

MUI PROPERTIES BERHAD

Company No : 6113-W
(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT
FOR THE FOURTH QUARTER ENDED 30 JUNE 2018
(The figures are unaudited)

CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2018

	QUARTER ENDED		CUMULATIVE 12 MONTHS	
	30.6.2018 RM'000	30.6.2017 RM'000	30.6.2018 RM'000	30.6.2017 RM'000
Revenue	14,577	11,940	41,303	38,610
Cost of sales	(8,623)	(7,175)	(22,463)	(23,658)
Gross profit	5,954	4,765	18,840	14,952
Other income	385	951	1,542	1,845
Administrative expenses	(2,625)	(2,885)	(9,559)	(8,958)
Other expenses	(219)	(783)	(1,016)	(1,377)
Exceptional items (refer Note A4)	(234)	369	514	(120)
Finance costs	(44)	(39)	(256)	(125)
Profit before taxation	3,217	2,378	10,065	6,217
Income tax expense	(1,028)	(635)	(3,284)	(3,025)
Profit for the financial period/year	2,189	1,743	6,781	3,192
Profit attributable to:-				
Equity holders of the Company	833	1,066	2,927	717
Non-controlling interests	1,356	677	3,854	2,475
Profit for the financial period/year	2,189	1,743	6,781	3,192
Profit per share attributable to equity holders of the Company:-	Sen	Sen	Sen	Sen
Basic/Diluted	0.11	0.14	0.40	0.10

The Condensed Consolidated Statements of Profit or Loss should be read in conjunction with the Annual Financial Report for the financial year ended 30 June 2017 and the accompanying explanatory notes attached to the interim financial statements.

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**CONDENSED CONSOLIDATED STATEMENTS OF OTHER COMPREHENSIVE INCOME
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2018**

	QUARTER ENDED		CUMULATIVE 12 MONTHS	
	30.6.2018	30.6.2017	30.6.2018	30.6.2017
	RM'000	RM'000	RM'000	RM'000
Profit for the financial period/year	2,189	1,743	6,781	3,192
Foreign currency translation differences for foreign operations	3,827	(1,530)	(9,298)	8,078
Fair value changes of available- for-sale financial assets	(79)	78	(323)	200
Total comprehensive income/ (expenses) for the financial period/year	<u>5,937</u>	<u>291</u>	<u>(2,840)</u>	<u>11,470</u>
Total comprehensive income/(expenses) attributable to:				
Equity holders of the Company	4,581	(386)	(6,694)	8,995
Non-controlling interests	1,356	677	3,854	2,475
	<u>5,937</u>	<u>291</u>	<u>(2,840)</u>	<u>11,470</u>

The Condensed Consolidated Statements of Other Comprehensive Income should be read in conjunction with the Annual Financial Report for the financial year ended 30 June 2017 and the accompanying explanatory notes attached to the interim financial statements.

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Company No : 6113-W
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CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 30 JUNE 2018

	30.6.2018 RM'000	30.6.2017 RM'000 (Audited)
ASSETS		
Non-Current Assets		
Property, plant and equipment	8,556	9,054
Investment properties	31,163	31,190
Land held for property development	35,263	35,263
Investments	67,303	74,485
Deferred tax assets	776	961
	<u>143,061</u>	<u>150,953</u>
Current Assets		
Property development costs	106,315	94,698
Inventories	11,031	11,585
Investments	45	50
Trade and other receivables	17,870	15,531
Tax recoverable	892	1,600
Deposits, bank balances and cash	75,383	81,855
	<u>211,536</u>	<u>205,319</u>
TOTAL ASSETS	<u>354,597</u>	<u>356,272</u>
EQUITY AND LIABILITIES		
Equity Attributable To Equity Holders Of The Company		
Share capital	162,468	162,468
Treasury shares, at cost	(6,301)	(6,301)
Reserves	95,889	102,583
	<u>252,056</u>	<u>258,750</u>
Non-Controlling Interests	78,779	74,925
Total Equity	<u>330,835</u>	<u>333,675</u>
Non-Current Liabilities		
Employee benefits	60	14
Current Liabilities		
Borrowings	-	701
Trade and other payables	23,683	21,859
Provision for taxation	19	23
	<u>23,702</u>	<u>22,583</u>
Total Liabilities	<u>23,762</u>	<u>22,597</u>
TOTAL EQUITY AND LIABILITIES	<u>354,597</u>	<u>356,272</u>
	RM	RM
Net assets per share attributable to equity holders of the Company	0.34	0.35

