

**MEGA SUN CITY HOLDINGS BERHAD (640850-U)**  
**(Formerly known as Ideal Sun City Holdings Berhad)**  
(Incorporated in Malaysia)

**CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME**

**For The Second Quarter Ended 30 June 2017**

*(The figures have not been audited)*

	INDIVIDUAL QUARTER ENDED		CUMULATIVE PERIOD ENDED	
	30.06.17 RM'000	30.06.16 RM'000	30.06.17 RM'000	30.06.16 RM'000
<b>Revenue</b>	1,872	2,124	4,344	4,662
Cost of sales	(255)	(523)	(682)	(1,479)
<b>Gross profit</b>	<u>1,617</u>	<u>1,601</u>	<u>3,662</u>	<u>3,183</u>
Other operating income	118	95	225	138
Administration expenses	(646)	(548)	(1,334)	(1,079)
<b>Profit from operations</b>	<u>1,089</u>	<u>1,148</u>	<u>2,553</u>	<u>2,242</u>
Finance costs	-	-	-	-
<b>Profit before tax</b>	<u>1,089</u>	<u>1,148</u>	<u>2,553</u>	<u>2,242</u>
Income tax expense	(320)	(316)	(776)	(568)
<b>Profit for the period</b>	<u>769</u>	<u>832</u>	<u>1,777</u>	<u>1,674</u>
<b>Other comprehensive income for the period</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Total comprehensive income for the period</b>	<u><u>769</u></u>	<u><u>832</u></u>	<u><u>1,777</u></u>	<u><u>1,674</u></u>
<b>Profit for the period attributable to:</b>				
Owners	769	832	1,777	1,674
Minority interest	-	-	-	-
	<u>769</u>	<u>832</u>	<u>1,777</u>	<u>1,674</u>
<b>Total comprehensive income for the period attributable to:</b>				
Owners	769	832	1,777	1,674
Minority interest	-	-	-	-
	<u>769</u>	<u>832</u>	<u>1,777</u>	<u>1,674</u>
<b>Earnings per share attributable to Owners:</b>				
- Basic (sen)	0.35	0.44	0.87	0.89
- Diluted (sen)	0.35	0.36	0.87	0.73

The Unaudited Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the Annual Audited Financial Statements for the year ended 31 December 2016 and the accompanying explanatory notes attached to the interim financial report.

**MEGA SUN CITY HOLDINGS BERHAD (640850-U)**  
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**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

**For The Second Quarter Ended 30 June 2017**

*(The figures have not been audited)*

	<b>30.06.17</b>	<b>31.12.16</b>
	<b>RM'000</b>	<b>RM'000</b>
	<b>(Unaudited)</b>	<b>(Audited)</b>
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	9,283	8,615
Investment properties	40,449	40,012
	<u>49,732</u>	<u>48,627</u>
<b>Current assets</b>		
Trade receivables	7,638	9,353
Other receivables and prepaid expenses	1,228	1,016
Current tax assets	2	2
Deposits, cash and bank balances	7,569	10,199
	<u>16,437</u>	<u>20,570</u>
<b>TOTAL ASSETS</b>	<u><u>66,169</u></u>	<u><u>69,197</u></u>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity attributable to owners</b>		
Share capital	21,819	18,989
Discount on shares	(2,072)	(2,123)
Reserves	41,999	34,436
<b>TOTAL EQUITY</b>	<u>61,746</u>	<u>51,302</u>
<b>Non-current liabilities</b>		
Deferred tax liabilities	30	30
Hire purchase payable	474	-
	<u>504</u>	<u>30</u>
<b>Current liabilities</b>		
Trade payables	103	25
Other payables and accrued expenses	2,990	17,111
Hire purchase payable	48	-
Current tax liabilities	778	729
	<u>3,919</u>	<u>17,865</u>
<b>TOTAL LIABILITIES</b>	<u>4,423</u>	<u>17,895</u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<u><u>66,169</u></u>	<u><u>69,197</u></u>
<b>Net Assets Per Share (RM)</b>	0.28	0.27

The Unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Audited Financial Statements for the year ended 31 December 2016 and the accompanying explanatory notes attached to the interim financial report.

