial as they comprise mainly of short-term leases and/or leases for which the underlying assets are of low value.

- Amendments to MFRS 9 'Prepayment Features with Negative Compensation'
- Amendments to MFRS 119 'Plan Amendment, Curtailment or Settlement'
- IC Interpretation 23 'Uncertainty over Income Tax Treatments'
- Annual Improvements to MFRS 2015 – 2017 cycle

Other than the adoption of MFRS 16, the adoption of the other amendments listed above did not have any impact on the current period or any prior period and is not likely to affect future periods.

2 BASIS OF PREPARATION (CONT'D)

(b) Standards and amendments to standards and interpretation that are early adopted by the Group and the Company

There are no new standards and amendments to standards and interpretation that are early adopted by the Group and the Company.

(c) Standards and amendments to standards and interpretation that are applicable to the Group and the Company but are not yet effective

A number of new standards and amendments to standards and interpretations are effective for financial year beginning after 1 April 2019.

- The Conceptual Framework for Financial Reporting (Revised 2018)

- Amendments to MFRS 101 and MFRS 108 'Definition of Material'

- Amendments to MFRS 3 'Definition of a Business' (effective 1 April 2020) revise the definition of a business. To be considered a business, an acquisition would have to include an input and a substantive process that together significantly contribute to the ability to create outputs.

  The amendments provide guidance to determine whether an input and a substantive process are present, including situation where an acquisition does not have outputs. To be a business without outputs, there will now need to be an organised workforce. It is also no longer necessary to assess whether market participants are capable of replacing missing elements or integrating the acquired activities and assets.

  In addition, the revised definition of the term 'outputs' is narrower, focusses on goods or services provided to customers, generating investment returns and other income but excludes returns in the form of cost savings.

  The amendments introduce an optional simplified assessment known as 'concentration test' that, if met, eliminates the need for further assessment. Under this concentration test, if substantially all of the fair value of gross assets acquired is concentrated in a single identifiable asset (or a group of similar assets), the assets acquired would not represent a business.

  The amendments shall be applied prospectively.

Based on the Group's preliminary assessment, the adoption of these new standards and amendments to standards and interpretations will not have any material impact on the financial statements of the Group in the financial year of initial application.

Notes to The Financial Statements for the Financial Year Ended 31 March 2020 (cont'd)

3 SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of consolidation

Subsidiaries

Subsidiaries are all entities (including structured entities) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the relevant activities of the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date that control ceases.

The Group applies the acquisition method to account for business combinations. The consideration transferred for the acquisition of a subsidiary is the fair values of the assets transferred, the liabilities incurred to the former owners of the acquiree and the equity interests issued by the Group. The consideration transferred includes the fair value of any asset or liability resulting from a contingent consideration arrangement and fair value of any pre-existing equity interest in the subsidiary. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are, with limited exceptions, measured initially at their fair values at the acquisition date.

The Group recognises any non-controlling interest in the acquiree on an acquisition-by-acquisition basis, either at fair value or at the non-controlling interest's proportionate share of the recognised amounts of acquiree's identifiable net assets.

The excess of the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over the fair value of the identifiable net assets acquired is recognised as goodwill. If the total consideration transferred, non-controlling interest recognised and previously held interest measured is less than the fair value of the net assets of the subsidiary acquired in the case of a bargain purchase, the difference is recognised directly in the income statements (see Note 3(b) on goodwill).

Acquisition-related costs are expensed as incurred.

If the business combination is achieved in stages, the carrying value of the acquirer's previously held equity interest in the acquiree is re-measured to fair value at the acquisition date and any gains or losses arising from such re-measurement are recognised in profit or loss.

Any contingent consideration to be transferred by the Group is recognised at fair value at the acquisition date. Subsequent changes to the fair value of the contingent consideration that is deemed to be an asset or liability is recognised in accordance with MFRS 9 in profit or loss. Contingent consideration that is classified as equity is not re-measured, and its subsequent settlement is accounted for within equity.

Intercompany transactions, balances and unrealised gains on transactions between Group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the transferred asset.

Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

Non-controlling interests in the results and equity of subsidiaries are shown separately in the consolidated income statement, statement of comprehensive income, statement of changes in equity and statement of financial position respectively.

3 SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(a) Basis of consolidation (Cont'd)

Changes in ownership interests in subsidiaries without change of control

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

Disposal of subsidiaries

When the Group ceases to consolidate because of a loss of control, any retained interest in the entity is re-measured to its fair value with the change in carrying amount recognised in profit or loss. This fair value becomes the initial carrying amount for the purposes of subsequently accounting for the retained interest as an associate, joint venture or financial asset. In addition, any amounts previously recognised in other comprehensive income in respect of that entity are accounted for as if the Group had directly disposed of the related assets or liabilities. This may mean that amounts previously recognised in other comprehensive income are reclassified to profit or loss.

Gains or losses on the disposal of subsidiaries include the carrying amount of goodwill relating to the subsidiaries sold.

Investments in subsidiaries

In the Company's separate financial statements, investments in subsidiaries are carried at cost less accumulated impairment losses. On disposal of investments in subsidiaries the difference between disposal proceeds and the carrying amounts of the investments are recognised in profit or loss.

The amounts due from subsidiaries of which the Company does not expect repayment in the foreseeable future are considered as part of the Company's investments in the subsidiaries.

(b) Goodwill on consolidation

Goodwill arises on the acquisition of subsidiaries and represents the excess of the consideration transferred over the Group's interest in net fair value of the net identifiable assets, liabilities and contingent liabilities of the acquiree and the fair value of the non-controlling interest in the acquiree.

For the purpose of impairment testing, goodwill acquired in a business combination is allocated to each of the cash-generating units ("CGUs"), or groups of CGUs that is expected to benefit from the synergies of the combination. Each unit or group of units to which the goodwill is allocated represents the lowest level within the entity at which the goodwill is monitored for internal management purposes. Goodwill is monitored at the operating segment level.

Goodwill impairment reviews are undertaken annually or more frequently if events or changes in circumstances indicate a potential impairment. The carrying value of goodwill is compared to the recoverable amount, which is the higher of value in use and the fair value less costs to sell. Any impairment is recognised immediately as an expense and is not subsequently reversed.

Notes to The Financial Statements for the Financial Year Ended 31 March 2020 (cont'd)

3 SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(c) Property, plant and equipment

Property, plant and equipment are initially stated at cost less accumulated depreciation and impairment losses. The cost of an item of property, plant and equipment initially recognised includes its purchase price and any cost that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management. Cost also includes borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. The carrying amount of the replaced part is derecognised. All other repairs and maintenance are recognised as expenses in the income statements during the financial years in which they are incurred.

Freehold land is not depreciated as it has an infinite life. Other property, plant and equipment are depreciated on the straight line method to allocate the cost to their residual values over their estimated useful lives, summarised as follows:

Office premises	50 years
Plant and machinery	5 to 15 years
Furniture, fittings and equipment	3 to 10 years
Motor vehicles	5 years

Depreciation on assets under construction commences when the assets are ready for their intended use.

Residual values and useful lives of assets are reviewed, and adjusted if appropriate, at the end of the reporting period. The Group carries out assessment on residual values and useful lives of assets on an annual basis. There was no adjustment arising from the assessment performed in the financial year.

At the end of the reporting period, the Group assesses whether there is any indication of impairment. If such indications exist, an analysis is performed to assess whether the carrying amount of the asset is fully recoverable. A write down is made if the carrying amount exceeds the recoverable amount (see Note 3(f) on impairment of non-financial assets).

Gains and losses on disposals are determined by comparing net disposal proceeds with carrying amount and are included in income statements.

(d) Investment properties

Investment properties, comprising principally land and buildings, are held for long-term rental yields or for capital appreciation or both, and are not occupied by the Group.

Investment property is measured initially at its cost, including related transaction costs and borrowing costs if the investment property meets the definition of qualifying asset.

Investment properties, other than leasehold land, are stated at cost less accumulated depreciation and any impairment losses. Investment properties are depreciated on the straight line basis to write off the cost of the assets to their residual values over their estimated useful lives of 50 years.

3 SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(d) Investment properties (Cont'd)

Land held under operating leases is classified and accounted for by the Group as investment property when the definition of investment property is met. The operating lease is accounted for as if it were a finance lease. Investment properties are depreciated on the straight line basis to allocate the cost to their residual values over their estimated useful lives, summarised as follows:

Leasehold land and buildings	50 years or unexpired leasehold period, whichever shorter

Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred. When part of an investment property is replaced, the carrying amount of the replaced part is derecognised.

On disposal of an investment property, or when it is permanently withdrawn from use and no future economic benefits are expected from its disposal, it shall be derecognised (eliminated from the statements of financial position). The difference between the net disposal proceeds and the carrying amount is recognised as gain or loss in the profit or loss in the period of the retirement or disposal.

