MEDA INC. BERHAD (507785 - P)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT AND LOSS AND COMPREHENSIVE INCOME FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2018

	Individual Quarter 3 months ended		Cumulative Quarter 9 months ended		
	30/09/2018 RM'000	30/09/2017 RM'000	30/09/2018 RM'000	30/09/2017 RM'000	
Revenue	608	3,215	5,696	30,022	
Cost of sales	(999)	618	(4,527)	(6,846)	
Gross profit	(391)	3,833	1,170	23,176	
Interest income	6	27	28	265	
Selling and distribution expenses Administrative and operating expenses Other Expenses	- (1,943) 207	(100) (7,219) (2,164)	(23) (7,592) (669)	(259) (15,216) (9,732)	
Finance costs	(796)	(551)	(2,601)	(2,433)	
Profit/(Loss) before tax	(2,917)	(6,174)	(9,688)	(4,199)	
Taxation					
Profit/(Loss) after tax	(2,917)	(6,174)	(9,688)	(4,199)	
Profit/(Loss) for the financial year from discontinued operation, net of tax	-	-	-	-	
Net profit/(loss) attributable to: Equity holders of the Company Non-controlling interests	(2,917)	(6,174)	(9,688)	(4,199) -	
Ü	(2,917)	(6,174)	(9,688)	(4,199)	
Earnings per share ("EPS") attributab	le to equity hol	ders of the Com	pany (Sen):		
Basic EPS	(0.60)	(1.29)	(2.01)	(0.88)	
Diluted EPS	(0.60)	(1.29)	(2.01)	(0.93)	
Net profit/(loss) for the financial period	(2,917)	(6,174)	(9,688)	(4,199)	
Other comprehensive income Amortisation of revaluation reserve	-	-	-	-	
Total comprehensive profit/(loss) for the period	(2,917)	(6,174)	(9,688)	(4,199)	
Total comprehensive profit/(loss) for the period attributable to: Equity holders of the Company Non-controlling interests	(2,917) -	(6,174)	(9,688)	(4,199) -	
	(2,917)	(6,174)	(9,688)	(4,199)	

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

	As at 30/09/2018 RM'000	Audited as at 31/12/2017 RM'000
ASSETS		
NON-CURRENT ASSETS		
Property, plant and equipment	23,298	24,775
Investment properties	94,245	95,054
Land held for property development	51,725	51,725
	169,268	171,554
CURRENT ASSETS		
Property development costs	37,953	39,557
Inventories	7,321	6,956
Trade receivables	5,048	9,214
Other receivables, deposits and prepayments	14,254	32,232
Tax recoverable	1,188	1,204
Cash and bank balances	1,534	3,319
Cush and Bank Balances	67,298	92,482
TOTAL ASSETS	236,566	264,036
		., ,
EQUITY AND LIABILITIES		
Share capital	258,184	258,184
Treasury shares	(5,843)	(5,843)
Warrants reserve	8,889	8,889
Revaluation reserve	6,054	6,054
Accumulated losses	(135,676)	(125,988)
Equity attributable to equity holders of the Company	131,608	141,296
Non-controlling interests	-	-
TOTAL EQUITY	131,608	141,296
NON-CURRENT LIABILITIES		
Borrowings (interest bearing)	17,217	26,556
Deferred tax liabilities	4,064	4,064
	21,281	30,620
CURRENT LIABILITIES		
Trade payables	5,730	11,240
Other payables, accruals and deposits	46,867	51,809
Contract Liability	2,891	3,011
Borrowings (interest bearing)	23,667	20,937
Tax payables	4,522	5,123
	83,677	92,120
TOTAL LIABILITIES	104,958	122,740
TOTAL EQUITY AND LIABILITIES	236,566	264,036
NET ASSETS PER SHARE ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY (RM)	0.27	0.29

