YONG TAI BERHAD UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE PERIOD ENDED 31 MARCH 2018

	3 MONTH	S ENDED	9 MONTHS ENDED		
	31.03.2018 (RM'000)	(restated) 31.03.2017 (RM'000)	31.03.2018 (RM'000)	(restated) 31.03.2017 (RM'000)	
Revenue	33,838	13,299	101,827	20,372	
Cost of sales	(23,042)	(8,288)	(68,236)	(11,400)	
Gross profit	10,796	5,011	33,591	8,972	
Other income	146	131	296	3,331	
Other expenses	(6,499)	(4,139)	(18,766)	(8,225)	
Operating profit	4,443	1,003	15,121	4,078	
Finance costs	(124)	(64)	(377)	(176)	
Profit before tax	4,319	939	14,744	3,902	
Taxation	(1,484)	(362)	(4,686)	(548)	
Profit for the period - From continuing operations	2,835	577	10,058	3,354	
- From discontinued operation	2,033	(282)	-	(198)	
Profit for the period	2,835	295	10,058	3,156	
Other comprehensive income, net of tax	-	-	-	-	
Total comprehensive income					
for the period	2,835	295	10,058	3,156	
Net profit attributable to equity holders of the Company	2.025		10.050	2.254	
- From continuing operations	2,835	577	10,058	3,354	
- From discontinued operation		(282)		(198)	
	2,835	295	10,058	3,156	
Total comprehensive income attributable to:					
Equity holders of the Company	2,835	295	10,058	3,156	
Basic earnings per share attributable to equity holders of the Company (sen)					
- From continuing operations	0.59	0.14	2.20	1.17	
- From discontinued operation	-	(0.07)	-	(0.07)	
•	0.59	0.07	2.20	1.10	
Diluted earnings per share attributable to equity holders of the Company (sen)					
- From continuing operations	0.51	0.09	1.90	0.83	
- From discontinued operation	<u> </u>	(0.04)		(0.05)	
	0.51	0.05	1.90	0.78	
:					

(The unaudited Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the financial year ended 30 June 2017)

YONG TAI BERHAD UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2018

AS AT 31 MARCH 2010	(Unaudited)	(Audited)
	As at	As at
	31.03.2018	30.06.2017
	RM'000	RM'000
ASSETS		
Non-current Assets		
Property, plant and equipment	324,154	69,256
Intangible assets	164,281	156,057
Investment in joint venture	-	24,500
Deferred tax assets	1,156	556
	489,591	250,369
Current Assets		
Property development costs	121,610	92,426
Trade receivables	4,948	1,602
Other receivables	264,835	169,374
Current tax assets	2,469	1,610
Cash and bank balances	7,711	69,187
Cash and bank barances	401,573	334,199
TOTAL ASSETS	891,164	584,568
EQUITY AND LIABILITIES		
Equity		
Share Capital		
Ordinary shares	273,915	217,843
Irredeemable convertible preference shares	172,827	172,827
Reserves		
Share premium	81,840	82,250
Warrant reserve	5,684	6,132
Retained earnings	15,919	5,861
Total Equity	550,185	484,913
Non-current Liability		
Loans and borrowings	160,574	-
Current Liabilities		
Trade payables	96,175	46,332
Other payables	51,563	47,779
Amount due to directors	186	244
Bank overdrafts	11,821	-
Loans and borrowings	10,694	-
Current tax liabilities	9,966	5,300
	180,405	99,655
Total Liabilities	340,979	99,655
TOTAL EQUITY AND LIABILITIES	891,164	584,568
Net Assets per share (RM)	1.14	1.11

(The unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the financial year ended 30 June 2017)

YONG TAI BERHAD UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 31 MARCH 2018

