## **GUH HOLDINGS BERHAD** (Company No. 4104-W)

# UNAUDITED CONDENSED CONSOLIDATED INCOME STATEMENT FOR THE QUARTER ENDED 30 SEPTEMBER 2018

	INDIVIDUAL ( CURRENT YEAR QUARTER 30/09/2018 RM '000	QUARTER PRECEDING YEAR QUARTER 30/09/2017 RM '000	CUMULATIVE CURRENT YEAR TO DATE 30/09/2018 RM '000	QUARTER PRECEDING YEAR TO DATE 30/09/2017 RM '000
Revenue	96,598	93,396	268,308	266,156
Operating expenses	(94,834)	(90,974)	(268,008)	(263,395)
Other operating income	1,347	865	3,717	5,441
Finance costs	(498)	(152)	(1,128)	(294)
Share of (loss)/profit of associates	(20)	100	262	(74)
Profit before tax (Note 18)	2,593	3,235	3,151	7,834
Tax expense	(933)	(638)	(2,086)	(4,755)
Profit for the period	1,660	2,597	1,065	3,079
Profit/(Loss) for the period attributable to:				
Owners of the Company	1,661	2,596	1,069	3,083
Non-controlling interests	(1)	1	(4)	(4)
_	1,660	2,597	1,065	3,079
Earnings per share (sen):				
(a) Basic	0.61	0.98	0.39	1.17
(b) Diluted	N/A	N/A	N/A	N/A

(The Condensed Consolidated Statement of Profit or Loss should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2017)

## **GUH HOLDINGS BERHAD** (Company No. 4104-W)

# UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE QUARTER ENDED 30 SEPTEMBER 2018

	INDIVIDUA CURRENT YEAR QUARTER 30/09/2018 RM '000	AL QUARTER PRECEDING YEAR QUARTER 30/09/2017 RM '000	CUMULATIV CURRENT YEAR TO DATE 30/09/2018 RM '000	E QUARTER PRECEDING YEAR TO DATE 30/09/2017 RM '000
Profit for the period	1,660	2,597	1,065	3,079
Other comprehensive income:				
Items that may be reclassified subsequently to profit or loss:				
(Loss)/Gain on other investments	-	(117)	-	220
Currency translation differences for foreign operations	(1,924)	393	(4,287)	(2,545)
Reclassification adjustments on: - Derecognition of other investments - Impairment of other investments	-	- 9	-	(170) 9
Other comprehensive income for the period	(1,924)	285	(4,287)	(2,486)
Total comprehensive income for the period	(264)	2,882	(3,222)	593
Total comprehensive income for the period attributable to:				
Owners of the Company	(263)	2,881	(3,218)	597
Non-controlling interests	(1)	1	(4)	(4)
	(264)	2,882	(3,222)	593

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2017)

## GUH HOLDINGS BERHAD (Company No. 4104-W)

# UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2018

	AS AT 30/09/2018 RM '000	AS AT 31/12/2017 RM '000
Non-Current Assets		
Property, Plant and Equipment Investment Properties Investments in Associates Other Investments Inventories Deferred Tax Assets	149,768 35,445 17,776 1 169,834	156,057 16,458 17,358 641 166,594 55
Current Assets	372,826	357,163
Inventories Biological Assets Contract Assets Trade and Other Receivables Prepayments Current Tax Assets Cash and Cash Equivalents	115,616 419 14,007 82,045 3,413 3,164 105,234	127,117 434 12,665 80,130 1,683 2,214 96,220
Current Liabilities		
Contract Liabilites Financial Liabilities at Fair Value Through Profit or Loss Trade and Other Payables Loans and Borrowings Current Tax Liabilities	8,459 1 90,293 17,398 1,837	1,378 - 99,347 25,328 3,811
Net Current Assets	<u>117,988</u> 205,910	129,864 190,599
Non-Current Liabilities	203,310	190,099
Loans and Borrowings Deferred Tax Liabilities	54,772 11,609 66,381	19,913 12,157 32,070
Net Assets	512,355	515,692
Equity		
Share Capital Treasury Shares Reserves	277,992 (4,546) 238,911	277,992 (4,546) 242,244
Equity Attributable to Owners of the Company	512,357	515,690
Non-controlling Interests	(2)	2
Total Equity	512,355	515,692
Net Assets per Share Attributable to Owners of the Company (RM)	1.87	1.88

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2017)

## UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE QUARTER ENDED 30 SEPTEMBER 2018

		•			Non-Dist	ributable	<b></b>	Distributable *	Equity		
	Share capital RM '000	Treasury shares RM '000	Share premium RM '000	Capital reserve RM '000	Revaluation surplus RM '000	Fair value reserve RM '000	Currency translation reserve RM '000	Retained profits RM '000	attributable to owners of the Company RM '000	Non- controlling interests RM '000	Total equity RM '000
At 31/12/2017	277,992	(4,546)	-	12,807	-	1	37,937	191,499	515,690	2	515,692
Effects of adopting MFRS 9 At 01/01/2018	277,992	- (4.540)	-	40.007	-	(1)	37,937	(114)	(115)		(115)
At 01/01/2018	277,992	(4,546)	-	12,807	-	-	37,937	191,385	515,575	2	515,577
Currency translation differences for foreign operations	-	-	-	-	-	-	(4,287)	-	(4,287)	-	(4,287)
Other comprehensive income for the period	-	-	-	-	-	-	(4,287)	-	(4,287)	-	(4,287)
Profit/(Loss) for the period	-	-	-	-	-	-	-	1,069	1,069	(4)	1,065
Total comprehensive income for the period	-	-	-	-	-	-	(4,287)	1,069	(3,218)	(4)	(3,222)
Transfer to capital reserve **	-	-	-	458	-	-	-	(458)	-	-	-
At 30/09/2018	277,992	(4,546)	-	13,265	-	-	33,650	191,996	512,357	(2)	512,355
At 01/01/2017	277,905	(18,089)	87	12,741	-	(59)	43,478	209,165	525,228	7	525,235
Transfer from share premium upon abolition of par value	87	-	(87)	-	-	-	-	-	-	-	-
Gain on other investments	_	-	-	-	_	220	_	_	220	_	220
Currency translation differences for foreign operations	-	-	-	-	-	-	(2,545)	-	(2,545)	-	(2,545)
Reclassification adjustments on:											(1-5)
- Derecognition of other investments	-	-	-	-	-	(170)	-	-	(170)	-	(170)
Impairment of other investments     Other comprehensive income for the period	-				-	9 59	(2,545)	<u>-</u>	(2,486)	-	(2,486)
Profit/(Loss) for the period		-	-	-	-	-	(2,545)	3,083	3,083	(4)	3,079
Total comprehensive income for the period	-	-		-		59	(2,545)	3,083	597	(4)	593
							(=,= :=)	2,222		( - /	-
Transfer to capital reserve **	-	-	-	187	-	-	-	(187)	-	-	-
At 30/09/2017	277,992	(18,089)	-	12,928	-	-	40,933	212,061	525,825	3	525,828

<sup>\*</sup> Retained profits as at 30 September 2018 and 30 September 2017 amounting to RM4,546,000 and RM18,089,000, being the cost of treasury shares, were considered as non-distributable.

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2017)

<sup>\*\*</sup> This represents the cumulative amount transferred from the retained profits of a subsidiary under the statutory requirements of the People's Republic of China.

# UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE QUARTER ENDED 30 SEPTEMBER 2018

	CURRENT YEAR TO DATE 30/09/2018 RM '000	PRECEDING YEAR TO DATE 30/09/2017 RM '000
Cash flows from operating activities		
Profit before tax Adjustments for: Depreciation	3,151 11,328	7,834 10,935
Dividend income Gain on derecognition of other investments	- -	(9) (170)
Gain on disposal of investment property (Gain)/Loss on disposal of property, plant and equipment	- (24)	(60)
(Gain)/Loss on fair value adjustment of contingent consideration	(46)	334
Impairment loss on other investments Impairment loss on receivables	- 215	9 -
Interest expense Interest income	1,128 (1,828)	294 (2,180)
Inventories written down	235	223
Loss on fair value adjustment of other investments Loss/(Gain) on fair value changes in biological assets	233 15	- (99)
Reversal of impairment loss on receivables Reversal of inventories written down	- (234)	(98) (125)
Share of (profit)/loss of associates	(262)	74
Unrealised loss on financial instruments at fair value through profit or loss Unrealised (gain)/loss on foreign exchange	1 (1,398)	- 1,791
Operating profit before working capital changes	12,514	18,826
Changes in:		
Contract assets Inventories	(1,348) 8,850	537 (28,170)
Receivables and prepayments	(2,574)	(5,998)
Contract liabilities Payables	7,081 (10,043)	(1,048) (6,070)
Cash generated from/(absorbed by) operations	14,480	(21,923)
Tax paid Tax refunded	(5,285) 40	(5,390) 144
	(5,245)	(5,246)
Net cash from/(used in) operating activities	9,235	(27,169)
Cash flows from investing activities	-,	( ,,
Acquisition of associate	-	(3,000)
Dividends received Additions of investment property	- (18,616)	9 (9,364)
Interest received	1,828 407	2,180
Proceeds from disposal of other investments  Proceeds from disposal of property, plant and equipment	69	3,313 151
Proceeds from disposal of investment property  Purchase of property, plant and equipment	- (6,849)	460 (7,941)
Net cash used in investing activities	(23,161)	(14,192)
Cash flows from financing activities		
Changes in term deposits pledged as security  Drawdown of term loans	(37) 34,859	5 14,288
Increase in short-term loans and borrowings (net) Interest paid	(342) (2,112)	17,342 (294)
Repayment of hire purchase obligations	(182)	(112)
Repayment of term loans	(6,845)	(263)
Net cash from financing activities	25,341	30,966
Currency translation differences	(1,877)	(1,982)
Net increase/(decrease) in cash and cash equivalents	9,538	(12,377)
Cash and cash equivalents brought forward	92,788	107,685
Cash and cash equivalents carried forward	102,326	95,308
Note:	405.004	00.000
Cash and cash equivalents Bank overdraft	105,234 -	99,039 (781)
Term deposits pledged as security	(2,908)	(2,950)
	102,326	95,308