Right-of-use assets that meet the definition of investment property

Right-of-use assets that meet the definition of investment property in accordance with MFRS 140 is presented in the statement of financial position as investment property. Subsequent measurement of the right-of-use asset is consistent with those investment properties owned by the Group.

(e) Leases

Accounting policies applied till 31 March 2019

A lease is an agreement whereby the lessor conveys to the lessee in return for a payment, or series of payments, the right to use an asset for an agreed period of time.

(a) Accounting by lessor

Leases of assets where a significant portion of the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases (net of any incentives received from the lessor) are charged to the statement of comprehensive income on the straight-line basis over the lease period.

Initial direct costs incurred by the Group in negotiating and arranging operating leases are recognised in the income statements when incurred. When an operating lease is terminated before the lease period has expired, any payment required to be made to the lessor by way of penalty is recognised as an expense in the financial year in which termination takes place.

(b) Accounting by lessee

Leases of property, plant and equipment, where the Group has substantially all the risks and rewards of ownership, are classified as finance leases. Finance leases are capitalised at the lease's commencement at the lower of the fair value of the leased property and the present value of the minimum lease payments. The corresponding rental obligations, net of finance charges, are included in other short-term and long-term payables.

3 SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(e) Leases (Cont'd)

Accounting policies applied till 31 March 2019 (Cont'd)

(b) Accounting by lessee (Cont'd)

Each lease payment is allocated between the liability and finance charges so as to achieve a constant rate of interest on the remaining balance of the liability. The interest element of the finance cost is charged to the statement of comprehensive income over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period. The property, plant and equipment acquired under finance leases are depreciated over the shorter of the useful life of the asset and the lease term if there is no reasonable certainty that the Group will obtain ownership at the end of lease term.

Initial direct costs incurred by the Group in negotiating and arranging finance leases are added to the carrying amount of the leased assets and recognised as an expense in the statement of comprehensive income over the lease term on the same basis as the lease expense.

Accounting policies applied from 1 April 2019

(a) Accounting by lessee

Leases are recognised as right-of-use ('ROU') asset and a corresponding liability at the date on which the leased asset is available for use (i.e. the commencement date).

Contracts may contain both lease and non-lease components. Consideration in the contract is allocated to the lease and non-lease components based on their relative stand-alone prices.

Lease Term

In determining the lease term, facts and circumstances that create an economic incentive to exercise an extension option, or not to exercise a termination option are considered. Extension options (or periods after termination options) are only included in the lease term if the lease is reasonably certain to be extended (or not to be terminated).

The lease term in reassessed upon the occurrence of a significant event or change in circumstances that is within the control of the Group and the Company and affect whether the Group and the Company are reasonably certain to exercise an option not previously included in the determination of lease term. A revision in lease term results in remeasurement of the lease liabilities.

ROU assets

ROU assets are initially measured at cost comprising the following:
- The amount of the initial measurement of lease liability;
- Any lease payments made at or before the commencement date less any lease incentive received;
- Any initial direct costs; and
- Decommissioning or restoration costs.

3 SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(e) Leases (Cont'd)

Accounting policies applied from 1 April 2019 (Cont'd)

(a) Accounting by lessee (Cont'd)

ROU assets (Cont'd)

ROU assets that are not investment properties are subsequently measured at cost, less accumulated depreciation and impairment loss (if any). The ROU assets are generally depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis. If the Group and the Company are reasonable certain to exercise a purchase option, the ROU assets are depreciated over the underlying asset's useful life. In addition, the ROU assets are adjusted for certain measurement of the lease liabilities.

The Group's ROU assets are presented within 'Investment properties' in the statement of financial position.

Lease liabilities

Lease liabilities are initially measured at the present value of the payments that are not paid at that date. The lease payments include the following:

- Fixed payments (including in-substance fixed payments), less any lease incentive receivable;
- Variable lease payments that are based on an index or a rate, initially measured using the index or rate at the commencement date;
- Amounts expected to be payable under residual value guarantees;
- The exercise price of a purchase and extension options if it is reasonably certain to exercise that options; and
- Payments of penalties for terminating the lease, if the lease term reflects the Group and the Company exercising that option.

Lease payments are discontinued using the interest rate implicit in the lease. If that rate cannot be readily determined, which is generally the case for leases in the Group and the Company, the lessee's incremental borrowing is used. This is the rate that the individual lessee would have to pay to borrow the funds necessary to obtain an asset of similar value to the ROU in a similar economic environment with similar term, security and conditions.

Lease payments are allocated between principal and finance cost. The finance cost is charged to the statement of comprehensive income over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

Variable lease payment that depend on sales are recognised in the statement of comprehensive income in the period in which the condition that triggers those payments occurs.

Short-term leases and leases of low value assets

Short-term leases are leases with a lease term of twelve (12) months or less. Payments associated with short-term leases and low-value assets are recognised on a straight-line basis as an expense in the statement of comprehensive income.

Notes to The Financial Statements for the Financial Year Ended 31 March 2020 (cont'd)

3 SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(e) Leases (Cont'd)

Accounting policies applied from 1 April 2019 (Cont'd)

(b) Accounting by lessor

As a lessor, the Group and the Company determine at lease inception whether each lease is a finance lease or an operating lease. To classify each lease, the Group and the Company make an overall assessment of whether the lease transfers substantially all of the risks and rewards incidental to the ownership of the underlying asset to the lessee. As part of this assessment, the Group and the Company consider certain indicators such as whether the lease is for the major part of the economic life of the asset.

Finance leases

The Group and the Company classify a lease as a finance lease if the lease transfers substantially all the risks and rewards incidental to the ownership of an underlying asset to the lessee.

The Group and the Company derecognise the underlying asset and recognise a receivable at an amount equal to the net investment in a finance lease. Net investment in a finance lease is measured at an amount equal to the sum of the present value of lease payments from lessee and the unguaranteed residual value of the underlying asset. Initial direct costs are also included in the initial measurement of the net investment. The net investment is subject to impairment under MFRS 9 "Financial Instruments". In addition, the Group and the Company review regularly the estimated unguaranteed residual value.

Lease income is recognised over the term of the lease using the net investment method so as to reflect a constant periodic rate of return. The Group and the Company revise the lease income allocation if there is a reduction in the estimated unguaranteed residual value.

Operating leases

The Group and the Company classify a lease as an operating lease if the lease does not transfer substantially all the risks and rewards incidental to ownership of an underlying asset to the lessee.

When assets are leased out under an operating lease, the asset is included in the lessor's statement of financial position based on the nature of asset.

Rental income on operating leases is recognised over the term of the lease on a straight-line basis. Rental income is shown net of rebates and discounts. Rental income includes base rent, percentage rent and other rent related income from tenants. Base rent is recognised on a straight-line basis over the lease term. Percentage rent is recognised based on sales reported by tenants. When the Group and the Company provide incentives or rebates to the tenants, the cost of incentives or rebates is capitalised as deferred lease incentive and is recognised over the lease term, on a straight-line basis, as a reduction of rental income. Initial direct cost incurred by the Group and the Company in negotiating and arranging an operating lease is recognised as an asset (deferred lease incentive) and amortised over the lease term on the same basis as the rental income.

Separating lease and non-lease components

If an arrangement contains lease and non-lease components, the Group and the Company allocate the consideration in the contract to the lease and non-lease components based on the stand-alone selling prices in accordance with the principles in MFRS 15 "Revenue from Contracts with Customers".

3 SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(f) Impairment of non-financial assets

Assets that have an indefinite useful life, for example goodwill, are not subject to amortisation and are tested annually for impairment. Assets that are subject to amortisation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the carrying amount of the asset exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value-in-use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there is separately identifiable cash flows (cash-generating units). Non-financial assets other than goodwill that suffered an impairment are reviewed for possible reversal of the impairment at the end of the reporting period.

The impairment loss is charged to profit or loss unless it reverses a previous revaluation in which case it is charged to the revaluation surplus. Impairment losses on goodwill are not reversed. In respect of other assets, any subsequent increase in recoverable amount is recognised in profit or loss unless it reverses an impairment loss on a revalued asset in which case it is taken to revaluation surplus reserve.

(g) Inventories

(i) Land held for property development

Land held for property development consists of cost of land on which no significant development work has been undertaken or where development activities are not expected to be completed within the normal operating cycle. Land held for property development is classified as non-current asset and is carried at cost less accumulated impairment losses, if any.

Cost associated with the acquisition of land includes the purchase price of the land, professional fees, stamp duties, commissions, conversion fees and other relevant levies.

