

MEGA SUN CITY HOLDINGS BERHAD (640850-U)
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For The Third Quarter Ended 30 September 2018

(The figures have not been audited)

	INDIVIDUAL QUARTER ENDED		CUMULATIVE PERIOD ENDED	
	30.09.18 RM'000	30.09.17 RM'000	30.09.18 RM'000	30.09.17 RM'000
Revenue	1,472	1,659	5,035	6,003
Cost of sales	(557)	(97)	(1,072)	(779)
Gross profit	<u>915</u>	<u>1,562</u>	<u>3,963</u>	<u>5,224</u>
Other operating income	174	122	440	347
Administration expenses	(909)	(612)	(3,018)	(1,946)
Profit from operations	<u>180</u>	<u>1,072</u>	<u>1,385</u>	<u>3,625</u>
Finance costs	(8)	(8)	(37)	(8)
Profit before tax	<u>172</u>	<u>1,064</u>	<u>1,348</u>	<u>3,617</u>
Income tax expense	(70)	(284)	(610)	(1,060)
Profit for the period	<u>102</u>	<u>780</u>	<u>738</u>	<u>2,557</u>
Other comprehensive income for the period	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total comprehensive income for the period	<u><u>102</u></u>	<u><u>780</u></u>	<u><u>738</u></u>	<u><u>2,557</u></u>
Profit for the period attributable to:				
Owners	102	780	738	2,557
Minority interest	-	-	-	-
	<u>102</u>	<u>780</u>	<u>738</u>	<u>2,557</u>
Total comprehensive income for the period attributable to:				
Owners	102	780	738	2,557
Minority interest	-	-	-	-
	<u>102</u>	<u>780</u>	<u>738</u>	<u>2,557</u>
Earnings per share attributable to Owners:				
- Basic (sen)	0.05	0.36	0.34	1.22
- Diluted (sen)	0.05	0.36	0.34	1.22

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 2017 and the accompanying explanatory notes attached to the interim financial report.

MEGA SUN CITY HOLDINGS BERHAD (640850-U)
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

For The Third Quarter Ended 30 September 2018

(The figures have not been audited)

	30.09.18	31.12.17
	RM'000	RM'000
	(Unaudited)	(Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	10,069	8,976
Investment properties	39,866	40,233
	<u>49,935</u>	<u>49,209</u>
Current assets		
Trade receivables	12,964	12,599
Other receivables and prepaid expenses	2,469	1,088
Current tax assets	354	264
Deposits, cash and bank balances	4,733	5,525
	<u>20,520</u>	<u>19,476</u>
TOTAL ASSETS	<u><u>70,455</u></u>	<u><u>68,685</u></u>
EQUITY AND LIABILITIES		
Equity attributable to owners		
Share capital	41,616	41,583
Discount on shares	(2,016)	(2,029)
Reserves	25,000	24,275
TOTAL EQUITY	<u>64,600</u>	<u>63,829</u>
Non-current liabilities		
Deferred tax liabilities	16	16
Hire purchase payable	940	377
	<u>956</u>	<u>393</u>
Current liabilities		
Trade payables	61	42
Other payables and accrued expenses	4,431	3,396
Hire purchase payable	55	99
Current tax liabilities	352	926
	<u>4,899</u>	<u>4,463</u>
TOTAL LIABILITIES	<u>5,855</u>	<u>4,856</u>
TOTAL EQUITY AND LIABILITIES	<u><u>70,455</u></u>	<u><u>68,685</u></u>
Net Assets Per Share (RM)	0.29	0.29

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 2017 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 Third Quarter Ended 30 September 2018

(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	
Balance as of 1 January 2018	41,583	(2,029)	-	2,029	2,692	19,554	63,829
Issuance of shares	33	13	-	(13)	-	-	33
Profit for the financial period	-	-	-	-	-	738	738
Balance as of 30 September 2018	41,616	(2,016)	-	2,016	2,692	20,292	64,600
Balance as of 1 January 2017	18,989	(2,123)	13,808	2,123	2,692	15,813	51,302
Issuance of shares							
- private placement, net of expenses	2,715	-	5,837	-	-	-	8,552
- exercise of warrants	235	99	-	(99)	-	-	235
Profit for the financial period	-	-	-	-	-	2,557	2,557
Balance as of 30 September 2017	21,939	(2,024)	19,645	2,024	2,692	18,370	62,646

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 2017 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 Third Quarter Ended 30 September 2018

(The figures have not been audited)

	Current Year Cumulative Period Ended 30.09.18 RM'000	Preceding Year Corresponding Period Ended 30.09.17 RM'000
Cash Flows From Operating Activities		
Profit before tax	1,348	3,617
Adjustments for:		
Allowance for doubtful debts	157	-
Depreciation charge	943	634
Operating Profit Before Working Capital Changes	<u>2,448</u>	<u>4,251</u>
Changes in Working Capital:		
Increase in:		
Receivables	(1,903)	(287)
Increase / (Decrease) in:		
Payables	1,054	(15,376)
Cash From / (Used In) Operations	<u>1,599</u>	<u>(11,412)</u>
Income tax refund	-	130
Income tax paid	(1,274)	(1,010)
Net Cash From / (Used In) Operating Activities	<u>325</u>	<u>(12,292)</u>
Cash Flows From Investing Activities		
Purchase of investment properties	-	(672)
Purchase of property, plant and equipment	(1,669)	(306)
Net Cash Used In Investing Activities	<u>(1,669)</u>	<u>(978)</u>
Cash Flows From Financing Activities		
Proceeds from issuance of shares, net of expenses	33	8,787
Proceeds from finance lease	660	-
Repayment of finance lease payables	(141)	(32)
Net Cash From Financing Activities	<u>552</u>	<u>8,755</u>
NET DECREASE IN CASH AND CASH EQUIVALENTS	(792)	(4,515)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	5,525	10,199
CASH AND CASH EQUIVALENTS AT END OF PERIOD	<u>4,733</u>	<u>5,684</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 2017 and the accompanying explanatory notes attached to the interim financial report.