## 1. Basis of Preparation

The interim financial report has been prepared in accordance with requirements of MFRS 134: "Interim Financial Reporting" and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad, and should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2017.

The Group adopted the Malaysian Financial Reporting Standards ("MFRS") on 1 January 2018 with a transition date of 1 January 2017. This is the Group's first MFRS compliant interim financial report for the year ending 31 December 2018, and MFRS 1 First-time Adoption of Malaysian Financial Reporting Standards has been applied.

The same accounting policies and methods of computation are followed in the interim financial report as compared with the annual financial statements for the year ended 31 December 2017 except for the adoption of the following MFRS:

Effective for annual periods beginning on or after

MFRS 9 Financial Instruments (IFRS 9 as issued by IASB in July 2014)	1 January 2018
MFRS 15 Revenue from Contracts with Customers	1 January 2018
Clarifications to MFRS 15 Revenue from Contracts with Customers	1 January 2018
Amendments to MFRS 1 (Annual Improvements to MFRS Standards 2014 - 2016 Cycle)	1 January 2018
Amendments to MFRS 2 Classification and Measurement of Share-based Payment Transactions	1 January 2018
Amendments to MFRS 128 Investments in Associates and Joint Ventures (Annual Improvements to MFRS Standards 2014 - 2016 Cycle)	1 January 2018
Amendments to MFRS 140 Transfers of Investment Property	1 January 2018
IC Interpretation 22 Foreign Currency Transactions and Advance Consideration	1 January 2018

The adoption of the above MFRS did not have any significant impacts on the financial statements of the Group and the effects of transition from Financial Reporting Standards ("FRS") to MFRS on the reported financial position and financial performance of the Group are as follows:-.

	FRS RM'000	Effects of transition RM'000	MFRS RM'000
Consolidated Statement of Financial Position (Extract)			
As at 1 January 2017			
Investment Properties	9,432	-	9,432
Land Held for Property Development (Non-Current Assets)	153,942	(153,942)	-
Inventories (Non-Current Assets)	-	153,942	153,942
Property Development Costs	61,501	(61,501)	-
Inventories (Current Assets)	48,869	61,501	110,370
Biological Assets	-	569	569
Contract Assets	-	14,768	14,768
Accrued Billings	6,103	(6,103)	-
Amounts Due from Customers for Contract Work	1,843	(1,843)	-
Trade and Other Receivables	83,097	(6,822)	76,275
Contract Liabilities		4,841	4,841
Amounts Due to Customers for Contract Work	4,841	(4,841)	-
Deferred Tax Liabilities	13,746	136	13,882
Retained Profits	169,803	39,362	209,165
Revaluation Surplus	38,929	(38,929)	
Total Equity	524,802	433	525,235
A1 04 D1 0047			
As at 31 December 2017	40.744	(0.050)	40.450
Investment Properties	18,714	(2,256)	16,458
Land Held for Property Development (Non-Current Assets)	166,594	(166,594)	400 504
Inventories (Non-Current Assets)	-	166,594	166,594
Property Development Costs	60,166 66,951	(60,166) 60,166	- 127,117
Inventories (Current Assets) Biological Assets	00,931	434	434
Contract Assets	-	12,665	12,665
Accrued Billings	7,761	(7,761)	12,005
Amounts Due from Customers for Contract Work	481	(481)	-
Trade and Other Receivables	84,553	(4,423)	80,130
Contract Liabilities	04,555	1,378	1,378
Amounts Due to Customers for Contract Work	1.378	(1,378)	1,576
Deferred Tax Liabilities	12,099	58	12,157
Retained Profits	154,450	37,049	191,499
Revaluation Surplus	38,929	(38,929)	.01,100
Total Equity	517,572	(1,880)	515,692
	- · · ,- · -	( - , 5 )	, - 3 -