Land held for property development is transferred to property development costs (under current assets) when development activities have commenced and where the development activities can be completed within the Group's normal operating cycle.

Where an indication of impairment exists, the carrying amount of the asset is assessed and written down immediately to its recoverable amount. Refer to accounting policy on impairment of non-financial assets as set out in Note 3(f) of the financial statements.

(ii) Property development costs

Cost is determined based on a specific identification basis. Property development costs comprising costs of land, land enhancement costs, direct materials, direct labour, other direct costs, attributable overheads and payments to subcontractors that meet the definition of inventories are recognised as an asset and are stated at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business, less the estimated costs of completion and applicable selling expenses. The property development costs is subsequently recognised as an expense in income statements when or as the control of the asset is transferred to the customer.

Property development costs for which work has been undertaken and development activities are expected to be completed within the Group's normal operating cycle, is classified as current asset.

Notes to The Financial Statements for the Financial Year Ended 31 March 2020 (cont'd)

3 SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(h) Cash and cash equivalents

For the purpose of the statement of cash flows, cash equivalents are held for the purpose of meeting short-term cash commitments rather than for investment or other purposes. Cash and cash equivalents comprise cash on hand, deposits held at call with financial institutions, other short term, highly liquid investments with original maturities of 3 months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Bank overdrafts which are repayable on demand and form an integral part of the Group's cash management are included as a component of cash and cash equivalents in the statement of cash flows. In the statement of financial position, banks overdrafts are shown within borrowings in current liabilities.

(i) Trade payables

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Trade payables are classified as current liabilities if payment is due within one year or less.

Trade payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

(j) Revenue recognition

<u>Lease income on operating leases</u>

See Note 3(e)(b) on Leases – Accounting by lessor

<u>Interest income</u>

Interest income is recognised using the effective interest method. When a financial asset is impaired, the Group and the Company reduce the carrying amount to its recoverable amount, being the estimated future cash flows discounted at the original effective interest rate of the instrument, and continue unwinding the discount as interest income. Interest income on impaired financial assets are recognised using the original effective interest rate.

<u>Dividend income</u>

Dividend income from investments in subsidiaries and available for sale investments is recognised when the Group's or Company's right to receive payment is established.

(k) Employee benefits

(i) Short-term employee benefits

Wages, salaries, paid annual leave, bonuses, and non-monetary benefits are accrued in the period in which the associated services are rendered by the employees of the Group.

(ii) Post-employment benefits

The Group's post-employment benefits to its employees represents contributions to a defined contribution plan, the Employees' Provident Fund, are charged to the profit or loss in the period to which they relate. Once the contributions have been paid, the Group has no further payment obligations.

Notes to The Financial Statements
for the Financial Year Ended 31 March 2020
(cont'd)

3 SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(l) Foreign currencies

(i) Functional and presentation currency

Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates (the "functional currency"). The consolidated financial statements are presented in Ringgit Malaysia, which is the Group and the Company's functional and presentation currency.

(ii) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions or valuation where items are remeasured. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in profit or loss, except when deferred in other comprehensive income as qualifying cash flow hedges.

All other foreign exchange gains and losses are presented in profit or loss within other operating income or expenses.

(iii) Group of companies

The results and financial position of all the Group entities (none of which has the currency of a hyperinflationary economy) that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

- assets and liabilities for each statement of financial position presented are translated at the closing rate at the end of the reporting period;
- income and expenses for each statement of comprehensive income are translated at average exchange rates (unless this average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated at the rate on the dates of the transactions); and
- all resulting exchange differences are recognised as a separate component of equity.

On consolidation, exchange differences arising from the translation of the net investment in foreign operations are recognised in other comprehensive income. When a foreign operation is partially disposed of, sold or liquidated, a proportionate share of such exchange differences are reclassified to profit or loss as part of the gain or loss on sale.

Notes to The Financial Statements for the Financial Year Ended 31 March 2020 (cont'd)

3 SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(m) Current and deferred income taxes

The tax expense for the financial year comprises current and deferred tax. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case the tax is also recognised in other comprehensive income or directly in equity, respectively.

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the end of the reporting period in the countries where the Group's subsidiaries and associates operate and generate taxable income.

Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities. This liability is measured using the single best estimate of the most likely outcome.

Deferred tax is recognised, using the liability method, on temporary differences arising between the amounts attributed to assets and liabilities for tax purposes and their carrying amounts in the financial statements. However, deferred tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss. Deferred tax is determined using tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting period and are expected to apply when the related deferred tax asset is realised or the deferred tax liability is settled. Deferred tax liability is not recognised on initial recognition of goodwill on consolidation.

Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, unused tax losses or unused tax credits can be utilised.

Deferred tax is recognised on temporary differences arising on investments in subsidiaries except where the timing of the reversal of the temporary difference can be controlled by the Group and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred and income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income tax assets and liabilities relate to taxes levied by the same taxation authority on either the taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

(n) Share capital

(i) Classification

Ordinary shares with discretionary dividend are classified as equity.

(ii) Share issue costs

Incremental costs directly attributable to the issue of new shares or options are deducted against share capital.

(iii) Dividends to shareholders of the Company

Distribution to holders of an equity instrument are debited directly to equity, net of any related income tax benefit and the corresponding liability is recognised in the financial year in which the dividends are approved or transfer to proposed dividend reserve if it is proposed.

Notes to The Financial Statements
for the Financial Year Ended 31 March 2020
(cont'd)

3 SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(o) Transactions with shareholders

Capital transactions with shareholders acting in their capacity as equity holders, such as contributions and distributions to shareholders, are recognised directly to reserves at their carrying value and are presented in the statements of changes in equity.

When the Company distribute non-cash assets to the shareholders, the credit balance in reserves representing the cumulative unrecognised gains associated with the non-cash assets is reclassified to profit or loss of the Company.

(p) Financial assets

(i) Classification

The Group classifies its financial assets in the following measurement categories:

- those to be measured subsequently at fair value (either through other comprehensive income ("OCI") or through profit or loss), and
- those to be measured at amortised cost

(ii) Recognition and initial measurement

Regular way purchases and sales of financial assets are recognised on trade-date, the date on which the Group commits to purchase or sell the asset. Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Group has transferred substantially all the risks and rewards of ownership.

(iii) Measurement

At initial recognition, the Group measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss ("FVTPL"), transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at FVTPL are expensed in profit or loss.

<u>Debt instruments</u>

Subsequent measurement of debt instruments depends on the Group's business model for managing the asset and the cash flow characteristics of the asset. The Group reclassifies debt investments when and only when its business model for managing those assets changes.

<u>Amortised cost</u>

Assets that are held for collection of contractual cash flows where those cash flows represent solely payment of principal and interest ("SPPI") are measured at amortised cost. Interest income from these financial assets is included in other income using the effective interest rate method. Any gain or loss arising on derecognition is recognised directly in profit or loss and presented in other operating income/(expenses) together with foreign exchange gains and losses. Impairment losses are presented as separate line item in the statement of comprehensive income as applicable.

Notes to The Financial Statements for the Financial Year Ended 31 March 2020 (cont'd)

3 SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(p) Financial assets (Cont'd)

(iii) Measurement (Cont'd)

Equity instruments

The Group subsequently measures all equity investments at fair value. Where the Group's management has elected to present fair value gains and losses on equity investments in OCI, there is no subsequent reclassification of fair value gains and losses to profit or loss following the derecognition of the investment. Dividends from such investments continue to be recognised in profit or loss as other income when the Group's right to receive payments is established.

Changes in the fair value of financial assets at FVTPL are recognised in other gains/(losses) in the statement of comprehensive income as applicable.

(iv) Subsequent measurement – Impairment of financial assets

The Group assesses on a forward looking basis the expected credit loss ("ECL") associated with its debt instruments carried at amortised cost and at FVOCI and financial guarantee contracts issued. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

The Group's and the Company's trade and other receivables and amounts due from are subject to the ECL model.

While cash and cash equivalents are also subject to the impairment requirements of MFRS 9, the identified impairment loss was immaterial.

ECL represent a probability-weighted estimate of the difference between present value of cash flows according to contract and present value of cash flows the Group expects to receive, over the remaining life of the financial instrument.

The measurement of ECL reflects:
- an unbiased and probability-weighted amount that is determined by evaluating a range of possible outcomes;
- the time value of money; and
- reasonable and supportable information that is available without undue cost or effort at the reporting date about past events, current conditions and forecasts of future economic conditions.

General 3 stage approach for other receivables and amounts due from subsidiaries

At each reporting date, the Group measures ECL through loss allowance of an amount equal to 12 month ECL if credit risk on a financial instrument or a group of financial instruments has not increased significantly since initial recognition. For all other financial instruments, a loss allowance at an amount equal to lifetime ECL is required. Note 4 sets out the measurement details of ECL.

