

MEDA INC. BERHAD (507785 - P)**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT AND LOSS AND COMPREHENSIVE INCOME FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2018**

	Individual Quarter 3 months ended		Cumulative Quarter 12 months ended	
	31/12/2018 RM'000	31/12/2017 RM'000	31/12/2018 RM'000	31/12/2017 RM'000
Revenue	7,971	1,126	12,946	21,398
Cost of sales	(10,860)	(4,015)	(15,387)	(23,668)
Gross loss	(2,889)	(2,889)	(2,441)	(2,270)
Interest income	10	27	38	292
Other Income	1,156	7,097	1,876	28,042
Selling and distribution expenses	14	(181)	(9)	(440)
Administrative and operating expenses	(3,650)	(5,229)	(11,242)	(16,362)
Other operating expenses	(6,821)	(759)	(7,490)	(12,962)
Finance costs	(806)	(2,079)	(3,407)	(4,512)
Loss before tax	(12,987)	(4,013)	(22,675)	(8,212)
Taxation	(545)	(613)	(545)	(613)
Loss after tax	(13,532)	(4,626)	(23,220)	(8,825)
Loss for the financial period/year from discontinued operation, net of tax	(339)	-	132	-
Net loss attributable to:				
Equity holders of the Company	(13,871)	(4,626)	(23,088)	(8,825)
Non-controlling interests	-	-	-	-
	(13,871)	(4,626)	(23,088)	(8,825)
Earnings per share ("EPS") attributable to equity holders of the Company (Sen):				
Basic EPS	(2.82)	(0.94)	(4.69)	(1.79)
Diluted EPS	(2.82)	(0.94)	(4.69)	(1.79)
Net loss for the financial period/year	(13,871)	(4,626)	(23,088)	(8,825)
Other comprehensive income				
Amortisation of revaluation reserve	-	-	-	-
Total comprehensive profit loss for the period/year	(13,871)	(4,626)	(23,088)	(8,825)
Total comprehensive loss for the period attributable to:				
Equity holders of the Company	(13,871)	(4,626)	(23,088)	(8,825)
Non-controlling interests	-	-	-	-
	(13,871)	(4,626)	(23,088)	(8,825)

The above condensed consolidated statement of profit or loss should be read in conjunction with the audited financial statements for the financial year ended 31 December 2017 and the accompanying explanatory notes attached to these interim financial statements.

MEDA INC. BERHAD (507785 - P)**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2018**

	As at 31/12/2018 RM'000	Audited as at 31/12/2017 RM'000
ASSETS		
NON-CURRENT ASSETS		
Property, plant and equipment	22,831	24,775
Investment properties	95,124	95,054
Inventories	47,995	51,725
	165,950	171,554
CURRENT ASSETS		
Inventories	42,538	46,513
Trade receivables	9,849	9,214
Other receivables, deposits and prepayments	8,075	32,232
Tax recoverable	642	1,204
Cash and bank balances	1,826	3,319
	62,930	92,482
TOTAL ASSETS	228,880	264,036
EQUITY AND LIABILITIES		
Share capital	258,184	258,186
Treasury shares	(5,843)	(5,843)
Warrants reserve	8,889	8,889
Revaluation reserve	6,054	6,054
Accumulated losses	(149,081)	(125,993)
Equity attributable to equity holders of the Company	118,203	141,293
Non-controlling interests	-	-
TOTAL EQUITY	118,203	141,293
NON-CURRENT LIABILITIES		
Borrowings (interest bearing)	12,522	26,556
Deferred tax liabilities	4,064	4,064
Other Payable	13,679	-
	30,265	30,620
CURRENT LIABILITIES		
Trade payables	9,404	11,243
Other payables, accruals and deposits	40,459	51,809
Contract Liability	-	3,011
Borrowings (interest bearing)	25,687	20,937
Tax payables	4,862	5,123
	80,412	92,123
TOTAL LIABILITIES	110,677	122,743
TOTAL EQUITY AND LIABILITIES	228,880	264,036
NET ASSETS PER SHARE ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY (RM)	0.24	0.29

The above condensed consolidated statement of profit or loss should be read in conjunction with the audited financial statements for the financial year ended 31 December 2017 and the accompanying explanatory notes attached to these interim financial statements.