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

	<						
	Share Capital RM'000	Share Premium RM'000	Warrant Reserve RM'000	Revaluation Reserve RM'000	Treasury Shares RM'000	Accumulated Losses RM'000	Total Equity RM'000
At 1 January 2017	246,276	11,908	8,889	6,054	(5,843)	(117,163)	150,121
Arising from shares (buy- back) / resale Total loss for the financial	-	-	-	-	-	-	-
period	-	-	-	-	-	(8,825)	(8,825)
Transition to no par value regime ***	11,908	(11,908)	-	-	-	-	-
At 31 December 2017	258,184	-	8,889	6,054	(5,843)	(125,988)	141,296
At 1 January 2018 Total loss for the financial	258,184	-	8,889	6,054	(5,843)	(125,988)	141,296
period	-	-	-	-	-	(9,688)	(9,688)
At 30 September 2018	258,184	-	8,889	6,054	(5,843)	(135,676)	131,608

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2018

	Cumulative Quarter ended 30 September	
	2018 RM'000	2017 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES:		
Profit/(Loss) before taxation Adjustments for:	(9,688)	(4,199)
Property, plant and equipment written off	-	1,271
Depreciation	1,477	1,595
Gain on Revaluation	-	(5,955)
Reversal of provision of LAD	(240)	-
Reversal of provision for foreseeable losses	-	(157)
Reversal of provision of GRR	-	(2,471)
Waiver of interest income (prior year)	-	27
Interest expense	1,864	2,390
Interest income	(28)	(265)
Operating cash flows before working capital changes	(6,614)	(7,764)
Changes in working capital:		
Property development costs	2,413	3,983
Contract liability	(120)	(3,705)
Receivables	22,145	30,564
Inventories	(365)	(2,464)
Payables	(10,800)	(2,594)
	6,659	18,021
Interest paid	(18)	(29)
Interest received	28	265
Net Operating Cash Flows	6,668	18,256
CASH FLOWS FROM INVESTING ACTIVITIES:		
Proceeds from disposal of	•	
- land held for development	-	(323)
Withdrawal of deposit held as security		72
Net Investing Cash Flows		(251)
CASH FLOWS FROM FINANCING ACTIVITIES:		
Net repayment to:		
- bank loans	(13,341)	(25,564)
- hire purchase	(137)	(350)
Bank loan drawdown	7,131	7,131
Proceeds from issuance of shares via exercise of warrants	-	-
Interest paid	(1,846)	(2,388)
Net Financing Cash Flows	(8,193)	(21,171)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2018 (Continued)

	Cumulative Quarter ended 30 September	
	2018 RM'000	2017 RM'000
NET CHANGE IN CASH AND CASH EQUIVALENTS CASH AND CASH EQUIVALENTS AS AT THE BEGINNING OF	(1,525)	(3,166)
THE FINANCIAL YEAR	(10,416)	(10,024)
CASH AND CASH EQUIVALENTS AS AT THE END OF THE		
FINANCIAL PERIOD	(11,941)	(13,190)
ANALYSIS OF CASH AND CASH EQUIVALENTS:		
Cash and bank balances	122	2,088
Deposits placed with licensed banks	-	73
Bank overdrafts - secured	(13,475)	(13,710)
	(13,353)	(11,549)
Housing Development Accounts	1,412	(73)
Less: Housing Development Accounts held as security value	<u> </u>	(1,567)
	(11,941)	(13,189)

PART A – EXPLANATORY NOTES PURSUANT TO PARAGRAPH 9.22 OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

1. Basis of Preparation

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

The Group and the Company have adopted the following amendments to FRSs that are mandatory for the current financial year:

Amendments/improvements to FRSs

FRS 12 Disclosure of Interests in Other Entities

FRS 107 Statement of Cash Flows

FRS 112 Income Taxes

The adoption of the above amendments to FRSs did not have any significant effect on the financial statements of the Group and of the Company, and did not result in significant changes to the Group's and the Company's existing accounting policies.

2. Report of the Auditors

The preceding financial year audit report in respect of the financial year ended 31 December 2017 was not qualified by the external auditors.

3. Seasonal or Cyclical Factors

The results for the current quarter under review were not materially affected by seasonal or cyclical factors.

4. Unusual Items

There were no unusual items materially affecting the assets, liabilities, equity, net income or cash flow of the Group during the interim financial period.