FOR THE PERIOD ENDED ST MARCH 2016	9 months ended 31.03.2018 (RM'000)	9 months ended 31.03.2017 (RM'000)
Cash flows from operating activities	(14.1 000)	(14.1 000)
Profit before tax		
From continuing operations	14,744	3,902
From discontinued operation	_	(198)
	14,744	3,704
Adjustments for:-	,	•
Non-cash items	259	(2,760)
Non-operating items	245	(1,011)
Operating profit/(loss) before changes in		
working capital	15,248	(67)
Changes in working capital		
Inventories	-	91
Receivables	(71,374)	(22,073)
Property development costs	(32,543)	(16,372)
Pay ables	28,218	17,051
Amount due to directors	(58)	(24,847)
Cash used in operations	(60,509)	(46,217)
Finance costs	(377)	(176)
Interest income	132	223
Net Tax paid	(1,345)	(521)
Net cash used in operating activities	(62,099)	(46,691)
Cash flows from investing activities Proceeds from disposal of property, plant and equipment	-	2,518
Addition of intangible assets	(13,548)	(49,675)
Acquisition of property, plant and equipment	(128,216)	(23,420)
Net cash flow from acquisition of subsidiaries	(13,540)	(2,882)
Net cash used in investing activities	(155,304)	(73,459)
Cash flows from financing activities Drawdown of loans and borrowings	92,244	_
Proceeds from issuance of ordinary shares	54,180	194,900
Share issuance expenses	(410)	(7,949)
Proceeds from exercise of warrants	1,444	19
Proceeds from issuance of irredeemable convertible preference shares	_	160,000
Repayment of loans and borrowings	(3,352)	_
Net cash generated from financing activities	144,106	346,970
Net (decrease)/increase in cash & cash equivalents	(73,297)	226,820
Cash and cash equivalents at beginning of period	69,187	1,603
Cash and cash equivalents at end of period	(4,110)	228,423
Cash and cash equivalents comprise:		
Short term deposit	-	42,000
Cash and bank balances	7,711	194,239
Bank overdrafts	(11,821)	(7,816)
	(4,110)	228,423

(The unaudited Condensed Consolidated Statements of Cash Flows should be read in conjunction with the audited financial statements for the year ended 30 June 2017)

YONG TAI BERHAD UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 31 MARCH 2018

	—	— Non-dista Irre de e mable	ole to equity heributable———	olders of the (
	Ordinary shares (RM'000)	convertible preference shares (RM'000)	Share premium (RM'000)	Warrant reserve (RM'000)	losses)/ Retained earnings (RM'000)	Total equity (RM'000)
At 1 July 2016	80,172	-	2,221	6,218	(761)	87,850
Total comprehensive income for the period	-	-	-	-	3,156	3,156
Issuance of ordinay shares						
- special issue	75,000	-	45,000	-	-	120,000
- placement	35,000	-	39,900	-	-	74,900
- capitalisation of debts	27,393	-	16,436	-	-	43,829
- exercise of warrants	19	-	-	(6)	6	19
Issuance of irredeemable convertible preference shares						
- special issue	_	160,000	-	-	-	160,000
- bonus issue	-	12,828	(12,828)	-	-	_
Shares issuance expenses	-	_	(7,949)	-	-	(7,949)
At 31 March 2017	217,584	172,828	82,780	6,212	2,401	481,805
At 1 July 2017 Total comprehensive income	217,843	172,827	82,250	6,132	5,861	484,913
for the period	-	-	-	-	10,058	10,058
Issuance of ordinay shares	<i>51</i> 100					<i>51</i> 100
- placement	54,180	-	-	(449)	-	54,180
- exercise of warrants	1,892	-	(410)	(448)	-	1,444
Shares issuance expenses	272.015	172.027	(410)	- 5 (0 4	15.010	(410)
At 31 March 2018	273,915	172,827	81,840	5,684	15,919	550,185

(The unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the financial year ended 30 June 2017)

NOTES TO THE INTERIM FINANCIAL REPORT

A1. Basis of Preparation

The interim financial report has been prepared in accordance with Malaysian Financial Reporting Standard ("MFRS") 134, "Interim Financial Reporting" issued by the Malaysian Accounting Standards Board ("MASB") 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 30 June 2017.

A2. Accounting Policies

The accounting policies and methods of computation applied in the unaudited condensed interim financial report are consistent with those adopted as disclosed in the audited financial statements of the Group for the financial year ended 30 June 2017.

