UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 31 DECEMBER 2017

	As At End of Current Quarter 31.3.2018	(Audited) As At Preceding Financial Year End 31.12.2017
	RM'000	RM'000
ASSETS		
Non-Current Assets		
Property, plant and equipment Goodwill Deferred tax	857,565 2,999	848,188 2,999 -
Current Assets	860,564	851,187
Property development cost Inventories Trade and other receivables Amount due from contract customers Tax recoverable Cash and Cash Equivalents	229 20,387 106,909 35,948 - 29,022 192,495	229 22,662 115,474 38,041 1,351 27,971 205,728
Total Assets	1,053,059	1,056,915
EQUITY AND LIABILITIES		
Capital and Reserves		
Share Capital Treasury shares Reserves	376,114 (181) 334,447 710,380	353,004 (181) 334,079 686,902
Redeemable convertible preference shares Non Controlling Interest Total Equity	161,632 (1,175) 870,837	161,632 (1,060) 847,474
Non-Current Liabilities		
Long Term Borrowing Long Term Provisions Deferred tax liabilities	7,134 1,048 44,699	6,237 1,048 46,099
Total Non-Current Liabilities	52,881	53,384
Current Liabilities		
Trade And Other Payables Short Term Borrowings Deferrred Tax	69,176 59,398 767	87,486 67,874 <u>697</u>
Total Current Liabilities	129,341	156,057
Total Liabilities	182,222	209,441
Total Equity and Liabilities	1,053,059	1,056,915
Net Assets per share attributable to ordinary equity holders of the parent (RM)	1.89	1.95

(The Condensed Consolidated Statements of Financial Position should be read in conjunction with the Annual Financial Report for the year ended 31st December 2017)

SEACERA GROUP BERHAD (Company No. 163751-H)

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE FIRST FINANCIAL QUARTER ENDED 31 MARCH 2018

	Current Quarter Ended 31.3.2018 RM'000	Corresponding Quarter Ended 31.3.2017 RM'000	Current Year to Date Ended 31.3.2018 RM'000	Corresponding Year to Date Ended 31.3.2017 RM'000
Revenue	8,111	12,924	8,111	12,924
Net Operating Expenses	(8,867)	(10,514)	(8,867)	(10,514)
Finance Cost	(1,188)	(1,253)	(1,188)	(1,253)
Profit/(loss) Before Taxation	(1,944)	1,157	(1,944)	1,157
Taxation	(127)	(122)	(127)	(122)
Net profit/(loss) for the Period from continuing operation	(2,071)	1,035	(2,071)	1,035
Other comprehensive income Surplus on revaluation of property, plant and equipment	2,327	-	2,327	-
Total comprehensive income/(loss) for the year	256	1,035	256	1,035
Profit/(loss) attributable to :				
Equity holders of the parent	(1,956)	883	(1,956)	883
Non-controlling Interest	(115)	152	(115)	152
(Loss)/Profit for the year	(2,071)	1,035	(2,071)	1,035
Total comprehensive income attributable to :				
Equity holders of the parent	371	883	371	883
Non-controlling Interest	(115)	152	(115)	152
Total comprehensive income for the year	256	1,035	256	1,035
EPS Net profit/(loss) per share (sen) - Basic - Diluted	(0.52) (0.52)	0.37 0.37	(0.52) (0.52)	0.37 0.37

(The Condensed Consolidated Statements of Profit or Loss and other Comprehensive Income should be read in conjunction with the Annual Financial Report for the year ended 31st December 2017)

SEACERA GROUP BERHAD (Company No. 163751-H)

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CHANGES EQUITY FOR THE FIRST FINANCIAL QUARTER ENDED 31 MARCH 2018

Attributable to Equity Holders of the Parent

			Non-			Redeemable			
			Distributable			convertible	Non-	Non	
	Share	Retained	Revaluation	Warrants	Total	Preference	Distributable	Controlling	Total
	Capital	Earnings	Reserve	Reserve	Reserves	Shares	Treasury Shares	interests	Equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Balance at 1 January 2017	235,277	18,546	306,608	•	325,154	•	(181)	581	560,831
Issuance of new ordinary shares	648								648
Profit for the period		883			883			152	1,035
Balance at 31 March 2017	235,925	19,429	306,608		326,037		(181)	733	562,514
Balance at 1 January 2018	353,004	26,053	306,608	1,415	334,076	161,632	(181)	(1,060)	847,471
Issuance of new ordinary shares	23,110								23,110
Loss for the period		(1,956)			(1,956)			(115)	(2,071)
Revaluation reserves			2,327		2,327				2,327
Balance at 31 March 2018	376,114	24,097	308,935	1,415	334,447	161,632	(181)	(1,175)	870,837