## 1. Basis of Preparation (cont'd)

Consolidated Statement of Profit or Loss and Statement of Comprehensive Income (Extract)

	FRS RM'000	Effects of transition RM'000	MFRS RM'000
For the quarter ended 30 September 2017			
Other operating income	680	185	865
Administrative expenses	5,656	8	5,664
Tax expense	594	44	638
Profit for the period	2,464	133	2,597
Total comprehensive income	2,749	133	2,882
For the period ended 30 September 2017 Other operating income Administrative expenses Tax expense Profit for the period	5,342 17,296 4,664 3,095	99 24 91 (16)	5,441 17,320 4,755 3,079
Total comprehensive income	609	(16)	593
For the financial year ended 31 December 2017			
Other operating income	8,431	(2,223)	6,208
Administrative expenses	23,633	33	23,666
Other operating expenses	7,572	135	7,707
Tax expense	7,359	(78)	7,281
Loss for the financial year	1,749	2,313	4,062
Total comprehensive income	7,230	2,313	9,543

## 2. Audit Report

The preceding annual financial statements of the Group were reported on without any qualification.

## 3. Seasonal or Cyclical Factors

The business operations of the Group were not materially affected by any seasonal or cyclical factors.

## 4. <u>Unusual Items</u>

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the current year quarter and period ended 30 September 2018.

## 5. Changes in Estimates

There were no changes in the estimates that have a material effect in the current year quarter and period ended 30 September 2018.

## 6. Debt and Equity Securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities in the current year quarter and period ended 30 September 2018.

## 7. <u>Dividend Paid</u>

No dividend was paid during the current year quarter and period ended 30 September 2018.

## 8. <u>Segmental Reporting</u>

	Electronic		Property		Utility		
Analysis by activity	Manufacture of Printed Circuit Boards RM '000	Property Development RM '000	Sale of Building Materials RM '000	Cultivation of Oil Palm RM '000	Water and Wastewater Treatment RM '000	Unallocated Non-Operating Segments RM '000	Group RM '000
Revenue Total revenue	213,719	24,748	6,079	846	22,994	4,127	272,513
Intersegment revenue	-	(83)	(6)	-	(180)	(3,936)	(4,205)
External revenue	213,719	24,665	6,073	846	22,814	191	268,308
Results Segment results	5,262	1,928	44	84	(1,810)	(3,319)	2,189
Interest income	1,460	106	5	-	33	224	1,828
Interest expense	(766)	(163)	-	-	-	(199)	(1,128)
Share of profit of associates	-	-	-	-	•	262	262
Profit/(Loss) before tax	5,956	1,871	49	84	(1,777)	(3,032)	3,151
Tax expense	(1,494)	(584)	-	(8)	-	-	(2,086)
Profit/(Loss) for the period	4,462	1,287	49	76	(1,777)	(3,032)	1,065
Assets Segment assets	315,524	267,691	5,069	23,082	20,486	43,930	675,782
Associates	-	-	-	-	-	17,776	17,776
Income tax assets	418	2,202	18	98	426	4	3,166
Total assets	315,942	269,893	5,087	23,180	20,912	61,710	696,724
Liabilities Segment liabilities	48,762	17,164	1,501	91	12,763	18,472	98,753
Loans and borrowings	31,375	17,781	-	-	÷	23,014	72,170
Income tax liabilities	12,079	98	8	194	-	1,067	13,446
Total liabilities	92,216	35,043	1,509	285	12,763	42,553	184,369

#### 9. Subsequent Material Events

There were no material events subsequent to the end of the reporting period that have not been reflected in the financial statements other than:

On 10 October 2018, GUH International (HK) Pte. Ltd., a wholly-owned subsidiary of the Company, incorporated a wholly-owned subsidiary in Yancheng, Jiangsu, China known as GUH Electronic (Yancheng) Co., Ltd. ("GUH Yancheng"). The certificate of incorporation of GUH Yancheng has been obtained from the relevant authority on 16 October 2018.

The registered capital of GUH Yancheng is approximately USD10 million and there is no issued and paid up share capital at the date of incorporation. Its intended principal activities are design, research and development, manufacture and sale of printed circuit boards and provision of related services.