MEDA INC. BERHAD (507785 - P)**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES EQUITY FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2018**

	<----- Attributable to equity holders of the Company ----->						
	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	246,278	11,908	8,889	6,054	(5,843)	(117,168)	150,118
Loss for the financial year	-	-	-	-	-	(8,825)	(8,825)
Transition to no par value regime ***	11,908	(11,908)	-	-	-	-	-
At 31 December 2017	258,186	-	8,889	6,054	(5,843)	(125,993)	141,293
At 1 January 2018	258,184	-	8,889	6,054	(5,843)	(125,993)	141,291
Loss for the financial year	-	-	-	-	-	(23,088)	(23,088)
At 31 December 2018	258,184	-	8,889	6,054	(5,843)	(149,081)	118,203

The above condensed consolidated statement of profit or loss should be read in conjunction with the audited financial statements for the financial year ended 31 December 2017 and the accompanying explanatory notes attached to these interim financial statements.

MEDA INC. BERHAD (507785 - P)**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2018**

	Cumulative Quarter ended 31 December	
	2018	2017
	RM'000	RM'000
CASH FLOWS FROM OPERATING ACTIVITIES:		
Loss before taxation	(22,543)	(8,212)
Adjustments for:		
Property, plant and equipment written off	-	642
Depreciation	1,944	2,999
Bad Debts written off	-	124
Bad Debts recovered	-	(699)
Gain on disposal of property, plant and equipment	-	(5,215)
Inventories written down	-	38
Forfeiture income		(2,059)
Net gain arising from fair value adjustment of investment properties	-	(6,972)
Provision for litigation claim	-	273
Reversal of provision of LAD	(115)	(115)
Reversal of provision for foreseeable losses	-	(157)
Reversal of provision of GRR	13,637	(2,471)
Interest expense	3,407	4,512
Interest income	(38)	(292)
Operating cash flows before working capital changes	(3,707)	(17,604)
Changes in working capital:		
Property development costs	7,191	4,327
Contract liability	(3,011)	5,562
Receivables	23,524	27,100
Inventories	(3,286)	(138)
Payables	(13,280)	(1,260)
	7,430	17,987
Interest paid	(41)	(1,483)
Interest received	38	292
Net Operating Cash Flows	7,427	16,796
CASH FLOWS FROM INVESTING ACTIVITIES:		
Purchase of property, plant and equipment	-	(252)
Addition land under property development	-	(590)
- property, plant and equipment	-	6,614
Withdrawal of deposit held as security	-	(6)
Net Investing Cash Flows	3,730	5,766

The above condensed consolidated statement of profit or loss should be read in conjunction with the audited financial statements for the financial year ended 31 December 2017 and the accompanying explanatory notes attached to these interim financial statements.

MEDA INC. BERHAD (507785 - P)**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2018 (Continued)**

	Cumulative Quarter ended 31 December	
	2018	2017
	RM'000	RM'000
CASH FLOWS FROM FINANCING ACTIVITIES:		
Net repayment to:		
- bank loans	(8,956)	(12,937)
- finance lease liabilities	(170)	(422)
- revolving working capital financing	-	(6,772)
Interest paid	(3,367)	(3,029)
Net Financing Cash Flows	(12,492)	(23,160)
NET CHANGE IN CASH AND CASH EQUIVALENTS	(1,335)	(598)
CASH AND CASH EQUIVALENTS AS AT THE BEGINNING OF THE FINANCIAL YEAR	<u>(10,418)</u>	<u>(10,024)</u>
CASH AND CASH EQUIVALENTS AS AT THE END OF THE FINANCIAL YEAR	<u>(11,753)</u>	<u>(10,622)</u>
 ANALYSIS OF CASH AND CASH EQUIVALENTS:		
Cash and bank balances	407	1,745
Deposits placed with licensed banks	-	-
Bank overdrafts - secured	(13,579)	(13,736)
	(13,172)	(11,991)
Housing Development Accounts	1,419	1,574
Less: Housing Development Accounts held as security value	-	(205)
	(11,753)	(10,622)

The above condensed consolidated statement of profit or loss should be read in conjunction with the audited financial statements for the financial year ended 31 December 2017 and the accompanying explanatory notes attached to these interim financial statements.