The Group has adopted the new and revised Malaysian Financial Reporting Standards ("MFRSs") and IC Interpretations that became mandatory for the current reporting period. The adoption of these new and revised MFRSs and IC Interpretations does not result in significant changes in the accounting policies of the Group.

A3. Comparative

The disposal of Yuta Realty Sdn. Bhd. (YUTA), Yong Tai Samchem Sdn. Bhd. (YTSM) and Syarikat Koon Fuat Industries Sdn. Bhd. (SKF) in the financial year ended 30 June 2017 is considered to be Discontinued Operation as the Group sold its entire dyeing operating segment. Accordingly, the comparative figures in the preceding year corresponding quarter and period to date have been reclassified and restated to conform with the current financial period to-date's presentation as follow:

	3 MONTHS	3 MONTHS ENDED		
	As previously	As		
	stated	Restated		
	31.03.2017	31.03.2017		
	(RM'000)	(RM'000)		
Revenue	13,299	13,299		
Cost of sales	(8,291)	(8,288)		
Gross profit	5,008	5,011		
Other income	157	131		
Other expenses	(4,444)	(4,139)		
Operating profit	721	1,003		
Finance costs	(64)	(64)		
Profit before tax	657	939		
Taxation	(362)	(362)		
Profit from continuing operations	295	577		
Profit from discontinued operation	-	(282)		
Profit for the period	295	295		

A3. Comparative (Cont'd)

comparative (conv. a)		
	9 MONTHS	S ENDED
	As previously	As
	stated	Restated
	31.03.2017	31.03.2017
	(RM'000)	(RM'000)
Revenue	20,488	20,372
Cost of sales	(11,704)	(11,400)
Gross profit	8,784	8,972
Other income	4,040	3,331
Other expenses	(8,944)	(8,225)
Operating profit	3,880	4,078
Finance costs	(176)	(176)
Profit before tax	3,704	3,902
Taxation	(548)	(548)
Profit from continuing operations	3,156	3,354
Profit from discontinued operation	-	(198)
Profit for the period	3,156	3,156

A4. Auditors' Report on Preceding Annual Financial Statements

The preceding audited financial statements for the financial year ended 30 June 2017 were unqualified.

A5. Seasonal or Cyclical Factors

The Group's operations were not significantly affected by any seasonal or cyclical factors.

A6. Unusual Items affecting Assets, Liabilities, Equity, Net Income or Cash Flows

There were no unusual items for the financial period ended 31 March 2018.

A7. Changes in Estimates

There were no material changes in estimates for the financial period ended 31 March 2018.

A8. Dividends Paid

There was no payment of dividend during the financial period ended 31 March 2018.

A9. Debts and Equity Securities

There were no issuance and repayment of the debt and equity securities, share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares during the current financial period to-date except for the following:

- (i) Issuance of 43,000,000 new ordinary shares pursuant to a private placement at an issue price of RM1.26 per ordinary share; and
- (ii) Issuance of 2,888,300 new ordinary shares pursuant to the exercise of warrants at the exercise price of RM0.50 per share.

A10. Changes in Composition of the Group

There were no changes in the composition of the Group during the current financial period under review except for the completion of the acquisition of 2,500,000 ordinary shares of RM1.00 each in Apple 99 Development Sdn Bhd ("Apple 99") on 12 February 2018, for a cash consideration of RM15,000,000. As a result, Apple 99 became whollyowned subsidiary of the Company.

A11. Contingent Liabilities

There were no contingent liabilities in respect of the Group since the last financial year.

A12. Commitments

	As at 31.3.2018 RM'000
Approved and contracted for:	
Commitment for construction of Encore Melaka theatre	80,791
Commitment for acquisition of a subsidiary (see note B5(a)(i))	29,000
	======

A13. Significant Related Party Transactions

There were no significant related party transactions during the financial period ended 31 March 2018.