3 SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(p) Financial assets (Cont'd)

(iv) Subsequent measurement – Impairment of financial assets (Cont'd)

Simplified approach for trade receivables

The Group applies the MFRS 9 simplified approach to measure ECL which uses a lifetime ECL for all trade receivables. Note 4 sets out the measurement details of ECL.

Significant increase in credit risk

The Group considers the probability of default upon initial recognition of asset and whether there has been a significant increase in credit risk on an ongoing basis throughout each reporting period. To assess whether there is a significant increase in credit risk, the Group compares the risk of a default occurring on the asset as at the reporting date with the risk of default as at the date of initial recognition. It considers available reasonable and supportable forward-looking information.

The following indicators are incorporated:
- internal credit rating
- external credit rating (as far as available)
- actual or expected significant adverse changes in business, financial or economic conditions that are expected to cause a significant change to the debtor's ability to meet its obligations
- actual or expected significant changes in the operating results of the debtor
- significant increases in credit risk on other financial instruments of the same debtor
- significant changes in the value of the collateral supporting the obligation or in the quality of third-party guarantees or credit enhancements
- significant changes in the expected performance and behaviour of the debtor, including changes in the payment status of debtor in the Group and changes in the operating results of the debtor

Macroeconomic information (such as market interest rates or growth rates) is incorporated as part of the internal rating model.

Regardless of the analysis above, a significant increase in credit risk is presumed if a debtor is more than 30 days past due in making a contractual payment.

Definition of default and credit-impaired financial assets

The Group defines a financial instrument as default, which is fully aligned with the definition of credit-impaired, when it meets one or more of the following criteria:

Quantitative criteria:

The Group defines a financial instrument as default, when the counterparty fails to make contractual payment within 90 days of when they fall due.

Notes to The Financial Statements for the Financial Year Ended 31 March 2020 (cont'd)

3 SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(p) Financial assets (Cont'd)

(iv) Subsequent measurement – Impairment of financial assets (Cont'd)

Qualitative criteria:

The debtor meets unlikeliness to pay criteria, which indicates the debtor is in significant financial difficulty. The Group considers the following instances:

- the debtor is in breach of financial covenants
- concessions have been made by the lender relating to the debtor's financial difficulty
- it is becoming probable that the debtor will enter bankruptcy or other financial reorganization
- the debtor is insolvent

Financial instruments that are credit-impaired are assessed on individual basis.

Receivables and amounts due from subsidiaries which are in default or credit-impaired are assessed individually.

Write-off

- Receivables

  Receivables are written off when there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include, amongst others, the failure of a debtor to engage in a repayment plan with the Group, and a failure to make contractual payments for a period of greater than 365 days past due.

  Impairment losses on trade receivables and contract assets are presented as net impairment losses within operating profit. Subsequent recoveries of amounts previously written off are credited against the same line item.

(q) Financial liabilities

Financial liabilities are recognised on the statement of financial position when, and only when, the Company becomes a party to the contractual provisions of the financial instrument.

Financial liabilities are recognised initially at fair value, plus, in the case of financial liabilities other than derivatives, directly attributable transactions costs.

Subsequent to initial recognition, all financial liabilities are measured at amortised cost using the effective interest method.

Gains and losses are recognised in profit or loss when the liabilities are derecognised, and through the amortisation process.

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

3 SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(r) Contingent liabilities

The Group does not recognise contingent liabilities but discloses its existence in the financial statements. A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Group or a present obligation that is not recognised because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in the extremely rare case where there is a liability that cannot be recognised because it cannot be measured reliably.

However, contingent liabilities do not include financial guarantee contracts.

The Group recognises separately the contingent liabilities of the acquirees as part of allocating the cost of a business combination where their fair values can be measured reliably. Where the fair values cannot be measured reliably, the resulting effect will be reflected in the goodwill arising from the acquisitions.

Subsequent to the initial recognition, the Group measures the contingent liabilities that are recognised separately at the date of acquisition at the higher of the amount that would be recognised in accordance with the provisions of MFRS 137 "Provisions, Contingent Liabilities and Contingent Assets" and the amount initially recognised less, when appropriate, cumulative amortisation recognised in accordance with MFRS 15 "Revenue from Contracts with Customers".

(s) Provisions

Provisions are recognised when:

- the Group has a present legal or constructive obligation as a result of past events;
- it is probable that an outflow of resources will be required to settle the obligation; and
- a reliable estimate of the amount can be made.

Where the Group expects a provision to be reimbursed (for example, under an insurance contract), the reimbursement is recognised as a separate asset but only when the reimbursement is virtually certain. Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as finance cost expense.

Notes to The Financial Statements for the Financial Year Ended 31 March 2020 (cont'd)

3 SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(t) Critical accounting estimates and judgements

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The Group makes estimates and assumptions regarding the future. The resulting accounting estimates will, by definition, rarely equal the related actual results. To enhance the information content of the estimates, certain key variables that are anticipated to have material impact to the Group's results and financial position are tested for sensitivity to changes in the underlying parameters. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets or liabilities within the next year are as follows:

Taxation

Significant judgement is required in determining the provision for income taxes. There are transactions and calculations for which the ultimate tax determination is uncertain during the ordinary course of business. The Group recognises liabilities for tax based on estimates of tax liability expected to be paid. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made.

4 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

Financial instruments such as receivables excluding prepayments; deposits with licensed banks, cash and bank balances; and payables arise directly from the Group's operations. It is the Group's policy that no trading in financial instruments be undertaken. There has been no change to this policy during the financial year.

The main risks arising from the Group's financial instruments are credit risk, foreign currency exchange risk and liquidity and cash flow risk. The Board of Directors reviews and agrees policies to manage these risks, which are summarised below:

Credit risk

Deposits held with licensed banks, cash and bank balances and receivables excluding prepayments may give rise to credit risk which requires the loss to be recognised if a counter party fails to perform as contracted. The Group manages credit risk via the Group's associations to business partners with high creditworthiness. It is the Group's policy to monitor the financial standing of these counter parties on an ongoing basis to ensure that the Group is exposed to minimal credit risk.

As at the end of the financial year, there were no significant concentration of credit risk for receivables to the Group and to the Company.

For deposits, cash and bank balances placed with major financial institutions in Malaysia, the Directors are of the view that the possible non-performance by these financial institutions is remote on the basis of their financial strength. The deposits are placed with credit-worthy financial institutions with high credit rating.

The other receivables impairment are assessed individually to determine whether there was objective evidence that an impairment had been incurred but not yet identified. The Group's other receivables predominantly consist of deposits from the authorities and there is no impairment of other receivables as the rate of default and expected loss rate is low.

4 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONT'D)

Credit risk (Cont'd)

The Company does not have any significant exposure to any individual customer or counterparty nor does it have any major concentration of credit risk except for amounts due from subsidiaries, which are repayable on demand. The Company has assessed that the subsidiaries has sufficient liquid assets to repay the loan if demanded. Therefore, there is no indication that the amounts are not collectible, hence the ECL allowance is not material.

The maximum exposure to credit risk for the Group is represented by the carrying amount for each financial asset shown on the statements of financial position, as the amounts are not secured against any collaterals.

The credit quality of these financial assets is disclosed in Note 25 of the financial statements.

Impairment of trade receivable

The Group applies the MFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all trade receivable and amounts due from related corporations.

The Group's current credit risk grading framework comprises the following categories:

Category	Description	Basis for recognising expected credit losses ("ECL")
Normal	Collectible, undisputed	Lifetime ECL
Doubtful	Known risk that uncollectible or known dispute	Lifetime ECL
Bad	Known to be uncollectible	Asset is written off

Based on the above, loss allowance is measured on lifetime ECL using a PD x LGD x EAD methodology as follows:

- PD ('probability of default') – the likelihood that the debtor would not be able to repay during the contractual period;
- LGD ('loss given default') – the percentage of contractual cash flows that will not be collected if default happens; and
- EAD ('exposure at default') – the outstanding amount that is exposed to default risk.

In deriving the PD and LGD, the Group considered its historical data by each debtor by category and adjusts for forward-looking macroeconomic data. Loss allowance is measured at a probability weighted amount that reflects the possibility that a credit loss occurs and the possibility that no credit loss occurs. No significant changes to estimate techniques or assumptions were made during the reporting period.

The Group's financial assets are considered to be low credit risks and have a negligible risk of defaults as these counterparties have strong capacity to meet their contractual cash flow obligations in the near term. Accordingly, the Group's loss allowance at the end of the reporting period is nil (2019: Nil).