5. Material Changes in Estimates

There were no material changes in estimates that have had any material effect results of the financial period under review.

6. Changes in Debt and Equity Securities

There was no issuance, cancellations, repurchases, resale and repayments of debt and equity securities during the quarter under review.

PART A – EXPLANATORY NOTES PURSUANT TO PARAGRAPH 9.22 OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

7. Segment Reporting

Segmental information for the interim financial period is presented in respect of the Group's business segment.

Cumulative quarter ended

		9/2018	30/09/2017 Profit/(Loss)	
	Profit/(Loss) Revenue Before Tax		Revenue	Before Tax
	RM'000	RM'000	RM'ooo	RM'000
Property development				
& construction	1,943	(4,651)	14,559	(6,327)
Property investment	1,888	(76)	2,102	(38)
Hotel operations	508	43	1,761	261
Others	1,358	(950)	11,600	(741)
	5,696	(5,634)	30,022	(6,846)
Unallocated expenses		(1,453)		(2,935)
Gain on revaluation		-		5,955
Sales Forfeiture		-		2,059
Finance costs		(2,601)		(2,433)
	5,696	(9,688)	30,022	(4,199)

8. Valuation of Property, Plant and Equipment

There were no changes in the valuation of property, plant and equipment brought forward from the previous financial year.

9. Material Event Subsequent to Reporting Date

There is no material event subsequent to the reporting date.

10. Changes in the Composition of the Group

There are no material changes in the composition of the Group for the current reporting quarter.

PART A – EXPLANATORY NOTES PURSUANT TO PARAGRAPH 9.22 OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

11. Changes in Contingent Liabilities and Contingent Assets

There are no significant changes in contingent liabilities since the last annual balance sheet date as at 31 December 2017 as follows:-

Contingent liabilities	As at	As at
	30/09/2018 RM '000	31/12/2017 RM '000
Guarantees given to financial institutions for	•	
credit facilities granted to subsidiaries	40.884	47,492

PART B – EXPLANATORY NOTES PURSUANT TO PARAGRAPH 9.22 OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

1. Review of Performance

For the current quarter under review, the Group recorded revenue of RM 608 thousand due to low sales activity. With the incurred of operating expenses during the period, the loss after tax is amounting to RM 2.917 million.

Overall for cumulative period, the Group had recorded revenue of RM 5.696 million and loss after tax of RM 9.688 million.

(Amount shown in RM'000)	Individual Period		Changes	Cumulative Period		Changes
	Current Year	Preceding Year	(%)	Current Year	Preceding Year	(%)
	Current	Corresponding		Todate	Corresponding	
	Quarter	Quarter			Period	
	30/09/18	30/09/17		30/09/18	30/09/17	
Revenue	608	3,215	-81%	5,696	30,022	-81%
Operating Profit/(Loss)	(2,127)	(5,650)	62%	(7,115)	(2,031)	-250%
Profit/(Loss) Before	(2,127)	(5,650)	62%	(7,115)	(2,031)	-250%
Interest and Tax	(2,127)	(5,050)	0270	(7,115)	(2,031)	-25076
Profit/(Loss) Before Tax	(2,917)	(6,174)	53%	(9,688)	(4,199)	-131%
Profit/(Loss) After Tax	(2,917)	(6,174)	53%	(9,688)	(4,199)	-131%
Profit/(Loss) Attributable to						
Ordinary Equity Holders of	(2,917)	(6,174)	53%	(9,688)	(4,199)	-131%
the Parent Company						

2. Material Changes in Loss Before Taxation for the Current Quarter as compared with the Immediate Preceding Quarter

The Group recorded a loss before tax of RM 2.917 million in the current quarter as compared to a loss of RM 3.441 million in the immediate preceding quarter.