Further to the announcement made on 16 October 2018, the Board of Directors wishes to announce that the incorporation of GUH Yancheng is part of GUH Group's business plan to further expand its investment in the manufacturing and sale of printed circuit boards.

The total investment amount of the above project will be USD22 million (about RMB150 million). The amount of USD10 million among the total investment will be the registered capital of GUH Yancheng. The registered capital shall be paid by installments within three (3) years. The detailed timeframe is as follows:-

- (a) The first installment, 50% of the registered capital, shall be contributed to GUH Yangcheng within 30 days after GUH Yancheng is duly and legally incorporated.
- (b) The second installment, 25% of the registered capital, shall be contributed to GUH Yancheng by the end of the second year after GUH Yancheng is duly and legally incorporated.
- (c) The third installment, 25% of the registered capital, shall be contributed to GUH Yancheng by the end of the third year after GUH Yancheng is duly and legally incorporated.

Upon the full investment fund being contributed, GUH Yancheng is expected to start its full operation in 2020. Subsequent to the completion of investment plan, GUH Group will be ready to implement its expansion program in its new plant in Jiangsu Province to reap the potential huge domestic market in China and continue to deliver high quality products at a competitive price despite the keen market competition.

The incorporation of GUH Yancheng and investment would not have any material effect on the share capital, substantial shareholders' shareholdings, net assets, gearing and earnings of the Company for the financial year ending 31 December 2018.

None of the Directors or substantial shareholders of the Company or persons connected to them has any interest, direct or indirect in the above transactions.

#### 10. Changes in the Composition of the Group

There were no changes in the composition of the Group during the period ended 30 September 2018.

## 11. Contingent Liabilities or Contingent Assets

The Group has no contingent liabilities and contingent assets as at the end of the current year quarter or last annual reporting date.

## 12. Significant Related Party Transactions

Significant transactions with related parties during the period ended 30 September 2018 are as follows:

	30/09/2018
	RM '000
Purchase of goods from other related parties (a)(b)	6,436
Purchase of property, plant and equipment from other related parties (a)/(b)	69
Receiving of services from other related party (b)	735
Renting of premises from other related party (a)	99
Sale of goods to other related party (a)	1,336

- (a) Being companies in which certain directors have substantial financial interests
- (b) Being company in which close family member of certain director has substantial financial interests

## 13. Review of the Performance

Operating Segment	Current	Preceding	Changes	Current	Preceding	Changes
	Year	Year		Year	Year	
	Quarter	Quarter		To Date	To Date	
	30/09/2018	30/09/2017		30/09/2018	30/09/2017	
	RM '000	RM '000	RM '000	RM '000	RM '000	RM '000
Revenue						
Electronic						
- Manufacture of printed circuit boards	75,754	77,460	(1,706)	213,719	215,742	(2,023)
Property						
- Property development	13,663	6,606	7,057	24,665	13,461	11,204
- Sale of building materials	2,017	1,802	215	6,073	5,716	357
- Cultivation of oil palm	228	390	(162)	846	1,245	(399)
<u>Utility</u>						
- Water and wastewater treatment	4,879	6,959	(2,080)	22,814	29,534	(6,720)
Unallocated non-operating segments	57	179	(122)	191	458	(267)
Total	96,598	93,396	3,202	268,308	266,156	2,152
Profit/(Loss) before tax						
Electronic						
Manufacture of printed circuit boards	2,705	4,071	(1,366)	5,956	10,558	(4,602)
Property	_,	.,	(1,222)	-,	,	( -, )
- Property development	2,198	525	1,673	1,871	634	1,237
- Sale of building materials	28	33	(5)	49	65	(16)
- Cultivation of oil palm	150	326	(176)	84	633	(549)
Utility			` ′			, ,
- Water and wastewater treatment	(1,404)	(1,197)	(207)	(1,777)	(1,921)	144
Unallocated non-operating segments	(1,084)	(523)	(561)	(3,032)	(2,135)	(897)
Total	2,593	3,235	(642)	3,151	7,834	(4,683)

## a) Current Year Quarter vs Preceding Year Quarter

The Group's profit before tax of RM 2.6 million for the current year quarter ended 30 September 2018 was lower compared to RM 3.2 million for the preceding year quarter due to lower contribution from Electronic Division coupled with negative contribution from Utility Division and non-operating segments which were partly offset by improved contribution from Property Division.

Detailed analysis of the performance of the Group's operating segments for the current year quarter ended 30 September 2018 compared to the preceding year quarter is as follows:

## i) Manufacture of printed circuit boards

Profit before tax decreased to RM 2.7 million from RM 4.1 million mainly due to lower contribution from Malaysia operation on unfavourable foreign exchange and higher production costs.