MEDA INC. BERHAD (507785 - P)**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 Malaysian 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 financial statements of the Group for the financial year ended 31 December 2018 have been prepared in accordance with the Malaysian Financial Reporting Standards (“MFRSs”) and the International Financial Reporting Standards (“IFRSs”).

The financial statements of the Group for the financial year ended 31 December 2018 are the first set of financial statements prepared in accordance with the MFRSs, including *MFRS 1 First-time Adoption of Malaysian Financial Reporting Standards*. For periods up to and including the financial year ended 31 December 2017, the Group prepared its financial statements in accordance with the Financial Reporting Standards (“FRSs”) in Malaysia.

The Group has consistently applied the same accounting policies in the preparation of the consolidated financial statements for the financial year ended 31 December 2018, the comparative financial statements for the financial year ended 31 December 2017, and the opening MFRSs statement of financial position as at 1 January 2017. The transition to the MFRS framework does not have any significant effect on the financial statements of the Group except for those discussed below.

- (i) MFRS 15 Revenue from Contracts with Customers
- (ii) MFRS 9 Financial Instruments

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.

MEDA INC. BERHAD (507785 - P)**PART A – EXPLANATORY NOTES PURSUANT TO PARAGRAPH 9.22 OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD****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.

7. Segment Reporting

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

	Cumulative quarter ended			
	31/12/2018		31/12/2017	
	Revenue	Loss	Revenue	Loss
	RM'000	Before Tax	RM'000	Before Tax
		RM'000		RM'000
Property development & construction	9,713	(8,988)	15,349	(6,327)
Property investment	2,466	(176)	2,923	(38)
Hotel operations	-	-	2,393	261
Others	767	(6,332)	733	(741)
	<u>12,946</u>	<u>(15,496)</u>	<u>21,398</u>	<u>(6,845)</u>
Unallocated expenses		(1,827)		(8,102)
Profit from discontinued operation		132		
Gain on disposal of property, plant and equipment		-		5,215
Net gain arising from fair value adjustment of investment properties		-		6,972
Forfeiture income		-		2,059
Depreciation		(1,944)		(2,999)
Finance costs		(3,407)		(4,512)
	<u>12,946</u>	<u>(22,543)</u>	<u>21,398</u>	<u>(8,212)</u>

8. Valuation of Property, Plant and Equipment

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

MEDA INC. BERHAD (507785 - P)**PART A – EXPLANATORY NOTES PURSUANT TO PARAGRAPH 9.22 OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD****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 is no material changes in the composition of the Group for the current reporting quarter.

11. Changes in Contingent Liabilities and Contingent Assets

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

Contingent liabilities

	As at 31/12/2018 RM '000	As at 31/12/2017 RM '000
Guarantees given to financial institutions for credit facilities granted to subsidiaries	<u>38,209</u>	<u>47,493</u>

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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 RM7.971 million due to low sales activity. With the incurred of operating expenses during the period, the loss after tax is amounting to RM13.532 million.

Overall for cumulative period, the Group had recorded revenue of RM12.946 million and loss after tax of RM23.220 million.

(Amount shown in RM'000)	Individual Period		Changes (%)	Cumulative Period		Changes (%)
	Current Year Current Quarter 31/12/18	Preceding Year Corresponding Quarter 31/12/17		Current Year ToDate 31/12/18	Preceding Year Corresponding Period 31/12/17	
Revenue	7,971	1,126	608%	12,946	21,398	-39%
Operating Loss	(13,346)	(9,058)	-47%	(21,182)	(32,034)	34%
Loss Before Interest and Tax	(12,191)	(1,961)	-522%	(19,306)	(3,992)	-384%
Loss Before Tax	(12,987)	(4,013)	-224%	(22,675)	(8,212)	-176%
Loss After Tax	(13,532)	(4,626)	-193%	(23,220)	(8,825)	-163%
Loss Attributable to Ordinary Equity Holders of the Parent Company	(13,871)	(4,626)	-200%	(23,088)	(8,825)	-162%

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 RM12.987 million in the current quarter as compared to a loss of RM 2.917 million in the immediate preceding quarter.