(The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended 31st December 2017)

SEACERA GROUP BERHAD (Company No. 163751-H)

<u>Unaudited Condensed Consolidated Cash Flow Statements</u> <u>For the period ended 31 March 2018</u>

	Current Period Ended 31.3,2018 (RM '000)	Corresponding Period Ended 31,3.2017 (RM '000)
(Loss)/Profit before taxation	(1,944)	1,157
Adjustment for non-cash flow items	(10,654)	737
Operating profit before changes in working capital	(12,598)	1,894
(Increase)/Decrease in inventories (Increase) /Decrease in receivables (Decrease)/Increase in payables Changes flows (used in)/from operations	2,275 10,658 (17,413) (17,078)	(460) (8,203) (1,470) (8,239)
Incomes tax paid/refund Interest paid Interest received Cash flow (used in)/generated from operations	(127) (1,188) 961 (17,432)	(122) (1,253) 192 (9,422)
Issuance of new ordinary shares Disposal of investment Purchase/revaluation of property, plant and equipment Net cash (used in)/ generated from investing activities	23,110 - 2,327 25,437	648 (33) 615
Decrease/(Increase)in deposit pledged Dividend paid Bank borrowing Net cash from/(used in)Financing Activities Net Change in Cash & Cash Equivalents	(7,452) (6,662)	(449) 4,605 4,156 (4,651)
Cash & Cash Equivalents at beginning of year	(13,117)	(3,011)
Cash & Cash Equivalents at end of period	(11,774)	(7,662)
Cash & Cash Equivalents	2018 RM'000	2017 RM'000
Cash and bank balances Deposits pledged with licensed bank Cash and bank balances Less: Deposits pledged with licensed bank Bank overdrafts Cash and cash equivalents	1,361 27,661 29,022 (27,661) (13,135) (11,774)	890 27,703 28,593 (27,703) (8,552) (7,662)
		•

(The Condensed Consolidated Cash Flow Statement should be read in conjunction with the Annual Financial Report for the year ended 31 December 2017)

NOTES TO THE INTERIM FINANCIAL STATEMENTS

A. Notes Required Under MFRS 134

A1. Basis of preparation of financial statements

This Interim Financial Statements are unaudited and has been prepared in accordance with MFRS 134 "Interim Financial Reporting" issued by Malaysian Accounting Standards Board ("MASB") and Paragraph 9.22 of the Bursa Malaysia Securities Berhad's Listing Requirements and should be read in conjunction with the Group's annual audited financial statements for the financial year ended 31 December 2017. These explanatory notes accompanied the Interim Financial Statements provide an explanation of events and transactions that are significant to an understanding of the changes in financial position and performance of the Group since the last financial year ended 31 December 2017.

A2. Significant Changes in Accounting Policies

The significant accounting policies adopted are consistent with those of the financial statements for the year ended 31 December 2017.

A3. Qualification in Auditor's Report

There are no qualifications in the Auditors' Report of the audited financial statements for year ended 31 December 2017.

A4. Seasonality or Cyclicality of Operations

The Group's performance is directly related to the level of respective market activity which normally experiences slowdown during festive seasons.

A5. Unusual Items

There are no unusual items affecting assets, liabilities, equity, net income or cash flow that are unusual because of their nature, sizes, or incidence that had affected the current quarter ended 31 March 2018 except as disclosed in the interim financial statements.

A6. Material Changes in Estimates

There were no material changes in estimates of amounts reported in prior financial years that have a material effect in the current quarter ended 31 March 2018.

A7. Issuance, Cancellation, Repurchases, Resale & Repayments of Debt and Equity Securities

a) On 30 June 2009, the Company had obtained approval from its shareholders to buy-back its own shares. The latest approval obtained for the renewal of share Buy-back Authority was on 30 June 2017.

On a cumulative basis, as at 31.3.2018, the Company has purchased 308,000 ordinary shares for RM180,830.74, representing in average RM0.59 per share.

None of the treasury shares held were resold or cancelled during the financial quarter.

b) On 17 October 2017, the Company had made an offer of options to eligible persons to subscribe for new shares in the Company's under the Company's Employees' Share option Scheme. Total number options offered are 7,420,000 at exercise price of RM0.90 with the vesting period until 16 October 2022.

On cumulative basis, as at 31.3.2018, there were 6 number ESOS had been exercise with total number 3,350,000 number of shares and balance of 4,070,000 number of shares.