A14. Segment Reporting

The segmental analysis for the financial period ended 31 March 2018 is as follows:

	Property development RM'000	Property investment RM'000	Others RM'000	Elimination RM'000	Total
	KWI 000	RIVI 000	KIVI 000	RIVI 000	RM'000
External sales	101,827	-	-	-	101,827
Inter-segment	-	-	7,560	(7,560)	-
Total	101,827	-	7,560	(7,560)	101,827
Gross profit	33,591	-	7,560	(7,560)	33,591
Other income	237	-	59	-	296
Other expenses	(14,192)	(1,863)	(10,271)	7,560	(18,766)
Operating profit/(loss)	19,636	(1,863)	(2,652)	-	15,121
Finance costs				_	(377)
Profit before tax					14,744
Taxation				_	(4,686)
Profit for the period				=	10,058
Other information					
Segment assets	410,263	452,072	25,204	-	887,539
Unallocated corporate assets				_	3,625
Total consolidated corporate assets				_	891,164
				_	
Segment liabilities	156,676	165,822	8,329	-	330,827
Unallocated corporate liabilities					10,152
Total consolidated corporate liabilitie	S			_	340,979

A15. Material Events subsequent to the End of Financial Period

There were no material events after 31 March 2018 till 22 May 2018 (the latest practicable date ("LPD") which is not earlier than 7 days from the date of issue of this interim financial report), except as disclosed below in Note B5.

PART B -ADDITIONAL INFORMATION REQUIRED BY THE BURSA MALAYSIA SECURITIES BERHAD

B1. Review of Group Performance

Revenue and profit before tax ("PBT") for the current quarter and financial period to-date are analysed as follows:

	3 MONTHS ENDED			9 MONTHS ENDED		
	31.03.18 RM'000	31.03.17 RM'000	Changes RM'000	31.03.18 RM'000	31.03.17 RM'000	Changes RM'000
Revenue	33,838	13,299	20,539	101,827	20,372	81,455
PBT	4,319	939	3,380	14,744	3,902	10,842

(a) Performance of the current quarter against the same quarter in the preceding year (3Q 2018 vs 3Q 2017)

The Group recorded revenue of RM33.84 million and PBT of RM4.32 million for the current quarter ended 31 March 2018 as compared to revenue of RM13.30 million and PBT of RM0.94 million in the preceding year quarter.

Significant increase in revenue and profit before tax in 3Q 2018 as compared to 3Q 2017 was mainly contributed by additional revenue and profit recognition from development projects launched in year 2017, such as Amber Cove, The Dawn and Terra Square. Whereas in 3Q 2017, the Group only have one development project, i.e. The Apple, which was previously under joint operation arrangement that contributed to the Group's financial results.

Overall revenue and profit contribution from the above new projects are relatively low in the short term given that they are still at their early stage of development.

Nevertheless, the Group continued to incur day-to-day operational costs such as the increase in manpower cost to support the additional new development projects and preoperating expenses for Encore Melaka performance theatre.

(b) Performance of the current period to-date against the preceding period to-date (3Q PTD 2018 vs 3Q PTD 2017)

During the financial period to-date, the Group achieved a PBT of RM14.74 million on the back of RM101.83 million in revenue, which is 10.84 million and RM81.45 million higher than the PBT and revenue achieved in the preceding period.

Significant increase in PBT and revenue for the current period as compared to the preceding period are as mentioned above.

B2. Material Changes in the Quarterly Results compared to the results of the preceding Ouarter

The Group's current quarter profit before tax is RM4.32 million, which is RM2.1 million lower than the preceding quarter ended 31 December 2017. Lower profit in the current quarter was mainly due to slower work progress for all the development projects typically experienced during the festive season in the month of January and February.

B3. Prospects for the Current Financial Year

Encore Melaka – Impression series first theatre outside of China and the first and only 360-degrees rotating seats auditorium in Southeast Asia is scheduled to have its premiere in July 2018. The commencement of operations of Encore Melaka in July 2018 will be the catalyst for the growth of "Impression City", Melaka.

The Group had secured off-take agreements for 1 million tickets for Encore Melaka, representing about 70% occupancy of Encore Melaka's annual capacity based on 2 shows per day. Encore Melaka is expected to contribute significantly to the revenue of the Group in the next financial year when Encore Melaka commences operations in July 2018.