**MEGA SUN CITY HOLDINGS BERHAD (640850-U)**  
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**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**

**For The Second Quarter Ended 30 June 2017**

*(The figures have not been audited)*

	Share Capital RM'000	Discount on Shares RM'000	Non-Distributable		Distributable		Total RM'000
			Share Premium RM'000	Warrant Reserve RM'000	Capital Reserve RM'000	Retained Profits RM'000	
<b>Balance as of 1 January 2017</b>	18,989	(2,123)	13,808	2,123	2,692	15,813	51,302
Issuance of shares							
- private placement, net of expenses	2,714	-	5,837	-	-	-	8,551
- exercise of warrants	116	51	-	(51)	-	-	116
Profit for the financial period	-	-	-	-	-	1,777	1,777
<b>Balance as of 30 June 2017</b>	<b>21,819</b>	<b>(2,072)</b>	<b>19,645</b>	<b>2,072</b>	<b>2,692</b>	<b>17,590</b>	<b>61,746</b>
<b>Balance as of 1 January 2016</b>	18,627	(2,267)	13,808	2,267	2,692	11,565	46,692
Issuance of shares	357	142	-	(142)	-	-	357
Profit for the financial period	-	-	-	-	-	1,674	1,674
<b>Balance as of 30 June 2016</b>	<b>18,984</b>	<b>(2,125)</b>	<b>13,808</b>	<b>2,125</b>	<b>2,692</b>	<b>13,239</b>	<b>48,723</b>

The Unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Audited Financial Statements for the year ended 31 December 2016 and the accompanying explanatory notes attached to the interim financial report.

**MEGA SUN CITY HOLDINGS BERHAD (640850-U)**  
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**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**

**For The Second Quarter Ended 30 June 2017**

*(The figures have not been audited)*

	<b>Current Year Cumulative Period Ended 30.06.17 RM'000</b>	<b>Preceding Year Corresponding Period Ended 30.06.16 RM'000</b>
<b>Cash Flows From Operating Activities</b>		
Profit before tax	2,553	2,242
Adjustments for:		
Depreciation charge	372	281
Interest income	-	(9)
Operating Profit Before Working Capital Changes	<u>2,925</u>	<u>2,514</u>
Changes in Working Capital:		
Decrease/(Increase) in:		
Receivables	1,503	(1,132)
Decrease in:		
Payables	(14,043)	(362)
Cash (Used In)/Generated From Operations	<u>(9,615)</u>	<u>1,020</u>
Interest received	-	9
Income tax refund	130	230
Income tax paid	(857)	(46)
<b>Net Cash (Used In)/Generated From Operating Activities</b>	<u><b>(10,342)</b></u>	<u><b>1,213</b></u>
<b>Cash Flows From Investing Activities</b>		
Purchase of investment properties	(641)	(6,325)
Purchase of property, plant and equipment	(314)	(335)
<b>Net Cash Used In Investing Activities</b>	<u><b>(955)</b></u>	<u><b>(6,660)</b></u>
<b>Cash Flows From Financing Activities</b>		
Proceeds from issuance of shares, net of expenses	8,667	357
<b>Net Cash Generated From Financing Activities</b>	<u><b>8,667</b></u>	<u><b>357</b></u>
<b>NET DECREASE IN CASH AND CASH EQUIVALENTS</b>	<b>(2,630)</b>	<b>(5,090)</b>
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD</b>	<b>10,199</b>	<b>8,311</b>
<b>CASH AND CASH EQUIVALENTS AT END OF PERIOD</b>	<u><u><b>7,569</b></u></u>	<u><u><b>3,221</b></u></u>

The Unaudited Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Audited Financial Statements for the year ended 31 December 2016 and the accompanying explanatory notes attached to the interim financial report.