Notes to The Financial Statements for the Financial Year Ended 31 March 2020 (cont'd)

4 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONT'D)

Foreign currency exchange risk

The Group has certain investments in financial assets that are exposed to foreign currency translation risk. As at 31 March 2020, the exchange rates used to translate the financial assets into the reporting currency are as follows:

	2020 RM	2019 RM
US Dollars	0	4.081

The currency exposure profile of the Group's and of the Company's financial assets and financial liabilities are disclosed in the respective notes to the financial statements.

At 31 March 2019, a change of 5% in the abovementioned exchange rates, with all other variables held constant, the Group's other comprehensive income would increase or decrease by approximately RM167, arose mainly as a result of lower/higher exchange rate in Ringgit Malaysia/US Dollars.

Liquidity and cash flow risk

The Group and the Company adopt a prudent liquidity risk management in maintaining sufficient levels of cash and cash equivalents to meet their working capital requirements. In addition, the Group and the Company also manage their operating cash flows and the availability of funding so as to ensure that all funding needs are met.

At the end of the financial year, the undiscounted contractual payments of the Group's and of the Company's financial liabilities equal their carrying value and financial liabilities is within a period of less than 1 year (2019: 1 year).

Fair value hierarchy

Financial instruments carried at fair value are analysed by levels based on valuation method. The different levels have been defined as follows:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1).
- Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (Level 2).
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (Level 3).

Notes to The Financial Statements for the Financial Year Ended 31 March 2020 (cont'd)

4 FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONT'D)

Fair value hierarchy (Cont'd)

The following table presents the Group's and the Company's assets that are measured at fair value as at 31 March 2020 and 31 March 2019:

	Level 1 RM	Level 2 RM	Level 3 RM	Total RM
2020				
Group and Company				
Other financial asset				
- Unquoted shares	–	–	1	1
2019				
Group and Company				
Other financial asset				
- Unquoted shares	–	–	1	1

5 CAPITAL RISK MANAGEMENT

The Group considers all equity components as capital.

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

As at 31 March 2020, the Group does not have any debt instruments. In order to maximise the capital structure, or the capital allocation amongst the Group's operating activities, the Group may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or take on new debts.

6 REVENUE

Revenue of the Group and of the Company comprise:

	Group		Company	
	2020 RM	2019 RM	2020 RM	2019 RM
Lease income from land and building	2,852,610	3,179,879	0	0
Dividend income from subsidiary	0	0	500,000	3,000,000
	2,852,610	3,179,879	500,000	3,000,000

Notes to The Financial Statements for the Financial Year Ended 31 March 2020 (cont'd)

7 PROFIT BEFORE TAXATION

Profit before taxation is stated after charging:

	Group		Company	
	2020 RM	2019 RM	2020 RM	2019 RM
Auditors' remuneration	66,000	64,000	50,000	50,000
Property, plant and equipment				
- depreciation	141,484	154,723	87,114	88,433
- write off	132	22,420	132	0
Investment properties				
- depreciation	753,602	751,259	0	0
Staff costs (Note 8)	1,106,225	1,110,609	1,061,984	1,069,419
Directors' remuneration (Note 9)	575,420	728,420	575,420	728,420

and crediting:

Other operating income [Note 7(a)]	2,062,718	2,245,355	1,849,472	2,009,646

(a) Other operating income comprise of:

	Group		Company	
	2020 RM	2019 RM	2020 RM	2019 RM
Rental income	14,700	13,600	12,000	10,000
Interest income	1,953,033	1,804,281	1,811,486	1,710,910
Dividend income from unit trust	0	288,736	0	288,736
Gain on disposal of property, plant and equipment	59,433	49,999	434	0
Gain on financial asset at fair value through profit or loss	24,558	0	24,558	0
Realised foreign exchange gain (net)	994	0	994	0
Recovery from insurance claim	0	77,300	0	0
Others	10,000	11,439	0	0
	2,062,718	2,245,355	1,849,472	2,009,646

Notes to The Financial Statements
for the Financial Year Ended 31 March 2020
(cont'd)

8 STAFF COSTS

	Group		Company	
	2020 RM	2019 RM	2020 RM	2019 RM
Directors' fees	34,000	34,000	34,000	34,000
Wages, salaries, bonuses and other emoluments	943,579	945,866	904,429	909,416
Defined contribution plan	128,646	130,743	123,555	126,003
	1,106,225	1,110,609	1,061,984	1,069,419

Included in staff costs are remuneration of the Executive Directors of the Group and of the Company as disclosed in Note 9.

9 DIRECTORS' REMUNERATION

	Group and Company	
	2020 RM	2019 RM
Executive Directors:		
- fees	34,000	34,000
- salaries and other emoluments	434,000	434,000
- defined contribution retirement plan	56,420	56,420
	524,420	524,420
Non-executive Directors:		
- fees	51,000	68,000
- other emolument	0	136,000
	575,420	728,420

The estimated monetary value of benefits-in-kind received and receivable by the Directors otherwise than in cash from the Group amounted to RM5,300 (2019 : RM8,800).

10 TAXATION

	Group		Company	
	2020 RM	2019 RM	2020 RM	2019 RM
Current tax	794,236	439,026	415,980	392,368
Deferred tax (Note 21)	(6,626)	4,897	0	0
	787,610	443,923	415,980	392,368

Notes to The Financial Statements for the Financial Year Ended 31 March 2020 (cont'd)

10 TAXATION (CONT'D)

	Group		Company	
	2020 RM	2019 RM	2020 RM	2019 RM
Current tax:				
Current financial year	790,849	718,738	415,981	392,368
Under/(over) provision in prior financial year	3,387	(279,712)	(1)	0
	794,236	439,026	415,980	392,368
Deferred tax:				
Origination and reversal of temporary differences	(6,626)	4,897	0	0
	(6,626)	4,897	0	0
	787,610	443,923	415,980	392,368

The explanation of the relationship between tax expense and profit before taxation is as follows:

	Group		Company	
	2020 RM	2019 RM	2020 RM	20198 RM
Numerical reconciliations between tax expense and the product of accounting profit multiplied by the Malaysian tax rate				
Profit before taxation	1,241,367	1,835,298	484,220	2,987,025
Tax calculated at the Malaysian tax rate of 24% (2019: 24%)	297,928	440,471	116,213	716,886
Tax effects of:				
- expenses not deductible for tax purposes	634,365	666,098	425,662	464,779
- income not subject to income tax	(20,053)	(81,297)	(125,894)	(789,297)
- utilisation of unabsorbed tax losses	(55,300)	(240,631)	0	0
- utilisation of previously unrecognised deductible temporary differences	(72,717)	(61,006)	0	0
- under/(over) provision of income tax in prior financial year	3,387	(279,712)	(1)	0
	787,610	443,923	415,980	392,368

Notes to The Financial Statements for the Financial Year Ended 31 March 2020 (cont'd)

10 TAXATION (CONT'D)

Subject to agreement with Inland Revenue Board, the amount of unabsorbed tax losses and unutilised capital allowances of certain subsidiary companies for which no deferred tax assets have been recognised as at the end of the financial year are as follows:

	Group	
	2020 RM	**2019 RM**
Expiry period not more than 7 years		
Unutilised tax losses	4,703,159	4,933,575
No expiry period		
Unutilised capital allowances	4,894,283	4,894,283
	9,597,442	9,827,858
Deferred tax assets not recognised at 24% (2019: 24%)	2,303,386	2,358,686

The accumulated unutilised tax losses amounting to RM4,703,159 brought forward from year of assessment 2019 can be carried forward for another 7 consecutive years of assessment.

Subject to agreement with Inland Revenue Board, the amount of unutilised investment tax allowances which are available to set-off against the future taxable profit of Unico Technology Sdn. Bhd., a wholly-owned subsidiary, as at the end of the financial year is RM95,911,000 (2019: RM95,911,000).