(Amount shown in RM'000)	Current Quarter	Immediate Preceding	Changes
		Quarter	(%)
	Q3 2018	Q2 2018	
Revenue	608	2,648	-77%
Operating Profit/(Loss)	(2,127)	(2,478)	14%
Profit/(Loss) Before Interest and Tax	(2,127)	(2,478)	14%
Profit/(Loss) Before Tax	(2,917)	(3,441)	15%
Profit/(Loss) After Tax	(2,917)	(3,441)	15%
Profit/(Loss) Attributable to			
Ordinary Equity Holders of the	(2,917)	(3,441)	15%
Parent Company			

PART B – EXPLANATORY NOTES PURSUANT TO PARAGRAPH 9.22 OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

3. Prospects

The property market is expected to experience slower growth amidst global, regional and national economic uncertainties and cautious market sentiments. As outlook on gross domestic product is at a promising 5 to 5.5% growth rate for 2018 according to the Finance Ministry's real gross domestic product (GDP) estimates for the country in its Economic Report 2017 and 2018, there are still speculations in the market as to actual economic outcome due to the transition of the change of government.

In view of the above, the Board of Directors expects a challenging performance in year 2018. However, the Group will continuously explore more opportunities to generate long term and sustainable earnings.

4. Profit Forecast

The Group did not issue any profit forecast or profit guarantee during the current year under review.

5. Profit/(Loss) before Taxation

The following amounts have been included in arriving at profit/(loss) before taxation:

ended 30 September
2018 2017
RM'000 RM'000

Cumulative Quarter

	RM 000	KM'000	
Interest income	28	265	
Interest expense Depreciation	(2,601) (1,477)	(2,390) (1,595)	

6. Taxation

Domestic income tax is calculated at the Malaysian statutory income tax rate of 24% (2017: 24%) of the estimated assessable profit for the financial year.

Taxation is computed after taking into consideration of the available capital allowance and adjusted business losses carried forward from previous years to set off against taxable profit. Hence, there is no provision of taxation for the current quarter.

PART B – EXPLANATORY NOTES PURSUANT TO PARAGRAPH 9.22 OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

7. Status of Material Events during the period for the Current Quarter

There is no material event during the period for the current quarter.

8. Group Borrowings and Debt Securities

The borrowings of the Group compared to last year as follows:-

As at 30 September 2018				
Long Term	Short Term	Total Borrowings		
KIVI UUU	KIVI UUU	RM'000		
(306)	(161)	(467)		
-	(13,475)	(13,475)		
(16,911)	(10,031)	(26,942)		
(17,217)	(23,667)	(40,884)		
	Long Term RM'000 (306) - (16,911)	Long Term RM'000 Short Term RM'000 (161) - (13,475) (16,911) (10,031)		

As at 30 September 2017				
Long Term	Long Term Short Term Tota			
RM'000	RM'000	RM'000		
(407)	(270)	(676)		
-	(13,710)	(13,710)		
(24,821)	(9,608)	(34,429)		
(25,228)	(23,588)	(48,816)		
	Long Term RM'000 (407) - (24,821)	Long Term RM'000 Short Term RM'000 (270) - (13,710) (24,821) (9,608)		

	As at 31 December 2017					
	Long Term RM'000	Short Term RM'000	Total Borrowings RM'000			
Secured						
- Hire Purchase	(443)	(161)	(604)			
- Bank Overdraft	-	(13,736)	(13,736)			
- Term Loans	(26,113)	(7,040)	(33,153)			
	(26,556)	(20,937)	(47,493)			

None of the Group borrowings is denominated in foreign currency.

PART B – EXPLANATORY NOTES PURSUANT TO PARAGRAPH 9.22 OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

9. Off Balance Sheet Financial Instruments

During the financial period under review, the Group did not enter into any contracts involving off balance sheet financial instruments.

10. Changes in Material Litigation

(a) <u>Litigation from 137 Owners - The Arc@Cyberjaya</u>

On 4 October 2017, there was a class action lawsuit filed against Maju Puncakbumi Sdn Bhd ("MPSB"), a wholly owned subsidiary of the Group. The lawsuit was initiated by Ch'ng Han Keong representing 137 owners of "The Arc@Cyberjaya" ("Owners"), who are claiming for the breach of contract in relation to the Option Agreement entered between the Owners and MPSB in relation to a Guaranteed Rental Return Scheme with a gross 8% rental income per annum for the fixed term of three or four years respectively.