(Amount shown in RM'000)	Current Quarter Q4 2018	Immediate Preceding Quarter Q3 2018	Changes (%)
Revenue	7,971	608	1211%
Operating Loss	(13,346)	(2,127)	-528%
Loss Before Interest and Tax	(12,191)	(2,127)	-473%
Loss Before Tax	(12,987)	(2,917)	-345%
Loss After Tax	(13,532)	(2,917)	-364%
Loss Attributable to Ordinary Equity Holders of the Parent Company	(13,871)	(2,917)	-376%

MEDA INC. BERHAD (507785 - P)**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. Loss before Taxation

The following amounts have been included in arriving at loss before taxation:

	Cumulative Quarter ended 31 December	
	2018	2017
	RM'000	RM'000
Interest income	38	292
Interest expense	(3,407)	(4,512)
Depreciation	(1,944)	(2,999)
	<u>(1,944)</u>	<u>(2,999)</u>

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.

MEDA INC. BERHAD (507785 - P)**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 31 December 2018		
	Long Term RM'000	Short Term RM'000	Total Borrowings RM'000
Secured			
- Hire Purchase	271	163	434
- Bank Overdraft	-	13,579	13,579
- Term Loans	12,251	11,945	24,196
	12,522	25,687	38,209
	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.

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.

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

10. Changes in Material Litigation

(a) Litigation from 137 Owners - The Arc@Cyberjaya

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 RM7,000 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. During the hearing day on 4 December 2018, the application of MPSB for the Extension of Time and Leave Application was allowed by the Federal Court. MPSB is required to file the Notice of Appeal by 18 December 2018 which MPSB has filed the same on 12 December 2018.

A settlement has been reached between the parties whereby MPSB have made the first tranche of payment amounting to RM1,200,000 on 31 December 2018 and a further sum of RM2,000,000 on 28 January 2019 made payable to the Plaintiff’s Solicitors, Messrs Quah & Yeap.

There is no any material financial impact as the Company has already captured all the outstanding rentals amounting to RM3.972 million and the 8% interest on the outstanding rental.

(b) Litigation from 55 Owners - The Arc@Cyberjaya

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 RM295,000, which reduces their claim to RM1.521 million. Their claim was allowed with interest of 5% p.a. from the date of judgment and with costs of RM 20,000. The Company will appeal to the Court of Appeal against the decision within 30 days from the date of judgement.

MEDA INC. BERHAD (507785 - P)

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

Nevertheless, both parties have reached settlement whereby all have agreed for the payment of RM1,583,891.79 only to be paid by way of Three (3) post-dated cheques for the sum of 1) RM250,000.00 dated 30 January 2019; 2) RM250,000.00 dated 28 February 2019; and 3) RM1,083,891.79 dated 15 April 2019 by which MPSB have duly forwarded all cheques to the Plaintiff's solicitors Messrs Quah & Yeap on 30 January 2019.

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

(c) Litigation to PR1MA Corporation Malaysia

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.

Currently, the suit is in the Case Management stage where the parties have to comply with the Pre-Trial documents. The next date for Case Management is fixed on 1 March 2019 for parties to update on the status of the Common Bundle of Documents. Further, the court has fixed the matter for Trial on 7, 8, 13, 14 and 15 August 2019 at 9.00 a.m. before Yang Arif Dato’ Roslan Abu Bakar.

11. Dividend

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

MEDA INC. BERHAD (507785 - P)**PART B – EXPLANATORY NOTES PURSUANT TO PARAGRAPH 9.22 OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD****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

	Individual Quarter 3 months ended		Cumulative Quarter 12 months ended	
	31/12/2018 RM '000	31/12/2017 RM '000	31/12/2018 RM '000	31/12/2017 RM '000
Profit/(Loss) attributable to equity holders of the Company	(13,872)	(4,626)	(23,088)	(8,825)
Weighted average number of ordinary shares ('000)				
Issued ordinary shares at beginning of period	492,555	492,555	492,555	492,555
Effect of shares issued during the period	-	-	-	-
	<u>492,555</u>	<u>492,555</u>	<u>492,555</u>	<u>492,555</u>
Basic earnings per share (sen)	<u>(2.82)</u>	<u>(0.94)</u>	<u>(4.69)</u>	<u>(1.79)</u>

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
Kuala Lumpur
27 February 2019