Notes to The Financial Statements for the Financial Year Ended 31 March 2020 (cont'd)

11 PROPERTY, PLANT AND EQUIPMENT

Group	Office premises RM	Plant and machinery RM	Furniture, fittings and equipment RM	Motor vehicles RM	Total RM
2020					
Cost					
At 1 April	3,150,000	466,260	1,864,791	270,912	5,751,963
Additions	0	0	21,500	269,900	291,400
Disposal	0	0	(27,000)	(175,912)	(202,912)
Write off	0	0	(279,380)	0	(279,380)
At 31 March	3,150,000	466,260	1,579,911	364,900	5,561,071
Accumulated depreciation					
At 1 April	1,875,000	93,708	1,763,337	270,910	4,002,955
Charge for the financial year	75,000	43,250	14,237	8,997	141,484
Disposal	0	0	(26,999)	(175,911)	(202,910)
Write off	0	0	(279,248)	0	(279,248)
At 31 March	1,950,000	136,958	1,471,327	103,996	3,662,281
Accumulated impairment losses					
At 1 April/31March	0	0	71,749	0	71,749
Net book value					
Cost	3,150,000	466,260	1,579,911	364,900	5,561,071
Accumulated depreciation	(1,950,000)	(136,958)	(1,471,327)	(103,996)	(3,662,281)
Accumulated impairment losses	0	0	(71,749)	0	(71,749)
At 31 March	1,200,000	329,302	36,835	260,904	1,827,041

Notes to The Financial Statements for the Financial Year Ended 31 March 2020 (cont'd)

11 PROPERTY, PLANT AND EQUIPMENT (CONT'D)

Group	Office premises RM	Plant and machinery RM	Furniture, fittings and equipment RM	Motor vehicles RM	Total RM
2019					
Cost					
At 1 April	3,150,000	615,294	17,003,585	496,160	21,265,039
Additions	0	33,760	80,025	0	113,785
Disposal	0	0	0	(225,248)	(225,248)
Write off	0	(262,104)	(15,139,509)	0	(15,401,613)
Reclassification	0	79,310	(79,310)	0	0
At 31 March	3,150,000	466,260	1,864,791	270,912	5,751,963
Accumulated depreciation					
At 1 April	1,800,000	249,114	14,565,158	476,293	17,090,565
Charge for the financial year	75,000	45,408	14,451	19,864	154,723
Disposal	0	0	0	(225,247)	(225,247)
Write off	0	(250,016)	(12,767,070)	0	(13,017,086)
Reclassification	0	49,202	(49,202)	0	0
At 31 March	1,875,000	93,708	1,763,337	270,910	4,002,955
Accumulated impairment losses					
At 1 April	0	0	2,433,856	0	2,433,856
Write off	0	0	(2,362,107)	0	(2,362,107)
At 31 March	0	0	71,749	0	71,749
Net book value					
Cost	3,150,000	466,260	1,864,791	270,912	5,751,963
Accumulated depreciation	(1,875,000)	(93,708)	(1,763,337)	(270,910)	(4,002,955)
Accumulated impairment losses	0	0	(71,749)	0	(71,749)
At 31 March	1,275,000	372,552	29,705	2	1,677,259

Notes to The Financial Statements for the Financial Year Ended 31 March 2020 (cont'd)

11 PROPERTY, PLANT AND EQUIPMENT (CONT'D)

Company	**Office premises RM**	**Furniture, fittings and equipment RM**	**Motor vehicles RM**	**Total RM**
2020				
Cost				
At 1 April	3,150,000	1,062,341	95,000	4,307,341
Additions	0	21,500	0	21,500
Disposal	0	(27,000)	0	(27,000)
Write off	0	(279,380)	0	(279,380)
At 31 March	3,150,000	777,461	95,000	4,022,461
Accumulated depreciation				
At 1 April	1,875,000	1,040,218	94,999	3,010,217
Charge for the financial year	75,000	12,114	0	87,114
Disposal	0	(26,999)	0	(26,999)
Write off	0	(279,248)	0	(279,248)
At 31 March	1,950,000	746,085	94,999	2,791,084
Net book value				
Cost	3,150,000	777,461	95,000	4,022,461
Accumulated depreciation	(1,950,000)	(746,085)	(94,999)	(2,791,084)
At 31 March	1,200,000	31,376	1	1,231,377

Notes to The Financial Statements for the Financial Year Ended 31 March 2020 (cont'd)

11 PROPERTY, PLANT AND EQUIPMENT (CONT'D)

Company	Office premises RM	Furniture, fittings and equipment RM	Motor vehicles RM	Total RM
2019				
Cost				
At 1 April/31 March	3,150,000	1,062,341	95,000	4,307,341
Accumulated depreciation				
At 1 April	1,800,000	1,026,785	94,999	2,921,784
Charge for the financial year	75,000	13,433	0	88,433
At 31 March	1,875,000	1,040,218	94,999	3,010,217
Net book value				
Cost	3,150,000	1,062,341	95,000	4,307,341
Accumulated depreciation	(1,875,000)	(1,040,218)	(94,999)	(3,010,217)
At 31 March	1,275,000	22,123	1	1,297,124

12 INVESTMENTS IN SUBSIDIARIES

	Company 2020 RM	2019 RM
Unquoted shares, at cost	23,533,610	23,533,608
Equity contributions	17,419,438	15,798,828
Unquoted shares, at cost	40,953,048	39,332,436
Less: Allowance for impairment losses	(39,761)	(39,761)
	40,913,287	39,292,675

The movement of the impairment of Company's investments in subsidiaries is as follows:

	Company 2020 RM	2019 RM
At 1 April/31 March	39,761	39,761

Notes to The Financial Statements for the Financial Year Ended 31 March 2020 (cont'd)

12 INVESTMENTS IN SUBSIDIARIES (CONT'D)

The details of subsidiaries are as follows:

Name of company	Country of incorporation	Principal activities	Percentage of issued share capital held by holding company 2020 %	2019 %
Direct subsidiaries				
Geok Hong Sdn. Bhd.	Malaysia	Rental of land and building	100	100
Unico Properties Sdn. Bhd.	Malaysia	Property development	100	100
Tat Lian Property Sdn. Bhd.	Malaysia	Property development	100	100
Xing Lian Holdings Sdn. Bhd.	Malaysia	Investment holding	100	0
Subsidiaries of Geok Hong Sdn. Bhd.				
IPC Global Sdn. Bhd.	Malaysia	Rental of land and building	100	100
Fortune Century (M) Sdn. Bhd.	Malaysia	Investment holding	100	100
Jantron Sdn. Bhd.	Malaysia	Investment holding	100	100
Unico Technology Sdn. Bhd.	Malaysia	Investment holding	100	100

Notes to The Financial Statements for the Financial Year Ended 31 March 2020 (cont'd)

13 INVENTORIES

Group	Note	2020 RM	2019 RM
Non-current:			
Land held for property development	(a)	19,323,494	32,239,000
Current:			
Property development costs	(b)	14,083,392	0

(a) Land held for property development

	Note	2020 RM	2019 RM
At 1 April			
Freehold land, at cost		32,012,212	31,991,212
Development costs		226,788	94,330
		32,239,000	32,085,542
Costs incurred during the financial year:			
Freehold land		0	21,000
Development costs		0	132,458
		0	153,458
Transfer to inventories -			
Property development costs:			
Freehold land	13(b)	(12,693,718)	0
Development costs	13(b)	(221,788)	0
		(12,915,506)	0
At 31 March		19,323,494	32,239,000
Inventory – Land held for property development is analysed as follows:			
Freehold land, at cost		19,318,494	32,012,212
Development costs		5,000	226,788
		19,323,494	32,239,000

The freehold land acquired by the Group was held for development.

Notes to The Financial Statements for the Financial Year Ended 31 March 2020 (cont'd)

13 INVENTORIES (CONT'D)

(b) Property development costs

	Note	2020 RM	2019 RM
At 1 April			
Freehold land, at cost		0	0
Development costs		0	0
		0	0
Transfer from inventories -			
Land held for property development:			
Freehold land	13(a)	12,693,718	0
Development costs	13(a)	221,788	0
		12,915,506	0
Costs incurred during the financial year:			
Development costs		1,167,886	0
At 31 March		14,083,392	0
Inventory – Property development cost is analysed as follows:			
Freehold land, at cost		12,693,718	0
Development costs		1,389,674	0
		14,083,392	0

Notes to The Financial Statements for the Financial Year Ended 31 March 2020 (cont'd)

14 INVESTMENT PROPERTIES

Group	Right-of-use asset RM	Leasehold land RM	Building RM	Total RM
2020				
Cost				
At 1 April	0	7,588,205	23,720,482	31,308,687
Adoption of MFRS 16	7,588,205	(7,588,205)	0	0
As restated	7,588,205	0	23,720,482	31,308,687
Additions	0	0	80,661	80,661
At 31 March	7,588,205	0	23,801,143	31,389,348
Accumulated depreciation				
At 1 April	0	2,528,466	7,321,848	9,850,314
Adoption of MFRS 16	2,528,466	(2,528,466)	0	0
As restated	2,528,466	0	7,321,848	9,850,314
Charge for the financial year	156,951	0	596,651	753,602
At 31 March	2,685,417	0	7,918,499	10,603,916
Accumulated impairment losses				
At 1 April/31 March	0	0	2,847,405	2,847,405
Net book value				
Cost	7,588,205	0	23,801,143	31,389,348
Accumulated depreciation	(2,685,417)	0	(7,918,499)	(10,603,916)
Accumulated impairment losses	0	0	(2,847,405)	(2,847,405)
At 31 March	4,902,788	0	13,035,239	17,938,027