The Plaintiff in the above had already obtained a summary judgment against MPSB on 9 November 2017. The Court of Appeal had on 21 May 2018 dismissed MPSB's appeal with costs of RM 7,000.00 as the court was minded that there were no issues which cannot be disposed off summarily.

The Company has filed the Extension of Time and Leave Application to the Federal Court. It is fixed for further case management on 5 September 2018. Both parties will be directed to exhaust the exchange of affidavits by then and the Court fixed the hearing date on 4 December 2018.

There is no any material financial impact as the Company has already captured all the outstanding rentals amounting to RM 3.972 million and the 8% interest on the outstanding rental.

(b) <u>Litigation from 55 Owners - The Arc@Cyberjaya</u>

On 23 January 2018, a wholly owned subsidiary company, Maju Puncakbumi Sdn Bhd ("MPSB"), as the developer for The Arc @ Cyberjaya project received a Writ of Summons and Statement of Claim by Lim Pei Pei and Chen Yun Loy dated 19 January 2018, which representing 55 owners of the Arc@Cyberjaya ("Owners") against MPSB claiming for the breach of contract in relation to the Option Agreement that entered between the Owners and MPSB.

During the Decision of the trial which was fixed on 26 October 2018, the Judge has allowed the Plaintiffs' claim for outstanding rental. However the Judge agreed that MPSB entitled to a set off for the sum of RM 295 thousand, which reduces their claim to RM 1.521 million. Their claim was allowed with interest of 5% p.a. from the date of judgment and with costs of RM 20 thousand. The Company will appeal to the Court of Appeal against the decision within 30 days from the date of judgement.

There is no any material financial impact as the Company has already captured all the outstanding rental of RM 1.816 million.

PART B – EXPLANATORY NOTES PURSUANT TO PARAGRAPH 9.22 OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

(c) <u>Litigation to PR1MA Corporation Malaysia</u>

Maju Puncakbumi Sdn Bhd ("MPSB"), a wholly owned subsidiary Company, being the legal owner of the land held under HSD 61545 LTPT47 Bandar Pekan Tanjong Kling Sek. II, Daerah Melaka Tengah, Melaka ("the Land") and the contractor to develop the PR1MA Homes on part of the Land pursuant to the Master En-Bloc Purchase Agreement entered between MPSB and PR1MA Corporation Malaysia ("PR1MA"), had on 20 December 2017 terminated the said Agreement by way of Notice of Termination dated 20 December 2017.

MPSB has initiated a Writ in the High Court on 25 April 2018 to claim for the sum of RM 109 million together with the damages to be assessed, interest and costs from PR1MA. The Writ has been served to PR1MA on 16 May 2018. Both parties are directed to exhaust the exchange of deference and reply by end of August 2018. The matter fixed for further case management on 9 January 2019.

11. Dividend

No dividend has been recommended or declared for this current quarter and for this interim financial period under review.

12. Earnings Per Share

The basic and diluted earnings per share have been calculated based on the consolidated net profit attributable to equity holders of the parent for the interim for financial period and the weighted average number of ordinary shares outstanding during the period as follows:-

i. Basic earnings per share

J 2	Individual Quarter 3 months ended		Cumulative Quarter 9 months ended	
	30/09/2018 RM '000	30/09/2017 RM '000	30/09/2018 RM '000	30/09/2017 RM '000
Profit/(Loss) attributable to equity holders of the Company	(2,917)	(6,174)	(9,688)	(4,199)
Weighted average number of ordinary shares ('000)				
Issued ordinary shares at beginning of period	482,992	482,992	482,992	482,992
Effect of shares issued during the period	-	(5,886)	-	(5,886)
	482,992	477,106	482,992	477,106
Basic earnings per share (sen)	(0.60)	(1.29)	(2.01)	(0.88)

PART B – EXPLANATORY NOTES PURSUANT TO PARAGRAPH 9.22 OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

ii. Diluted earnings per share

The diluted earnings per ordinary shares are equals to the basic earnings per share because the outstanding warrants are anti-dilutive.

ON BEHALF OF THE BOARD

DATO' TEOH SENG KIAN Managing Director Selangor Darul Ehsan 26 November 2018