(INCORPORATED IN MALAYSIA)

# CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS FOR SECOND QUARTER ENDED 30 SEPTEMBER 2017

(The figures have not been audited)

	INDIVIDU	INDIVIDUAL QUARTER		/E QUARTER
	CURRENT	PRECEDING	CURRENT	PRECEDING
	YEAR QUARTER	YEAR CORRESPONDING	YEAR TO DATE	YEAR CORRESPONDING
	QOMMILIK	QUARTER	10 5/112	YEAR
	30/09/17	30/09/16	30/09/17	30/09/16
	RM'000	RM'000	RM'000	RM'000
Revenue	41,569	50,490	92,664	111,280
Operating expenses	(32,466)	(44,616)	(73,309)	(97,251)
Other operating income	1,711	604	2,364	1,173
Profit from operations	10,814	6,478	21,719	15,202
Finance costs	(6,096)	(6,076)	(11,821)	(12,469)
Share of result of associate	-	-	-	-
Profit before taxation	4,718	402	9,898	2,733
Taxation	(1,431)	(1,590)	(2,762)	(2,239)
Profit / (loss) after tax for the period	3,287	(1,188)	7,136	494
Attributable to:-				
Owners of the Parent	3,287	(1,181)	7,136	508
Non-controlling interests	(0)	(7)	(0)	(14)
	3,287	(1,188)	7,136	494
EPS - Basic (sen)	0.33	(0.12)	0.71	0.05
- Diluted (sen)		©# (0.12)	0.71 @	

<sup>@</sup> The effects of the assumed conversion of ICULS in the above period would be anti-dilutive in nature; accordingly, it is disregarded in the computation of the fully-diluted earnings per share.

(The Condensed Consolidated Statement of Profit or Loss should be read in conjunction with the audited financial statements for the year ended 31 March 2017 and the notes to the Interim Financial Report).

The assumed exercise of the Warrants at average market price is treated as an issue ordinary share for no consideration. The dilutive effect of the assumed exercise of Warrants for the current quarter and current year todate are not considered because the Warrants are 'out of money'.

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# CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR SECOND QUARTER ENDED 30 SEPTEMBER 2017

(The figures have not been audited)

	INDIVIDUA CURRENT YEAR QUARTER	AL QUARTER PRECEDING YEAR CORRESPONDING QUARTER	CUMULAT CURRENT YEAR TO DATE	IVE QUARTER PRECEDING YEAR CORRESPONDING YEAR
	30/09/17 RM'000	30/09/16 RM'000	30/09/17 RM'000	30/09/16 RM'000
Profit / (loss) after tax for the period	3,287	(1,188)	7,136	494
Other comprehensive income/(expense):				
Fair value income/(expense) on available-for- sale financial assets	1	81	489	(155)
Total comprehensive income/ (loss) for the period	3,288	(1,107)	7,625	339
Total comprehensive income / (loss) attributable to :				
Owners of the Parent	3,288	(1,100)	7,625	353
Non-controlling interests	(0)	(7)	(0)	(14)
- -	3,288	(1,107)	7,625	339

<sup>(</sup>The Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 March 2017 and the notes to the Interim Financial Report).

(INCORPORATED IN MALAYSIA)

# CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2017

(The figures have not been audited) AS AT AS AT **END OF PRECEDING FINANCIAL FINANCIAL PERIOD** YEAR END 30/09/17 31/03/17 RM'000 RM'000 **ASSETS Non Current Assets** Property, plant and equipment 9.687 9,557 Land held for property development 54,916 54,613 Investment properties 1,269,901 1,269,902 Intangible assets 574 695 Investment in associate Available-for-sale investments 5,367 4,878 Prepayment 6,263 6,637 Deferred tax assets 56 56 1.346.764 1.346.338 **Current Assets** Property development costs 73,550 78,256 Inventories of completed properties 23,313 31,077 Trade & other receivables 41,724 25,265 Accrued billings in respect of property development costs 3,064 33,059 Accrued income 530 4,497 Prepayment 1.343 1.942 Tax recoverable 2,369 2,614 Others investment 86,458 15,784 Cash and bank balances 68,979 62,775 301,330 255,269 **TOTAL ASSETS** 1,648,094 1,601,607 **EQUITY AND LIABILITIES** Equity attributable to equity holders of the parent 204,575 Share capital 202,064 **ICULS** 82,293 Reserves 2,694 1,226 Retained profits 664,422 657,347 Total shareholder's equity 953,984 860,637 Non-Controlling intetest (120)(120)**Total Equity** 953,864 860,517 **Non Current Liabilities** Deferred tax liabilities 196,355 195,917 Long Term Trade Creditors 16,358 27,445 Loans and borrowings 263,397 272,452 475,672 496,252 **Current Liabilities** 109,687 Loans and borrowings 85,483 Trade & other payables 99,276 130,390 Prepayment from tenants 118 699 Progress billings in respect of property development costs 1,980 31,116 Tax payable 2,565 2,082 244,838 218,558 **Total liabilities** 694,230 741,090 **TOTAL EQUITY AND LIABILITIES** 1,648,094 1,601,607 Net assets per share attributable to equity holders of the parent (Sen) 94.9 86.7

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the financial statements for the year ended 31 March 2017 and the Notes to the Interim Financial Report)

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# CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR SECOND QUARTER ENDED 30 SEPTEMBER 2017

	Attributable to Equity Holders of the Parent							
_		Non-distr	ibutable		Distributable		Non	
	Share	Share	Other	ICULS	Retained		Controlling	Total
	Capital	Premium	Reserves		Profits	Total	Interest	Equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
At 1 April 2017	202,064	-	1,226	-	657,347	860,637	(120)	860,517
Total comprehensive								
income for the period	-	-	489	-	7,136	7,625	(0)	7,625
Equity component of ICULS	-	-	-	84,429	-	84,429	_	84,429
Warrant Reserve	-	-	979	-	-	979	-	979
Conversion of ICULS	2,511	-	-	(2,136)	(61)	314	-	314
At 30 September 2017	204,575	-	2,694	82,293	664,422	953,984	(120)	953,864
At 1 April 2016	198,513	3,551	3,334	-	656,918	862,316	233	862,549
Total comprehensive (expense)/ income for the period	-	-	(155)	-	508	353	(14)	339
Expiry of employees'								
share options	-	-	(3,290)	-	3,290	-	-	-
At 30 September 2016	198,513	3,551	(111)	-	660,716	862,669	219	862,888

<sup>(</sup>The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the financial statements for the year ended 31 March 2017 and the Notes to the Interim Financial Report)

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# CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW FOR SECOND QUARTER ENDED 30 SEPTEMBER 2017

(The figures have not been audited)

RM'000 CASH FLOWS FROM OPERATING ACTIVITIES	RM'000
Profit before taxation 9,898	2,733
Adjustment for non-cash items:	
Non-cash items 305 Non-operating items 10,765	965
·	11,786
Operating profit before working capital changes 20,968	15,484
Changes in Working Capital :	
Decrease in receivables 18,243	3,723
Movement in property development cost 4,403	(587)
Movement in stocks 7,764	8,837
Decrease in payable (13,603)	(1,933)
Cash generated from operations 37,775	25,524
Interest and dividend received 204	2
Taxation paid (2,768)	(1,369)
Net cash generated from operations 35,211	24,157
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest and dividend received 834	645
Other investments/placements (69,886)	3,566
Purchase property, plant & equipment (net of disposal) (1,221)	(123)
Net cash (used in)/ generated from investing activities (70,273)	4,088
CASH FLOWS FROM FINANCING ATIVITIES	
Net proceeds from issuance of ICULS 97,938	-
Drawdown / (Repayment) of hire purchase financing (net) 59	(241)
Drawdown of Short & Long Term Loan 9,626	-
Repayment of Short/Long Term Loan & Financing Cost (55,415)	(19,183)
Interest paid (10,942)	(12,163)
Net cash generated from/ (used in) financing activities 41,266	(31,587)
NET CHANGES IN CASH & BANK BALANCES 6,204	(3,342)
CASH & BANK BALANCES AT THE BEGINNING OF THE PERIOD 62,775	55,932
CASH & BANK BALANCES AT THE END OF THE PERIOD 68,979	52,590