## ii) Property development

Profit before tax increased to RM 2.2 million from RM 0.5 million in line with higher residential property units sold.

## iii) Sale of building materials

Profit before tax reduced to RM 0.02 million from RM 0.03 million mainly due to lower purchase incentive.

## iv) Cultivation of oil palm

Profit before tax reduced to RM 0.2 million from RM 0.3 million mainly due to lower FFB output and CPO prices.

## v) Water and wastewater treatment

Loss before tax increased to RM 1.4 million from RM 1.2 million mainly due to slower construction progress for water projects and liquidated ascertained damages.

## vi) Unallocated non-operating segments

Loss before tax increased to RM 1.1 million from RM 0.5 million mainly due to unfavourable foreign exchange coupled with negative contribution from associates.

#### 13. Review of the Performance (cont'd)

#### b) Current Year To Date vs Preceding Year To Date

For the period ended 30 September 2018, the Group recorded a lower profit before tax of RM 3.2 million compared to RM 7.8 million for the preceding year to date mainly due to lower contribution from Electronic Division.

Detailed analysis of the performance of the Group's operating segments for the period ended 30 September 2018 compared to the preceding year to date is as follows:

#### i) Manufacture of printed circuit boards

Profit before tax reduced to RM 6.0 million from RM 10.6 million mainly due to weak performance of Malaysia operation which was hit by unfavourable foreign exchange and higher production costs.

#### ii) Property development

Profit before tax increased to RM 1.9 million from RM 0.6 million following the hike in residential property units sold.

#### iii) Sale of building materials

Profit before tax reduced to RM 0.05 million from RM 0.07 million mainly due to lower purchase incentive and higher administrative expenses.

#### iv) Cultivation of oil palm

Profit before tax reduced to RM 0.08 million from RM 0.6 million mainly attributed to the drop in FFB output, CPO prices and gain on fair value changes in biological assets.

#### v) Water and wastewater treatment

Loss before tax reduced to RM 1.8 million from RM 1.9 million mainly due to lower costs incurred for water projects.

## vi) Unallocated non-operating segments

Loss before tax increased to RM 3.0 million from RM 2.1 million mainly due to unfavourable foreign exchange and loss on fair value adjustment of other investments.

## 14. Material Changes in the Quarterly Results Compared to the Results of the Preceding Quarter

	Current	Immediate	Changes
	Year	Preceding	
	Quarter	Quarter	
	30/09/2018	30/06/2018	
	RM'000	RM'000	RM'000
Revenue	96,598	88,013	8,585
Profit Before Tax	2,593	2,027	566

As compared to the immediate preceding quarter, the Group's profit before tax increased to RM 2.6 million from RM 2.0 million mainly due to improved contribution from Property Division partly offset by lower contribution from Utility Division.

## 15. Prospects for 2018

Electronic Division anticipates a slow down in demand for PCBs in the last quarter of 2018.

Property Division foresees weaker property sales in the last quarter of 2018.

Utility Division expects positive earnings on higher construction progress of water projects in the last quarter of 2018.

Overall, the Group expects a challenging operating environment in the last quarter of 2018.

## 16. Variance from Profit Forecast and Profit Guarantee

The Group has not provided any profit forecast or profit guarantee in a public document.

## 17. Revenue

The revenue is disaggregated by major products or service lines as follows:

		Current Ye	ear Quarter 30/09/20	18			
Segment	Electronic	Property			Utility	Others	
Major products / Service lines	Manufacture of Printed Circuit Boards RM '000	Property Development RM '000	Sale of Building Materials RM '000	Cultivation of Oil Palm RM '000	Water and Wastewater Treatment RM '000	Interest Income RM '000	Group RM '000
Timing of revenue recognition							
Services transferred over time Products transferred at a point in time Income not within the scope of	- 75,754	13,241 422	- 2,017	- 228	4,879 -	-	18,120 78,421
MFRS 15	-	-	-	-	-	57	57
	75,754	13,663	2,017	228	4,879	57	96,598

		Current Ye	ear To Date 30/09/20	018			
Segment	Electronic	Property			Utility	Others	
Major products / Service lines	Manufacture of Printed Circuit Boards RM '000	Property Development RM '000	Sale of Building Materials RM '000	Cultivation of Oil Palm RM '000	Water and Wastewater Treatment RM '000	Interest Income RM '000	Group RM '000
Timing of revenue recognition							
Services transferred over time Products transferred at a point in time Income not within the scope of	213,719	20,891 3,774	6,073	- 846	22,814	- -	43,705 224,412
MFRS 15	-	Ē	-	-	-	191	191
	213,719	24,665	6,073	846	22,814	191	268,308