On 12 February 2018, the Group increased its stake in Apple 99 Development Sdn Bhd ("Apple 99") from 42% to 60% to enable the Group to consolidate 60% share of profits from the Apple project's gross development value.

As for all the development projects launched within the "Impression City", Melaka in year 2017, namely Amber Cove, The Dawn and Terra Square, all these projects have commenced development in accordance to the implementation schedule. These projects have achieved a commendable take up rate and would begin contributing to the Group's financial results as and when they move into advanced stage of development.

The Group has established a RM1 billion sukuk programme with a tenure of 20 years to finance the future development of "Impression City", Melaka. The sukuk programme will enable the Group to further leverage to achieve its optimal capital structure.

B4. Variance of Actual Profit from Forecast Profit

Not applicable as no profit forecast was published.

B5. Status of Corporate Proposals

- (a) The followings are the corporate proposals that have been announced by the Company and which were not completed as at 22 May 2018, (the latest practicable date ("LPD") which is not earlier than 7 days from the date of issue of this interim financial report):-
 - (i) On 21 March 2017, the Company entered into a conditional sale and purchase agreement ("SPA") with Mustazah bin Osman and Laila binti Endut ("Vendors") to acquire the entire issued shares of Laila Development Sdn Bhd ("LDSB") for a cash consideration of RM35 million. As at the LPD, the Company had paid part payment of RM7,000,000 to LDSB's Vendors for the acquisition of LDSB's shares.

LDSB is the registered and beneficial owner of two pieces of vacant leasehold commercial lands held under Pajakan Negeri 56445, Lot 12939 Kawasan Bandar VI, Daerah Melaka Tengah, State of Melaka measuring approximately 6 acres and Pajakan Negeri 56446, Lot 12940, Kawasan Bandar VI, Daerah Melaka Tengah, State of Melaka measuring approximately 6 acres.

On the same date, YTB Impression Sdn Bhd ("YTB Impression"), a wholly-owned subsidiary of the Company entered into a conditional joint development agreement ("JDA") with JM Bestari Land Sdn Bhd ("JMBL / Landowner") for the development of approximately 9 acres of land held under H. S. (D) 81952 for PT 2326, Kawasan Bandar VI, District of Melaka Tengah, State of Melaka.

The three parcels of land as mentioned above are strategically located in the Impression City, next to the Encore Melaka theatre.

Barring any unforeseen circumstances, the proposed acquisition of LDSB is expected to be completed in the second quarter of 2018. As for the conditional JDA with JMBL, YTB Impression and JMBL had entered into a side letter to extend the cut-off date until 21 March 2019 to complete the JDA.

(ii) On 10 April 2018, the Company has established a RM1 billion Sukuk Programme with a tenure of 20 years. The first issuance of the Sukuk Programme is expected to be issued by second quarter of 2018.

The proceeds from the Sukuk Programme will be utilised to finance the future development of "Impression City", Melaka, working capital requirements and/or other general corporate purposes of the Group.

B5. Status of Corporate Proposals (Cont'd)

- (b) Utilisation of proceeds raised from corporate proposals as at 31 March 2018 are as follows:
 - (i) Proceeds totalling RM54.18 million were raised under the Private Placement exercise carried out in the first quarter of the financial year ending 30 June 2018 which was completed on 29 December 2017. The Company subsequently obtained shareholders' approval on 28 February 2018 to vary the utilisation of these proceeds. The status of the utilisation of these proceeds is as set out below:

Purpose	Proposed utilisation RM'mil	Adjust- ment RM'mil	Actual utilisation RM'mil	Balance unutilised RM'mil
Defray estimated expenses in relation to the Proposed Private Placement	1.50	(0.68)	(0.82)	-
Part financing the Group's existing and/or future projects within "Impression City" Melaka	27.68	0.68	(28.36)	-
Part financing the future acquisition of new land banks	10.00	-	(10.00)	-
Part financing the Group's property development related projects	5.00	-	(5.00)	-
General working capital requirements	10.00	-	(10.00)	-
Total	54.18	-	(54.18)	-

B6. Material Litigation

The Group was not engaged in any material litigation as at 22 May 2018 (the latest practicable date ("LPD") which is not earlier than 7 days from the date of issue of this interim financial report).