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# PART A: EXPLANATORY NOTES PURSUANT TO FRS 134

#### **Basis of Preparation**

The interim financial statements are unaudited and have been prepared in accordance with the requirements of Financial Reporting Standards ("FRS") 134: Interim Financial Reporting and Chapter 9, Part K of the 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 year ended 31 March 2017. The explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 31 March 2017.

## Adoption of new and amended standards

The accounting policies and methods of computation adopted in this interim financial statements are consistent with those adopted in the preparation of the audited financial statements for the year ended 31 March 2017, except for the adoption of the following Financial Reporting Standards (FRS), amendment to FRSs and Issues Committee ("IC") Interpretations, which are applicable for the Group's financial year beginning 1 April 2017:-

Disclosure Initiative

Amendments to FRS 107

Amendments to FRS 112 Recognition of Deferred Tax Assets for Unrealised Losses

Annual Improvements to FRSs 2014 - 2016 Cycle:

- Amendments to FRS 12

The adoption of the above amendments to FRSs did not have any significant effect on the accounting policies and presentations of the financial statements of the Group.

### Standards issued but not yet effective

Effective date for financial periods beginning on or after

Annual Improvement to FRSs 2014 - 2016 Cycle:

<ul> <li>Amendments to FRS 1</li> </ul>		1 January 2018
- Amendments to FRS 128		1 January 2018
Amendments to FRS 2	Classification and measurement of	1 January 2018
	Share-based Payment Transactions	
Amendments to FRS 140	Transfer of Investment Property	1 January 2018
FRS 9	Financial Instruments (IFRS 9 issued by	1 January 2018
	IASB in July 2014)	
IC Interpretation 22	Foreign Currency Transactions and Advance	1 January 2018
	Consideration	
FRS 16	Leases	1 January 2019
Amendments to FRS 10 & 128	Sale or Contribution of Assets between an	Deferred until
	Investor and its Associate or Joint Venture	further notice

These new and amended standards will have no significant changes on the financial statements of the Group upon their intitial application except for FRS 9 and 16. The Group is currently assessing the potential effect fo FRS 9 and 16 on its financial statements.

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#### A1 Basis of Preparation (Cont'd)

#### Malaysian Financial Reporting Standards (MFRS Framework)

The MFRS Framework is to be applied by all Entities Other Than Private Entities for annual periods beginning on or after 1 January 2012, with the exception of entities that are within the scope of MFRS 141: Agriculture (MFRS 141) and IC Interpretation 15: Agreements for Construction of Real Estate (IC 15), including its parent, significant investor and venturer (herein called 'Transitioning Entities').

The Group falls within the definition of Transitioning Entities and is currently exempted from adopting the MFRS. Accordingly, the Group will adopt the MFRS and present its first MFRS financial statements when adoption of the MFRS is mandated by the MASB. In presenting its first MFRS financial statements, the Group will be required to restate the comparative financial statements to amounts reflecting the application of MFRS Framework. The majority of the adjustments required on transition will be made, retrospectively, against opening retained profits.

The Group is in the process of assessing the financial effects of the differences between the accounting standards under FRS and under MFRS Framework. Accordingly, the consolidated financial performance and financial position as disclosed in these financial statements for the year ended 31 March 2017 could be different if prepared under the MFRS Framework.

#### A2 Audit Qualification

The audit report of the preceding annual financial statements was not qualified.