The Condensed Consolidated Statements of Financial Position should be read in conjunction with the Annual Financial Report for the financial year ended 30 June 2017 and the accompanying explanatory notes attached to the interim financial statements.

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CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE FINANCIAL YEAR ENDED 30 JUNE 2018

	Attributable to Equity Holders of the Company					Total RM'000	Non- Controlling Interest RM'000	Total Equity RM'000
	Share Capital RM'000	Treasury Shares RM'000	Non-Distributable		Distributable			
			Other Reserves RM'000	General Reserves RM'000	Retained Profits RM'000			
CUMULATIVE 12 MONTHS								
At 1 July 2017	162,468	(6,301)	23,406 [*]	10,649	68,528	258,750	74,925	333,675
Other comprehensive income:								
Profit for the financial year	-	-	-	-	2,927	2,927	3,854	6,781
Foreign currency translation differences for foreign operation	-	-	(9,298)	-	-	(9,298)	-	(9,298)
Fair value changes of available- for-sale financial assets	-	-	(323)	-	-	(323)	-	(323)
Total comprehensive (expenses)/ income for the financial year	-	-	(9,621)	-	2,927	(6,694)	3,854	(2,840)
At 30 June 2018	162,468	(6,301)	13,785	10,649	71,455	252,056	78,779	330,835
CUMULATIVE 12 MONTHS								
At 1 July 2016	152,812	(6,301)	24,784	10,649	67,811	249,755	72,450	322,205
Other comprehensive income:								
Profit for the financial year	-	-	-	-	717	717	2,475	3,192
Foreign currency translation differences for foreign operation	-	-	8,078	-	-	8,078	-	8,078
Fair value changes of available- for-sale financial assets	-	-	200	-	-	200	-	200
Total comprehensive income for the financial year	-	-	8,278	-	717	8,995	2,475	11,470
	152,812	(6,301)	33,062	10,649	68,528	258,750	74,925	333,675
Adjustment of effects of * Companies Act 2016	9,656	-	(9,656)	-	-	-	-	-
At 30 June 2017	162,468	(6,301)	23,406	10,649	68,528	258,750	74,925	333,675

* On 31 January 2017, the concepts of authorised share capital and par value of share capital were abolished in accordance with the Companies Act 2016. Consequently, the amount standing to the credit of the Company's share premium account became part of the Company's share capital pursuant to the transitional provision set out in Section 618(2) of the Companies Act 2016. There is no impact on the numbers of ordinary shares.

The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Annual Financial Report for the financial year ended 30 June 2017 and the accompanying explanatory notes attached to the interim financial statements

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**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2018**

	CUMULATIVE 12 MONTHS	
	30.6.2018	30.6.2017
	RM'000	RM'000
Cash Flows From Operating Activities		
Profit before taxation	10,065	6,217
Net adjustments	(2,308)	(1,405)
Operating profit before working capital changes	7,757	4,812
Net changes in working capital	(11,733)	7,577
Cash (for)/generated from operations	(3,976)	12,389
Interest paid	(256)	(125)
Interest received	2,215	2,017
Net tax paid	(2,442)	(2,713)
Net cash (used in)/generated from operating activities	(4,459)	11,568
Cash Flows From Investing Activities		
Additional cost for investment property	-	(90)
Purchase of property, plant and equipment	(341)	(126)
Net cash used for investing activities	(341)	(216)
Net (decrease)/increase in cash and cash equivalents	(4,800)	11,352
Foreign exchange differences	(971)	1,263
Cash and cash equivalents at 1 July	81,154	68,539
Cash and cash equivalents at 30 June	75,383	81,154