B7. Dividends Declared

No interim dividend has been declared or paid in respect of the financial period ended 31 March 2018.

B8. Taxation

	3 Montl	ns Ended	9 Months Ended		
	31.03.2018	31.03.2017	31.03.2018	31.03.2017	
	RM'000	RM'000	RM'000	RM'000	
Income tax					
- current quarter/ period	1,484	362	5,286	548	
Deferred taxation			(600)		
Tax expenses for the period	1,484	362	4,686	548	

The Group's effective tax rate for the current quarter and financial period to-date is higher than the statutory tax rate mainly due to certain non-deductible expenses.

B9. Group Borrowings

	As at 31.03.2018 (RM'000)
Current	
Bank overdraft (unsecured)	11,821
Term loans (secured)	10,591
Finance lease (secured)	103
	22,515
Non-Current	
	150 947
Term loans (secured)	159,847
Finance lease (secured)	727_
Total	160,574

All borrowings were denominated in Ringgit Malaysia as at the reporting date.

B10. Notes to the Statement of Comprehensive Income

	3 Months Ended 31.03.2018 RM'000	9 Months Ended 31.03.2018 RM'000
Notes to the Statement of Comprehensive		
Income comprises:-		
Interest income	94	132
Interest expenses	(124)	(377)
Depreciation and amortisation	(138)	(259)

Other than the above, the items listed under Appendix 9B Note 16 of the listing Requirement of Bursa Malaysia Securities Berhad are not applicable.

B11. Earnings Per Share

a. Basic

Earnings per share has been calculated by dividing the Group's profit for the current quarter and financial period to-date attributable to equity holders of the Company by the weighted average number of shares in issue during the financial period.

	3 Months Ended		9 Months Ended	
	31.03.2018 RM'000	31.03.2017 RM'000	31.03.2018 RM'000	31.03.2017 RM'000
Net profit attributable to equity holders of the Company				
-from continuing operations	2,835	577	10,058	3,354
-from discontinued operation	-	(282)	-	(198)
-	2,835	295	10,058	3,156
Weighted average number of ordinary shares in issue ('000)	481,233	416,882	456,192	286,968
Basic earnings per share attributable to equity holders of the Company (Sen)				
-from continuing operations	0.59	0.14	2.20	1.17
-from discontinued operation	-	(0.07)		(0.07)
	0.59	0.07	2.20	1.10

B11. Earnings Per Share (Cont'd)

b. Diluted

Diluted earnings per share has been calculated by dividing the Group's profit attributable to equity holders of the Company by the weighted average number of shares that would have been in issue upon full exercise of the Warrants and conversion of irredeemable convertible preference shares ("ICPS"), adjusted for the number of such shares that would have been issued at fair value. However, in the event that the potential exercise of the Warrants gives rise to an anti-dilutive effect on earnings per share, the potential exercise of the Warrants is not taken into account in calculating diluted earnings per share.

	3 Months Ended		9 Months Ended	
	31.03.2018 RM'000	31.03.2017 RM'000	31.03.2018 RM'000	31.03.2017 RM'000
Net profit attributable				
to equity holders of the Company				
-from continuing operations	2,835	577	10,058	3,354
-from discontinued operation		(282)		(198)
	2,835	295	10,058	3,156
Weighted average number of ordinary				
shares in issue ('000)	481,233	416,882	456,192	286,969
Effect of potential exercise of Warrants ('000)	24,649	23,382	24,551	23,382
Effect of conversion of ICPS ('000)	49,051	216,034	48,872	96,015
Adjusted weighted average number of		_		_
ordinary shares ('000)	554,933	656,298	529,615	406,366
Diluted earnings per share				
attributable to equity holders of				
the Company (Sen)				
-from continuing operations	0.51	0.09	1.90	0.83
-from discontinued operation		(0.04)		(0.05)
	0.51	0.05	1.90	0.78

By Order of the Board,

Datuk Wira Boo Kuang Loon Executive Director / Chief Executive Officer

Date: 28 May 2018