### A3 Seasonal or Cyclical Factors

The Group's activities are not affected by any seasonal or cyclical factors.

## A4 Nature and Amount of Unusual Items

There were no items of an exceptional or unusual nature that have affected the assets, liabilities, equity, net income or cashflows of the Group during the current quarter.

#### A5 Changes in estimates

There are no significant changes in estimates in the current quarter.

#### A6 Debt and Equity Securities

Other than disclose below, there were no other issuances, cancellations, repurchases, resale and repayment of debt and equity securities in the current quarter:-

- On 12 July 2017, the ICULS holder converted RM6,100 ICULS into 30,500 new Asian Pac shares on the basis of 1 ICULS for 5 new Asian Pac shares.
- On 2 August 2017, the ICULS holder converted RM900,000 ICULS into 4,500,000 new Asian Pac shares on the basis of 1 ICULS for 5 new Asian Pac shares.

As at 30 September 2017, the following are the outstanding ICULS and Warrants:

- ICULS RM96,745,361 - No. of warrants 198,512,922

## A7 Dividend

There were no dividend paid during the quarter ended 30 September 2017.

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## A8 Subsequent Events

There were no material events subsequent to the second quarter ended 30 September 2017 up to the date of this report, which is likely to substantially affect the results of the operations of the Group.

# A9 Effects of Changes in the Composition of the Group

There were no changes in the composition of the Group during the current quarter.

## A10 Contingent Liabilities

Contingent liabilities of the Group as at the date of this report, are in respect of guarantees given to government bodies and service providers amounting to RM2,397,950.

## **A11 Capital Commitment**

There were no capital commitment as at the date of this announcement.

### **A12 Related Party Transactions**

There were no significant related party transactions as at the date of this announcement.

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# PART B : EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

### **B1** Review of Performance of the Operating Segments

	<b>CUMULATIVE QUARTER</b>		CUMULATIVE QUARTER	
	CURRENT YEAR	PRECEDING YEAR	CURRENT YEAR	PRECEDING YEAR
	QUARTER	CORRESPONDING	TO DATE	CORRESPONDING
		QUARTER		PERIOD
	30/09/17	30/09/16	30/09/17	30/09/16
Davisavia	RM'000	RM'000	RM'000	RM'000
Revenue				
Investment holding and others	520	1,278	1,239	3,155
Property development	27,337	37,920	64,737	86,198
Property investment	325	315	650	630
Mall operations	16,951	15,208	33,287	29,922
Carpark operations	2,141	1,516	4,204	3,205
Adjustments and eliminations	(5,705)	(5,747)	(11,453)	(11,830)
Total revenue	41,569	50,490	92,664	111,280
Results				
Investment holding and others	(966)	(842)	(1,890)	(1,585)
Property development	950	2,626	4,881	8,165
Property investment	226	(19)	425	(17)
Mall Operations	2,216	928	3,792	358
Carpark operations	1,514	1,190	2,907	2,504
	3,940	3,883	10,115	9,425
Adjustments and eliminations	778	(3,481)	(217)	(6,692)
Profit before tax	4,718	402	9,898	2,733

## **Current Quarter vs Previous Year Corresponding Quarter**

For the current quarter under review, the Group recorded a lower revenue of RM41.6 million as compared to preceding year corresponding quarter of RM50.49 million. The lower revenue in current quarter was mainly due to the lower revenue recognised by the Property Development Division for Fortune Centra due to lower percentage of work completed as compared to the preceding year corresponding quarter which had 2 active projects under construction.

However, both the Mall and Car Park operations had generated an increase in revenue of RM1.74 million and RM625,000 respectively due to higher occupancy and turnover rent for the Mall and an increase in car park rates and higher volume of traffice for car park division.