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Financial Report for the financial year ended 30 June 2017 and the accompanying explanatory notes attached to the interim financial statements

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A. NOTES TO THE INTERIM FINANCIAL REPORT

A1. Basis of Preparation

The Interim Financial Report of the Group is unaudited and has been prepared in accordance with FRS 134, Interim Financial Reporting and Chapter 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 June 2017. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to the understanding of the changes in the financial position and performance of the Group since the financial year ended 30 June 2017.

A2. Significant Accounting Policies

The financial statements of the Group are prepared under the historical cost convention and modified to include other bases of valuation as disclosed in other sections under significant accounting policies, and in compliance with Financial Reporting Standards (“FRSs”) and the requirements of the Companies Act 2016 in Malaysia.

During the current financial year, the Group has adopted the following new accounting standards and/ or interpretations (including the consequential amendments, if any):-

FRSs and/ or IC Interpretations (Including The Consequential Amendments)

Amendments to FRS 107: Disclosure Initiative	1 January 2017
Amendments to FRS 112: Recognition of Deferred Tax Assets for Unrealised Losses	1 January 2017
Annual Improvements to FRS Standards 2014 - 2016 Cycles: - Amendments to FRS 12: Clarification of the Scope of Standard	1 January 2017

The adoption of the above accounting standards and/ or interpretations (including the consequential amendments, if any) did not have any material impact on the Group financial statements.

The Group has not applied in advance the following accounting standards and/ or interpretation(s) (including the consequential amendments, if any) that have been issued by the Malaysian Accounting Standards Board (“MASB”) but are not yet effective for the current financial year:

FRSs and/ or IC Interpretations (Including The Consequential Amendments)	Effective Date
FRS 9 Financial Instruments (IFRS 9 issued by IASB in July 2014)	1 January 2018
Amendments to FRS 2: Classification and Measurement of Share-based Payment Transactions	1 January 2018
Amendments to FRS 10 and FRS 128: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred until further notice
IC Interpretation 22 Foreign Currency Transactions and Advance Consideration	1 January 2018
Amendments to FRS 4: Applying FRS 9 Financial Instruments with FRS 4 Insurance Contracts	1 January 2018

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A2. Significant Accounting Policies (Cont'd)

Amendments to FRS 140 - Transfers of Investment Property	1 January 2018
Annual Improvements to FRS Standards 2014 - 2016 Cycles:	
- Amendments to FRS 1: Deletion of Short-term Exemptions for First-time Adopters	
- Amendments to FRS 128: Measuring an Associate or Joint Venture at Fair Value	1 January 2018
IC Interpretation 23 Uncertainty Over Income Tax Treatments	1 January 2019

MASB has issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards ("MFRSs"), that are to be applied by all entities other than private entities; with the exception of entities that are within the scope of MFRS 141 (Agriculture) and IC Interpretation 15 (Agreements for Construction of Real Estate), including its parent, significant investor and venturer (herein called "transitioning entities").

As announced by MASB on 28 October 2015, the transitioning entities are allowed to defer the adoption of MFRSs to annual periods beginning on or after 1 January 2018.

Accordingly, as a transitioning entity as defined above, the Group has chosen to defer the adoption of MFRSs and will only prepare its first set of MFRS financial statements for the financial year ending 30 June 2019. The Group is currently assessing the possible financial impacts that may arise from the adoption of MFRSs and the process is still ongoing.