Notes to The Financial Statements for the Financial Year Ended 31 March 2020 (cont'd)

14 INVESTMENT PROPERTIES (CONT'D)

Group	Leasehold land RM	Building RM	Total RM
2019			
Cost			
At 1 April	7,588,205	23,627,188	31,215,393
Additions	0	93,294	93,294
At 31 March	7,588,205	23,720,482	31,308,687
Accumulated depreciation			
At 1 April	2,371,514	6,727,541	9,099,055
Charge for the financial year	156,952	594,307	751,259
At 31 March	2,528,466	7,321,848	9,850,314
Accumulated impairment losses			
At 1 April/31 March	0	2,847,405	2,847,405
Net book value			
Cost	7,588,205	23,720,482	31,308,687
Accumulated depreciation	(2,528,466)	(7,321,848)	(9,850,314)
Accumulated impairment losses	0	(2,847,405)	(2,847,405)
At 31 March	5,059,739	13,551,229	18,610,968

Lease income generated from and direct operating expenses incurred on investment properties are as follows:

	Group	
	2020 RM	**2019 RM**
Lease income	2,852,610	3,179,879
Direct operating expenses	(1,008,602)	(917,202)

Notes to The Financial Statements for the Financial Year Ended 31 March 2020 (cont'd)

14 INVESTMENT PROPERTIES (CONT'D)

Prior to the adoption of MFRS, the Company's land and building are stated at fair value base on periodic valuations once every 5 years. Upon adoption of MFRS, the Group and the Company have adopted the cost model for its land and building and have applied the transition exemption to state the previously revalued land and building at deemed cost.

As at 31 March 2020, the fair value of investment properties approximates RM26.7 million (2019: RM27.8 million). The fair value was assessed based on the net annual income by deducting the annual outgoings from the gross annual income and capitalising the net income by a suitable rate of return consistent with the type and quality of investment (2019: net income by a suitable rate of return consistent with the type and quality of investment). The valuation is a level 3 fair value estimation.

15 OTHER FINANCIAL ASSETS

	Group and Company	
	2020 RM	**2019 RM**
Unquoted shares:		
Cost		
At 1 April/31 March	156,556	156,556
Allowance for impairment		
At 1 April/31 March	156,555	156,555
	1	1

16 RECEIVABLES

	Group		Company	
	2020 RM	**2019 RM**	**2020 RM**	**2019 RM**
Current Assets				
Trade receivables	281,222	248,520	0	0
Other receivables	830,313	870,678	741,250	835,011
Deposits	62,012	38,635	14,761	15,541
Prepayments	99,672	93,357	6,619	6,404
	1,273,219	1,251,190	762,630	856,956

Credit terms of trade receivables is 30 days (2019: 30 days). Credit terms of certain trade receivables are assessed and approved on a case by case basis.

17 AMOUNTS DUE FROM SUBSIDIARIES

The amounts due from subsidiaries are unsecured and repayable on demand.

The receivables are denominated in Ringgit Malaysia.

Notes to The Financial Statements for the Financial Year Ended 31 March 2020 (cont'd)

18 CASH AND BANK BALANCES/ DEPOSITS WITH LICENSED BANKS/ SHORT TERM FUNDS

Cash and cash equivalents included in the statements of cash flows comprise the following:

	Group 2020 RM	Group 2019 RM	Company 2020 RM	Company 2019 RM
Deposits with licensed banks	44,897,569	52,509,125	40,739,427	48,559,772
Short term funds	5,024,558	0	5,024,558	0
Cash and bank balances	396,671	308,657	53,557	123,728
Deposits, cash and bank balances	50,318,798	52,817,782	45,817,542	48,683,500
Less: Pledged deposits	(678,142)	(669,352)	0	0
Less: Deposits more than 3 months	(41,968,003)	(31,887,563)	(38,339,427)	(29,339,427)
Cash and cash equivalents	7,672,653	20,260,867	7,478,115	19,344,073

The currency exposure profile of deposits, cash and bank balances is as follows:

	Group 2020 RM	Group 2019 RM	Company 2020 RM	Company 2019 RM
Ringgit Malaysia	50,318,798	52,814,450	45,817,542	48,680,168
US Dollars	0	3,332	0	3,332
	50,318,798	52,817,782	45,817,542	48,683,500

Included in deposits with licensed banks of the Group are amounts totalling RM678,142 (2019: RM669,352) which have been pledged to the financial institution as security for bank guarantee facilities granted to the Group.

Deposits of the Group and of the Company have maturity periods ranging from 1 to 365 days (2019: 1 to 365 days).

The weighted average effective interest rates of deposits as at the end of the financial year are 3.55% (2019: 4.08%) per annum and 3.56% (2019: 4.10%) per annum for the Group and Company respectively.

Bank balances are deposits held at call with banks and do not earn interest.

19 SHARE CAPITAL

	Group and Company 2020 Number of shares	2020 RM	2019 Number of shares	2019 RM
Issued and fully paid up:				
At 1 April/31 March	100,000,000	50,000,000	100,000,000	50,000,000

Notes to The Financial Statements for the Financial Year Ended 31 March 2020 (cont'd)

20 REVALUATION AND OTHER RESERVES

	Group		Company	
	2020 RM	**2019 RM**	**2020 RM**	**2019 RM**
Revaluation reserve	4,390,958	4,390,958	984,000	984,000
Capital reserve	8,038,496	8,038,496	8,038,496	8,038,496
	12,429,454	12,429,454	9,022,496	9,022,496

Revaluation reserve

The revaluation reserve arises from the revaluation of the investment properties of the Group in previous financial years.

Capital reserve

The capital reserve balance relates to the net credit amount recorded arising from the Capital Reduction and Return on Capital exercise in the previous financial year.

21 DEFERRED TAX LIABILITIES

	Group	
	2020 RM	**2019 RM**
Deferred tax liabilities	(1,096,073)	(1,102,699)
At 1 April	(1,102,699)	(1,097,802)
Recognised in statements of comprehensive income (Note 10):		
- property, plant and equipment	(3,509)	(15,033)
- investment properties	10,135	10,136
	6,626	(4,897)
At 31 March	(1,096,073)	(1,102,699)
Subject to income tax		
Deferred tax liabilities:		
- property, plant and equipment	(54,976)	(51,467)
- investment properties	(1,041,097)	(1,051,232)
Deferred tax liabilities	(1,096,073)	(1,102,699)

Notes to The Financial Statements for the Financial Year Ended 31 March 2020 (cont'd)

21 DEFERRED TAX LIABILITIES (CONT'D)

The analysis of deferred tax liabilities are as follows:

	Group	
	2020 RM	2019 RM
Deferred tax liabilities to be recovered after more than 12 months	(1,085,938)	(1,092,563)
Deferred tax liabilities to be recovered within 12 months	(10,135)	(10,136)
	(1,096,073)	(1,102,699)

22 PAYABLES

	Group		Company	
	2020 RM	2019 RM	2020 RM	2019 RM
Trade payables	100,815	56,956	25,726	10,581
Accruals	398,935	291,910	359,613	257,000
Other payables	881,177	946,657	8,700	0
	1,380,927	1,295,523	394,039	267,581

The normal trade credit terms granted to the Group range from 30 to 90 days (2019: 30 to 90 days).

The payables are denominated in Ringgit Malaysia.

The amounts due to subsidiaries are non-trade, unsecured, interest-free and repayable on demand.

23 DIVIDENDS

	RM
In respect of the financial year ended 31 March 2019:	
First and final single-tier dividend of RM0.025 per share on 100,000,000 ordinary shares, declared on 28 August 2019 and paid on 20 September 2019	2,500,000

The Directors propose a first and final single-tier dividend of RM0.025 per ordinary share in respect of the financial year ended 31 March 2020 amounting to RM2,500,000, which is subject to the approval of shareholders at the forthcoming Annual General Meeting.

Notes to The Financial Statements for the Financial Year Ended 31 March 2020 (cont'd)

24 SIGNIFICANT RELATED PARTY DISCLOSURES

In addition to related party disclosures mentioned elsewhere in the financial statements, there are no other significant related party disclosures.

Amounts outstanding at the end of the financial year in respect of the above transaction are disclosed in the related notes to the financial statements.

The Directors are of the view that key management personnel comprise the Board of Directors only. Key management personnel compensation for the financial year are disclosed in Note 9.

The Company considers Tat Lian Holding Sdn. Bhd. as a substantial shareholder of the Company as it holds 28.47% (2019: 27.2%) of the shares of the Company.