The Group recorded a profit before tax of RM4.72 million in the current quarter as compared to RM402,000 in the preceding year corresponding quarter. The higher profit before tax was mainly contributed by the Mall and Car Park divisions and resulted in increase of profit of RM1.29 million and RM324,000 respectively.

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### B2 Comment on Financial Results (Current quarter compared with the preceding quarter)

	Current	Preceding	Variance
	Quarter	Quarter	
	30/9/17	30/6/17	
	RM'000	RM'000	RM'000
Profit before tax	4,718	5,180	(462)

The Group recorded a lower pre-tax profit of RM462,000 in the current quarter as compared to the preceding quarter. The decrease in profit before tax was mainly from the property development division due to construction for building work for Fortune Centra just commenced in the 3rd Quarter of 2017.

#### **B3** Prospects

The Group currently has three active divisions contributing to the Group's results, namely, Property Development, Mall Operations and the Car Park Operations. The Group anticipates all the three active divisions to contribute positively toward its performance for the remaining financial year.

#### **B4** Profit Forecast / Guarantee

There were no profit forecast or profit guarantee issued by the Group.

#### **B5** Taxation

INDIVIDUA	AL QUARTER	CUMULATIVE QUARTER	
CURRENT	PRECEDING	CURRENT	PRECEDING
YEAR	YEAR	YEAR	YEAR
QUARTER	CORRESPONDING	TODATE	CORRESPONDING
	QUARTER		PERIOD
30/09/17	30/09/16	30/09/17	30/09/16
RM'000	RM'000	RM'000	RM'000
-	-	-	-
(124)	-	(124)	-
(1,307)	(1,590)	(2,638)	(2,239)
-	-	-	-
(1,431)	(1,590)	(2,762)	(2,239)
	CURRENT YEAR QUARTER 30/09/17 RM'000	YEAR YEAR QUARTER CORRESPONDING QUARTER 30/09/17 30/09/16 RM'000 RM'000  (124) (1,307) (1,590)	CURRENT PRECEDING CURRENT YEAR YEAR YEAR QUARTER CORRESPONDING TODATE QUARTER 30/09/17 30/09/16 30/09/17 RM'000 RM'000 RM'000  (124)  (1,307) (1,590) (2,638)

The tax charge in the current quarter and current year-to-date arises from the operating and investment income of subsidiary companies.

The difference between the income tax expense at the statutory income tax rate and the income tax expense at the effective income tax rate of the Group is due to certain income not subject to tax, certain expenses not deductible for tax purposes, utilisation of previously unrecognised tax losses and deferred tax assets not recognised during the current quarter and current year-to-date.

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### B6 Status of Corporate Proposals

Pursuant to the Rights Issue of ICULS with Warrants, the Group wishes to announce the following:

1) The utilisation of proceeds of RM99,256,000 from the Rights Issue of ICULS with Warrants as at the date of announcement is as follows:

	Allocation	Utilisation	Balance
	RM'000	RM'000	RM'000
Acquisition of new land	62,550	-	62,550
Working capital	10,006	(2,381)	7,625
Repayment of bank borrowings	25,000	(25,000)	-
Payment of expenses in connection with			
the Corporate Exercise	1,700	(1,318)	382
	99,256	(28,699)	70,557

The number and percentage of voting shares or voting rights and the conversion or subscription rights or options in Asian Pac held by Mr. Mah Sau Cheong and Ms. Chin Lai Kuen as at latest practicable date prior to the disclosure are as below:

	As at 23rd November 2017					
Name	No. of Asian Pac Shares	%	No. of ICULS	No. of Warrants		
Mah Sau Cheong	182,068,669	17.64	RM58,800,411	117,600,822		
Chin Lai Kuen	5,260,000	0.51	0	0		
Total	187,328,669	18.15	RM58,800,411	117,600,822		

3 The maximum potential voting shares or voting rights of Mr. Mah Sau Cheong and Ms. Chin Lai Kuen in Asian Pac, if only Mr. Mah Sau Cheong and Ms. Chin Lai Kuen (but not other holders) exercise the conversion or subscription rights or options in full are as below:

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Name	Maximum Potential				
Name	No. of Asian Pac Shares	%			
Mah Sau Cheong	593,671,546	36.96%			
Chin Lai Kuen	5,260,000	0.33%			
Total	598,931,546	37.29%			

# B7 Group Borrowings as at 30 September 2017 are as follows:

		RM'000
a)	Current	
	Secured:-	
	Term loans and Revolving Credits	85,071
	Obligation under finance lease	412
		85,483
b)	Non-current	
	Secured:-	
	Term loans	250,666
	Obligation under finance lease	633
		251,299
	Non-secured:-	
	Liability portion of ICULS	12,098
		263,397
То	tal Borrowings	348,880

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## B8 Material Litigation

The Directors are not aware of any material litigation that would adversely affect the operations and financial affairs of the Group as at the date of this announcement.

# **B9** Proposed Dividend

The Directors do not recommend any dividend for the 2nd quarter ended 30 September 2017.

### **B10** Earnings Per Share

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT	PRECEDING	CURRENT	PRECEDING
	YEAR	YEAR	YEAR	YEAR
	QUARTER	CORRESPONDING QUARTER Restated	TODATE	CORRESPONDING PERIOD Restated
	30/09/17	30/09/16	30/09/17	30/09/16
	RM'000	RM'000	RM'000	RM'000
a) Basic earnings per share				
Net profit attributable to owners				
of the parent	3,287	(1,181)	7,136	508
Weighted average no. of ordinary				
share in issue	1,002,871	992,565	1,002,871	992,565
Basic earnings per share (sen)	0.33	(0.12)	0.71	0.05
IN Dilected a combination of the com-				
b) Diluted earning per share				
Net profit attributable to ordinary	2.007	(4.404)	7.400	500
equity holders of the parent	3,287	(1,181)	7,136	508
Weighted average no. of	1 000 071	000 565	1 000 071	000 565
ordinary share in issue	1,002,871	992,565	1,002,871	992,565
Assumed conversion of ICULS	@	na	@	na
Assumed exercise of Warrants	#	na	#	na
_				
	1,002,871	992,565	1,002,871	992,565
Diluted earning per share (sen)	0.33	(0.12)	0.71	0.05
Diluted earning per snare (sen)	0.33	(0.12)	0.71	0.05

The effects of the assumed conversion of ICULS in the above period would be anti-dilutive in nature. Accordingly, it is disregarded in the computation of the diluted earnings per share.

<sup>#</sup> The assumed exercise of the Warrants at average market price is treated as an issue ordinary share for no consideration. The dilutive effect of the assumed exercise of Warrants for the current quarter and current year todate are not considered because the Warrants are 'out of money'.

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## **B11 Profit Before Tax**

The following amounts have been included in arriving at profit before tax:

	CURRENT	CURRENT
	YEAR	YEAR
	QUARTER	TODATE
	30/09/17	30/09/17
	RM'000	RM'000
Charging:		
Depreciation	604	1,148
Finance cost	6,096	11,821
Impairment of goodwill	32	121
And crediting:		
Interest income	460	1,056
Fair value gain on short term investment	706	787
Write back of allowance for doubtful debts	120	120
Other income	446	600

The gain or loss on derivaties is not applicable to the Group as the Group's policy states that no trading in derivative financial instruments shall be undertaken.

## **B12** Realised and Unrealised Retained Profit Disclosure

	As at 30/09//17	As at 31/03/17 RM'000
	RM'000	
Total retained profits		
- Unrealised retained profits	502,520	503,071
- Realised retained profits	180,281	172,703
	682,801	675,774
Add : Consolidation adjustments	(18,379)	(18,427)
Total Group retained profits	664,422	657,347

Dated: 24 November 2017 Kuala Lumpur, Malaysia By order of the Board Chan Yoon Mun Secretary