A3. Seasonal or Cyclical Factors

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

A4. Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flows

There were no items affecting assets, liabilities, equity, net income or cash flows that are unusual because of their nature, size or incidence during the financial year ended 30 June 2018 other than the exceptional items as follows:-

Exceptional item	QUARTER ENDED		Changes %	CUMULATIVE 12 MONTHS		Changes %
	30.6.2018 RM'000	30.6.2017 RM'000		30.6.2018 RM'000	30.6.2017 RM'000	
Net gain/(loss) on foreign exchange	(234)	369	(163.4)	514	(120)	528.3

A5. Changes in Estimates of Amounts Reported Previously

There were no significant changes in estimates of amounts reported in prior financial years which have a material effect in the financial year ended 30 June 2018.

A6. Issuances or Repayments of Debts and Equity Securities

As at 30 June 2018, the number of treasury shares held is 23,145,300 ordinary shares.

There were no issuances and repayments of debt and equity securities, share buy-backs, share cancellations and resale of treasury shares by the Company for the financial year ended 30 June 2018.

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A7. Dividend Paid

No dividend was paid by the Company during the financial year ended 30 June 2018 (30 June 2017: Nil).

A8. Operating Segments

Segment information is presented in respect of the Group's business segments.

For the 12 Months Ended 30 June 2018

	Properties RM'000	Investment Holding RM'000	Total RM'000
External revenue	40,318	985	41,303
Segment results	12,083	(1,762)	10,321
Finance costs	(164)	(92)	(256)
Profit before tax	11,919	(1,854)	10,065
Income tax expense	(3,182)	(102)	(3,284)
Profit/(Loss) for the year	8,737	(1,956)	6,781
Segment assets	258,471	94,458	352,929
Unallocated assets			1,668
			354,597

A9. Property, Plant and Equipment

The valuation of freehold land has been brought forward without amendment from the previous annual report.

A10. Events Subsequent to the End of the Financial Year

There are no material events subsequent to the financial year ended 30 June 2018 that have not been reflected in the financial statements for the said period as at the date of this report.

A11. Contingent Liabilities

There are no material contingent liabilities as at the date of this report.

A12. Changes in the Composition of the Group

On 21 July 2017, the Company announced that AIGM Sdn Bhd ('AIGM'), a wholly-owned subsidiary of the Company, has been struck-off from the register of the Companies Commission of Malaysia pursuant to the final notice issued under Section 308(4) of the Companies Act, 1965 (now superseded by the Companies Act 2016) which was published in the Gazette dated 13 July 2017. As such, AIGM has ceased to be the subsidiary of the Company. The struck-off of AIGM did not have any material effect on the earnings and net assets of the Group for the financial year ended 30 June 2018.

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A12. Changes in the Composition of the Group (Cont'd)

On 18 September 2017, the Company announced that Polacre Sdn Bhd ('PSB'), a wholly-owned subsidiary of Malayan United Realty Sdn Bhd which in turn is a wholly-owned subsidiary of the Company, which was placed under members' voluntary winding-up on 11 March 2016, has been dissolved on 18 September 2017 pursuant to Section 272(5) of the Companies Act, 1965 (now superseded by the Companies Act 2016). The dissolution of PSB did not have any material effect on the earnings and net assets of the Group for the financial year ended 30 June 2018.

On 23 March 2018, the Company announced that Lembaran Makmur Sdn Bhd ('LMSB'), a wholly-owned subsidiary of the Company, was placed under members' voluntary winding-up pursuant to Section 439 (1) (b) of Companies Act 2016. The winding-up of LMSB did not have any material financial or operational effect on the earnings and net assets of the Group for the financial year ended 30 June 2018.

On 10 August 2018, the Company announced that Intercontinental Properties Sdn Bhd ('ICPSB'), a wholly-owned subsidiary of the Company, was placed under members' voluntary winding-up pursuant to Section 439 (1) (b) of Companies Act 2016. The winding-up of ICPSB did not have any material financial or operational effect on the earnings and net assets of the Group for the financial year ended 30 June 2018.