## 18. Profit Before Tax

	Current Year Quarter 30/09/2018 RM'000	Current Year To Date 30/09/2018 RM'000
Profit before tax is arrived at after charging:  - Interest expense  - Depreciation - Impairment loss on receivables - Inventories written down - Inventories written off - Loss on disposal of property, plant and equipment - Property, plant and equipment written off - Loss on foreign exchange - realised - Loss on foreign exchange - unrealised - Loss on financial instruments at fair value through profit or loss - Loss on fair value adjustment of contingent consideration - Loss on fair value adjustment of other investments - Loss on fair value changes in biological assets - Exceptional items	498 3,735 261 59 166 - 1 - 1	1,128 11,328 215 235 - - - 453 - 1 1 - 233 15
and crediting: - Interest income - Dividend income - Gain on disposal of property, plant and equipment - Gain on disposal of investment property - Gain on foreign exchange - realised - Gain on foreign exchange - unrealised - Gain on fair value adjustment of contingent consideration - Gain on fair value adjustment of other investments - Gain on fair value changes in biological assets - Reversal of impairment loss on receivables - Reversal of inventories written down - Gain on derivatives	670 -47   607 56  135  71	1,828 - 24  1,398 46   234

## 19. Taxation

Taxation comprises:

Current Current Year To Date 30/09/2018 RM '000 Year Quarter 30/09/2018 RM '000 (982) (2,295)321 (112) (2,086) 49 (933)

Income tax Deferred tax Real property gains tax

The Group's effective tax rates differ from the statutory tax rate mainly because: (i) certain income and expenses which are not taxable and allowable; (ii) utilisation of unabsorbed reinvestment allowances by certain subsidiary; and

- (iii) differential tax rates for certain subsidiaries.

## 20. Status of Corporate Proposals

There were no corporate proposals as at the date of this announcement.

## 21. Group Borrowings and Debt Securities

The details of the Group borrowings and debt securities are as follows:

			As at 30 Sep	tember 2018			
	Long <sup>*</sup>	Long Term		Short Term		Total Borrowings	
	USD Denomination	RM Denomination	USD Denomination	RM Denomination	USD Denomination	RM Denomination	
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	
Secured							
Term Loans	-	38,528	-	1,595	-	40,123	
Hire Purchase Payables	-	609	-	63	-	672	
	-	39,137		1,658	-	40,795	
Unsecured							
Term Loans	-	15,635	-	1,250	-	16,885	
Revolving Credit	-	-	-	10,000	-	10,000	
Foreign Currency Trust Receipts							
- USD488,023 @ 4.039	-	-	1,972	-	1,972	-	
- USD411,420 @ 4.067	-	-	1,673	-	1,673	-	
Onshore Foreign Currency Loans							
- USD207,845 @ 4.067	-	-	845	-	845	-	
	-	15,635	4,490	11,250	4,490	26,885	
Total	-	54,772	4,490	12,908	4,490	67,680	

		As at 30 September 2017				
	Long <sup>-</sup>	Long Term		Short Term		rrowings
	USD Denomination	RM Denomination	USD Denomination	RM Denomination	USD Denomination	RM Denomination
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Secured						
Bank Overdraft	-	-	-	781	-	781
Term Loans	-	28,993	-	789	-	29,782
Hire Purchase Payables	-	781	-	125	-	906
	-	29,774	-	1,695	-	31,469
Unsecured						
Revolving Credit	-	-	-	10,000	-	10,000
Bankers Acceptance	-	-	-	1,130	-	1,130
Foreign Currency Trust Receipts						
- USD240,212 @ 4.2720	-	-	1,026	-	1,026	-
- USD612,077 @ 4.2805	-	-	2,620	-	2,620	-
Onshore Foreign Currency Loans						
- USD600,645 @ 4.2720	-	-	2,566		2,566	-
	-	-	6,212	11,130	6,212	11,130
Total	-	29,774	6,212	12,825	6,212	42,599