25 FINANCIAL INSTRUMENTS

Financial Instruments by category

	Group		Company	
	2020 RM	**2019 RM**	**2020 RM**	**2019 RM**
Financial assets				
At FVOCI	1	1	1	1
At amortised cost				
- Deposits with licensed banks	44,897,569	52,509,125	40,739,427	48,559,772
- Short term funds	5,024,558	0	5,024,558	0
- Cash and bank balances	396,671	308,657	53,557	123,728
- Amounts due from subsidiaries	0	0	2,101,380	3,000,000
- Trade receivables	281,222	248,520	0	0
- Other receivables	830,313	870,678	741,250	835,011
- Deposits	62,012	38,635	14,761	15,541
	51,492,346	53,975,616	48,674,934	52,534,053
Financial liabilities				
At amortised cost:				
- Trade payables	100,815	56,956	25,726	10,581
- Accruals	398,935	291,910	359,613	257,000
- Other payables	881,177	946,657	8,700	0
	1,380,927	1,295,523	394,039	267,581

The carrying amount of financial asset and financial liabilities mentioned above are a reasonable approximation of their respective fair values due to relatively short term maturity of these financial instruments.

Notes to The Financial Statements for the Financial Year Ended 31 March 2020 (cont'd)

25 FINANCIAL INSTRUMENTS (CONT'D)

Credit quality of receivables

	Group		Company	
	2020 RM	**2019 RM**	**2020 RM**	**2019 RM**
Trade receivables				
Group 2	281,222	248,520	0	0
Other receivables				
Group 2	830,313	870,678	741,250	835,011
Deposits				
Group 2	62,012	38,635	14,761	15,541

The credit quality of receivables that are neither past due nor impaired can be assessed to historical information about counter party default rates:

Group 1 – new counter parties (less than 6 months).
Group 2 – existing counter parties (more than 6 months) with no defaults in the past.
Group 3 – existing counter parties (more than 6 months) with some defaults in the past. All defaults were fully recovered.

26 OPERATING LEASE RENTAL RECEIVABLE

The Group leases out its investment properties under operating leases. The undiscounted future minimum lease receivable under non-cancellable lease is as follows:

	Group	
	2020 RM	**2019 RM**
Less than 1 year	2,594,876	2,931,863
Between 1 to 2 years	1,500,000	1,974,886
Between 2 to 3 years	460,000	1,500,000
Between 3 to 4 years	0	460,000
	4,554,876	6,866,749

STATEMENT BY DIRECTORS
PURSUANT TO SECTION 251(2) OF THE COMPANIES ACT 2016

We, Teoh Kok Liang and Dato' Tan Huat Sheng, two of the Directors of Unico Holdings Berhad, do hereby state that, in the opinion of the Directors, the accompanying financial statements set out on pages 14 to 61 are drawn up so as to give a true and fair view of the financial position of the Group and of the Company as at 31 March 2020 and financial performance of the Group and of the Company for the financial year ended 31 March 2020 in accordance with the Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia.

Signed on behalf of the Board of Directors in accordance with their resolution dated 26 June 2020.

TEOH KOK LIANG
DIRECTOR

DATO' TAN HUAT SHENG
DIRECTOR

STATUTORY DECLARATION
PURSUANT TO SECTION 251(1) OF THE COMPANIES ACT 2016

I, Dato' Tan Huat Sheng, being the Director primarily responsible for the financial management of Unico Holdings Berhad, do solemnly and sincerely declare that the financial statements set out on pages 14 to 61 are, to the best of my knowledge and belief, correct and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Statutory Declarations Act, 1960.

DATO' TAN HUAT SHENG

Subscribed and solemnly declared by the abovenamed Dato' Tan Huat Sheng at Kuala Lumpur on 26 June 2020.

Before me:

OOI AH BAH
(No. W152)

COMMISSIONER FOR OATHS

INDEPENDENT AUDITORS' REPORT
TO THE MEMBERS OF UNICO HOLDINGS BERHAD
(Incorporated in Malaysia)

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

Our opinion

In our opinion, the financial statements of Unico Holdings Berhad ("the Company") and its subsidiaries ("the Group") give a true and fair view of the financial position of the Group and of the Company as at 31 March 2020, and of their financial performance and their cash flows for the financial year then ended in accordance with Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia.

What we have audited

We have audited the financial statements of the Group and of the Company, which comprise the statements of financial position as at 31 March 2020 of the Group and of the Company, and the statements of comprehensive income, statements of changes in equity and statements of cash flows of the Group and of the Company for the financial year then ended, and notes to the financial statements, including a summary of significant accounting policies, as set out on pages 14 to 61.

Basis for opinion

We conducted our audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing. Our responsibilities under those standards are further described in the "Auditors' responsibilities for the audit of the financial statements" section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence and other ethical responsibilities

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

Information other than the financial statements and auditors' report thereon

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

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

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

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

Independent Auditors' Report
to the members of Unico Holdings Berhad
(Incorporated in Malaysia)
(cont'd)

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS (CONT'D)

Responsibilities of the Directors for the financial statements

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

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

Auditors' responsibilities for the audit of the financial statements

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

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

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

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

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

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

Independent Auditors' Report
to the members of Unico Holdings Berhad
(Incorporated in Malaysia)
(cont'd)

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS (CONT'D)

Auditors' responsibilities for the audit of the financial statements (Cont'd)

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

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

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

OTHER MATTERS

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

PRICEWATERHOUSECOOPERS PLT
LLP0014401-LCA & AF 1146
Chartered Accountants

SHIRLEY GOH
01778/08/2020 J
Chartered Accountant

Kuala Lumpur
26 June 2020

UNICO HOLDINGS BERHAD

Registration No.:198101004670 (70785-V)

PROXY FORM

ACCOUNT NO:

I/We .... (name of shareholder as per NRIC, in capital letters)

NRIC No. / Company No. .... (new) .... (old)

of .... (full address) being a member(s) of **Unico Holdings Berhad**

hereby appoint .... (name of proxy as per NRIC, in capital letters)

NRIC No. .... (new) .... (old)

failing him/her .... (name of proxy as per NRIC, in capital letters)

NRIC No. .... (new) .... (old)
failing him/her * the Chairman of the Meeting as my/our proxy to vote on my/our behalf at the Thirty Eighth Annual General Meeting of the Company to be held at Alhambra Ballroom, Level M1, Melia Hotel Kuala Lumpur, 16 Jalan Imbi, 55100 Kuala Lumpur on Friday, 18 September 2020 at 2:00 p.m. and at any adjournment thereof.

I/We hereby indicate with an "X" in the space provided below how I/we wish my/our votes to be cast on the resolutions specified in the Notice of Meeting. Otherwise, the proxy will vote or abstain from voting at his/her discretion.

		FOR	AGAINST
To sanction the declaration of dividend	(Resolution 1)		
To approve the payment of Directors' fee	(Resolution 2)		
To approve the payment of Directors' benefits	(Resolution 3)		
Re-election of Mr Lee Khim Sin as Director	(Resolution 4)		
Appoint Messrs Grant Thornton Malaysia PLT as Auditors	(Resolution 5)		

** Delete the words "Chairman of the Meeting" if you wish to appoint some other person to be your proxy.*

Signature/Common Seal : ....

Number of shares held : [ ] Contact No: [ ]

Dated this : .... day of 2020

Notes

1. A member entitled to attend and vote at the meeting is entitled to appoint only a proxy to attend and vote in his stead. A proxy may but need not be a member of the Company. According to Article 102(1)(b) of the Company's Constitution, once a member has appointed a proxy, the member shall not be allowed to attend and vote at the meeting.

2. The instrument appointing a proxy shall be in writing under the hand of the appointer or of his attorney duly appointed under the power of attorney or if such appointer is a corporation, either under its common seal or the hand of an officer or its attorney duly appointed under a power of attorney.

3. The instrument appointing a proxy must be deposited at the Company's Share Registrar Office at **Tricor Investor & Issuing House Services Sdn Bhd, Unit 32-01, Level 32, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur**, not less than 48 hours before the time appointed for holding the meeting or at any adjournment thereat.

4. In the case of joint holdings, the vote of the first named in the Register of Members will be accepted to the exclusion of the other joint holders.

③ Fold this flap for sealing

② Then fold here

AFFIX
RM0.80
STAMP

Share Registrar
TRICOR INVESTOR & ISSUING HOUSE SERVICES SDN BHD
Unit 32-01, Level 32, Tower A
Vertical Business Suite
Avenue 3, Bangsar South
No. 8, Jalan Kerinchi
59200 Kuala Lumpur

① 1st fold here

商联控股有限公司
UNICO HOLDINGS BERHAD Registration No.: 198101004670 (70785-V)
8th Floor, Menara Cosway, Plaza Berjaya, 12 Jalan Imbi, 55100 Kuala Lumpur.
Tel: +603-2141 0166 **Fax:** +603-2142 8528
Email: enquiry@unicoh.com.my