Other than the above, there were no changes in the composition of the Group during the financial year ended 30 June 2018.

A13. Capital Commitments

There are no material capital commitments as at the date of this report.

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B. ADDITIONAL INFORMATION REQUIRED PURSUANT TO BURSA SECURITIES MAIN MARKET LISTING REQUIREMENTS

B1. Review of Performance of the Company and its Principal Subsidiaries

	QUARTER ENDED		Changes	CUMULATIVE 12 MONTHS		Changes
	30.6.2018	30.6.2017	%	30.6.2018	30.6.2017	%
	RM'000	RM'000		RM'000	RM'000	
Revenue						
Property	14,446	11,333	27.5	40,318	37,695	7.0
Investment holdings	131	607	(78.4)	985	915	7.7
	14,577	11,940	22.1	41,303	38,610	7.0
Profit/(Loss) before tax ("PBT/LBT")						
Property	4,197	1,934	117.0	11,919	8,022	48.6
Investment holdings	(980)	444	(320.7)	(1,854)	(1,805)	(2.7)
	3,217	2,378	35.3	10,065	6,217	61.9

Quarter Ended 30 June 2018 vs Quarter Ended 30 June 2017

For the current quarter under review, the Group recorded revenue of RM14.6 million and PBT of RM3.2 million compared with revenue of RM12.0 million and PBT of RM2.4 million in the previous year corresponding quarter. The higher revenue for the current quarter ended 30 June 2018 was mainly attributed to higher percentage of completion in the current project in Bandar Springhill. Higher PBT recorded for quarter ended 30 June 2018 was mainly due to higher gross profit margin of current project in Bandar Springhill. However, the PBT was affected by the unrealised foreign exchange translation loss arising from the weakening of Ringgit Malaysia against Hong Kong dollar on translation of financial assets of a foreign subsidiary.

Financial Year Ended 30 June 2018 vs Financial Year Ended 30 June 2017

For the financial year ended 30 June 2018, the Group recorded revenue of RM41.3 million and PBT of RM10.1 million compared with revenue of RM38.6 million and PBT of RM6.2 million in the previous financial year. The higher revenue for the financial year ended 30 June 2018 was mainly due to higher percentage of completion in the current project in Bandar Springhill. Higher PBT recorded for the financial year ended 30 June 2018 was mainly attributed to higher gross profit margin of current project in Bandar Springhill and unrealised foreign exchange translation gain arising from the strengthening of Ringgit Malaysia against Hong Kong Dollar on translation of financial assets of a foreign subsidiary.

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B2. Material Changes in the Quarterly Results Compared with the Results of the Preceding Quarter

	QUARTER ENDED		Changes
	30.6.2018	31.3.2018	%
	RM'000	RM'000	
Revenue			
Property	14,446	13,498	7.0
Investment holdings	131	598	(78.1)
	14,577	14,096	3.4
Profit/(Loss) before tax ("PBT/LBT")			
Property	4,197	5,071	(17.2)
Investment holdings	(980)	(217)	(351.6)
	3,217	4,854	(33.7)

Quarter Ended 30 June 2018 vs Quarter Ended 31 March 2018

For the current quarter, the Group recorded revenue of RM14.6 million and PBT of RM3.2 million, compared with revenue of RM14.1 million and PBT of RM4.9 million in the preceding quarter. The increase in revenue was mainly attributed to higher percentage of completion in the current project in Bandar Springhill. Lower PBT was recorded for the quarter ended 30 June 2018 mainly caused by the one-off adjustment on the recognition of infrastructure cost for the current project in Bandar Springhill.

B3. Prospects for the Financial Year Ending 30 June 2019

We share the prevailing sentiments that market confidence in the country will continue to improve. This, in turn, will favourably impact the property market even though no significant rebound is forecast in the immediate future.