## 21. Group Borrowings and Debt Securities (cont'd)

	As a	As at 30 September 2018			As at 30 September 2017			
	Effective	Floating	Fixed	Effective	Floating	Fixed		
	Interest Rate	Rate	Rate	Interest Rate	Rate	Rate		
	As at			As at				
	30 September 2018			30 September 2017				
	% p.a.	RM'000	RM'000	% p.a.	RM'000	RM'000		
	4 000/ 0 000/	==		4 000/ = 000/	00 700			
Term Loans	4.86% ~ 6.06%	57,008	<del>.</del>	4.63% ~ 5.88%	29,782	-		
Revolving Credit	4.61%	-	10,000	4.38%	-	10,000		
Foreign Currency Trust Receipts	3.16% ~ 3.33%	-	3,645	2.28% ~ 2.29%	-	3,646		
Onshore Foreign Currency Loans	3.90%	-	845	2.69% ~ 2.77%	-	2,566		
Hire Purchase Payables	4.66% ~ 4.83%	-	672	4.66% ~ 4.83%	-	906		
Bankers Acceptance	-	-	-	4.87%	-	1,130		
Bank Overdraft	-	-	-	5.25%	-	781		
Total		57,008	15,162		29,782	19,029		
%		78.99%	21.01%		61.01%	38.99%		

Compared to the period ended 30 September 2017, the Group's borrowings increased to RM 72.2 million from RM 48.8 million mainly due to the drawdown of term loans to finance property development projects and purchase of machineries.

## 22. Financial Instruments

#### a) Derivatives

The Group has entered into forward exchange contracts to hedge its foreign currency payables and borrowings from exposure to the fluctuations in foreign exchange rates.

The details of forward exchange contracts as at 30 September 2018 are as follows:

Forward Exchange Contract	Contract Value (RM'000)	Fair Value (RM'000)
US Dollar		
- Less than 1 year	5,396	(1)

The Group is not exposed to any significant credit, market and liquidity risks in respect of the above forward exchange contracts. In addition, there were no changes to the Group's financial risk management objective, its related policies and processes in the current year quarter and period ended 30 September 2018.

## b) Gains/(Losses) arising from Fair Value Changes of Financial Liabilities

There were no gains/(losses) arising from fair value changes of financial liabilities for the current year quarter and period ended 30 September 2018.

## c) Fair Value

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

The inputs to valuation techniques used to measure fair value are categorised into the following levels of fair value hierarchy:

- i) Level 1 quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.
- ii) Level 2 inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.
- iii) Level 3 unobservable inputs for the asset or liability.

#### 22. Financial Instruments (cont'd)

## c) Fair Value (cont'd)

The fair value measurement of financial instruments at the end of the reporting period are as follows:

## i) Other investments

30/09/2018 RM '000

Shares quoted in Malaysia - at fair value Unquoted shares - at cost less impairment losses 1 -1

\* Less than RM1,000

The fair values of quoted investments are directly measured using their unadjusted closing prices in active markets (i.e. Level 1).

The fair values of unquoted investments cannot be reliably measured due to the lack of quoted prices in active markets for identical instruments. In addition, the variability in the range of reasonable fair value measurements is expected to be significant and the probabilities of the various estimates within the range cannot be reasonably assessed.

#### ii) Derivatives

The fair values of forward exchange contracts are measured using present value technique by discounting the difference between contractual forward prices and observable current market forward prices using risk-free interest rate (i.e. Level 2).

## iii) Other financial assets and financial liabilities

The carrying amounts of receivables, cash and cash equivalents, payables and loans and borrowings which are short-term in nature or repayable on demand are reasonable approximations of fair values. The fair values of long-term loans and borrowings are measured using present value technique by discounting the expected future cash flows using observable current market interest rates for similar liabilities (i.e. Level 2).

There were no transfers between Level 1 and Level 2 during the period ended 30 September 2018.

## 23. Material Litigation

There was no material litigation against the Group as at 30 September 2018.

## 24. Proposed Dividend

On 27 November 2018, the Board of Directors proposed a distribution of one (1) treasury share for every eighty (80) existing ordinary shares held ("Share Dividend"). The book closure date for the Share Dividend is 18 December 2018. The treasury shares to be distributed pursuant to the Share Dividend will be credited into the Depositor's securities accounts on 16 January 2019.

## 25. Earnings Per Share

	Year Quarter 30/09/2018	Year To Date 30/09/2018
Profit attributable to owners of the Company (RM '000)	1,661	1,069
Number of ordinary shares in issue at the beginning of the period ('000) Effect of shares purchased ('000)	274,362 -	274,362 -
Weighted average number of ordinary shares in issue ('000)	274,362	274,362
Basic earnings per share (sen)	0.61	0.39

Diluted earnings per share are not presented as there are no dilutive potential ordinary shares in the current year quarter and period ended 30 September 2018.

## 26. Authorisation for Issue

The Board of Directors authorised the issue of this unaudited interim financial report on 27 November 2018.