In line with market demands, the Group will focus on building affordable and quality homes. Barring unforeseen events, we expect improving profitability for this financial year.

B4. Variance of Actual Profit from Forecast Profit

Not applicable.

B5. Profit Before Tax

Included in the profit before tax are the following:-

	QUARTER ENDED		Changes	CUMULATIVE 12 MONTHS		Changes
	30.6.2018	30.6.2017	%	30.6.2018	30.6.2017	%
	RM'000	RM'000		RM'000	RM'000	
Depreciation/amortisation	(124)	(88)	(40.9)	(352)	(320)	(10.0)
Interest income	487	897	(45.7)	2,215	2,017	9.8
Property, plant & equipment written off	-	-	-	-	9	(100.0)

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B6. Trade Receivables

Trade receivables are generally on 30 to 90 days terms.

Ageing analysis of trade receivables

The ageing analysis of trade receivables of the Group is as follows:-

	QUARTER ENDED	
	30.6.2018	30.6.2017
	RM'000	RM'000
Neither past due nor impaired	4,336	2,103
Past due, not impaired		
1 to 30 days	3,098	1,416
31 to 60 days	702	736
61 to 90 days	412	1,547
91 to 120 days	210	273
More than 120 days	305	3,656
	9,063	9,731

B7. Income Tax Expense

Taxation comprises :-

	QUARTER ENDED		Changes %	CUMULATIVE 12 MONTHS		Changes %
	30.6.2018	30.6.2017		30.6.2018	30.6.2017	
	RM'000	RM'000		RM'000	RM'000	
Current taxation	1,059	723	46.5	2,896	2,415	19.9
Under provision for prior year	-	2	(100.0)	249	350	(28.9)
Deferred taxation	(31)	(90)	65.6	139	260	(46.5)
	1,028	635	61.9	3,284	3,025	8.6

The current tax charge for the financial year ended 30 June 2018 is higher than the statutory rate of tax applicable mainly due to the losses suffered by certain subsidiaries for which no group relief is available.

B8. Status of Corporate Proposals

The Group has not announced any corporate proposals which have not been completed as at the date of this report.

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B9. Earnings Per Share

(a) Basic earnings per share

The basic earnings per ordinary share is calculated by dividing the profit for the financial year attributable to equity holders of the Company with the weighted average number of shares in issue during the financial year as follows:-

	QUARTER ENDED		Changes	CUMULATIVE 12 MONTHS		Changes
	30.6.2018	30.6.2017	%	30.6.2018	30.6.2017	%
Profit for the financial year attributable to equity holders of the Company (RM'000)	833	1,066	(21.9)	2,927	717	308.2
Weighted average number of ordinary shares in issue ('000)	740,915	740,915	-	740,915	740,915	-
Earnings per share (sen)	0.11	0.14	(21.9)	0.40	0.10	308.2

(b) Diluted earnings per share is not disclosed as there is no dilutive potential ordinary shares.

B10. Group Borrowings

Total Group borrowings as at 30 June 2018 were as follows:-

	30.6.2018	30.6.2017
	RM'000	RM'000
Unsecured - Short Term	-	701

There were no bank borrowing denominated in foreign currencies at the end of the financial year.

B11. Derivative Financial Instruments

There are no derivative financial instruments as at the date of this report.

B12. Fair Value Changes of Financial Liabilities

As at 30 June 2018, the Group did not have any financial liabilities measured at fair value through profit or loss.

B13. Material Litigation

There are no material litigation as at the date of this report.

B14. Dividend

No dividend has been declared by the Board for the financial year ended 30 June 2018 (30 June 2017: Nil).

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B15. Auditors' Report

The auditors' report on the financial statements for the financial year ended 30 June 2017 was unmodified.

**BY ORDER OF THE BOARD
MUI PROPERTIES BERHAD**

**Lee Chik Siong
Norlyn Binti Kamal Basha
Joint Company Secretaries**

Date: 28 August 2018