A8. Dividend Paid

There was no payment of dividend for the current quarter under review.

A9. Segmental Reporting

Segment information is presented in respect of the Group business segments. The business segment is based on the Group's management and internal report structure. Segment information by geographical segments is not provided as the activities of the Group are located principally in Malaysia. Inter-segment pricing is determined based on negotiated terms.

Segments result, asset and liabilities include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. Unallocated items mainly comprise corporate assets and expenses.

Business Segments

The Group is organized into the following business segments:-

- Tiles- manufacturing, trading and marketing of all kinds of ceramic and related building material products.
- ii) Property/Construction property development and construction

The directors are of the opinion that all inter-segment transactions have been entered during the normal course of business and have been established on terms and conditions that are not materially different from those obtainable in transactions with unrelated parties.

	Tiles RM'000	Property/ Construction RM'000	Eliminations RM'000	Consolidated RM'000
Revenue-External	6,425	1,686	_	8,111
Operating profit Interest expenses Profit before taxation	(851) (758) (1,609)	95 (430) (335)	-	(756) (1,188) (1,944)
Tax expenses	(102)	(25)		(127)
(Loss)/profit for the period	(1,711)	(360)		(2,071)
Revaluation reserves	2,327	-		2,327
Total comprehensive income	616	(360)		256
Segments assets Goodwill Total assets	480,542	1,125,687	(556,169)	1,050,060 2,999 1,053,059
Segments liabilities Depreciation and amortization	72,344 912	647,235 136	(537,357)	182,222 1,048

Geographical segments

The Group's production facilities are located in Malaysia only.

In determining the geographical segment of the Group, revenue is based on the geographical location of customers.

	Revenue RM'000
Malaysia Other countries	7,009 1,102
	8,111

A10. Valuations of Property, Plant & Equipment

The property, plant and equipment have not been revalued since the previous annual audited financial statements except for valuation of land and property in Subang Jaya.

A11. Material Events Subsequent to End of Interim Period

There were no material events subsequent to the end of the quarter under review that have not been reflected in the financial statements.

A12. Changes in the Composition of the Group

There was no change in the composition of the Group during the current quarter under review.

A13. Capital Commitments

Except as disclosed in notes B6, there were no other material capital commitments during the current quarter ended 31 March 2018.

B. Notes Required Under Bursa Malaysia Securities Berhad's Listing Requirements.

B1. Quarter vs Preceding Year Quarter

The Group's revenue for the first quarter ended 31 March 2018 was lower by RM4.81 million or 38% as compared to previous year of the corresponding quarter mainly due to lower production output as a result of machinery breakdown and also lower revenue recorded by the Construction Division as most projects are nearing completion. The Group lower revenue as well higher cost due to the frequent machinery breakdown has resulted to the loss before tax for the quarter.

B2. Material Changes for the Current and Preceding Quarter.

The Group's revenue for the first quarter ended 31 March 2018 was higher by RM5.43 million (31.12.2017: Revenue of RM 2.67 million) or 203% higher compared to the preceding quarter. The Group however recorded loss before taxation for the current financial quarter of RM1.94 million compared to profit before taxation of RM1.14 million due to higher manufacturing cost as a result of frequent machinery breakdown as compare to the preceding quarter.

B3. Prospects

The Board anticipates that the Year 2018 will be a challenging period for business environment in view of the uncertainty of local and global economy, post-effects of the 14th General Election and weakening market demand locally. However, with some positive measures to be undertaken and if materialized, the Board expects that the performance for the current year is to be satisfactory

B4. Provision of Profit Forecast of Profit Guarantee in Public Document

The Group did not announce any profit forecast or profit guarantee in a public document.

B5. Taxation

Current year	2018 Quarter ended 31 Mar RM '000	2017 Quarter ended 31 Mar RM '000	2018 Year to Date ended 31 Mar RM '000	2018 Year to date ended 31 Mar RM '000
Under/overprovision of tax	127	122	127	122
-	127	122	127	122

The Group's effective tax rate for the year is higher than the statutory tax rate due to certain expenses/ income is not allowed within the group.

B6. Status of Corporate Proposals

a) SGB proposed to undertake an issuance of new ordinary shares each in SGB of up to 30% of the issued share capital in SGB. SGB had on 21 April 2017 entered into several conditional subscription agreements with subscribers as set out below:

Subscribers	No. of Subscription Shares	Status
Gan Hai Toh	10,000,000	Extended untill 30.4.2018
YBhg Dato Seri Yeoh Soo Ann	10,000,000	Shares allotted on 30.8.2017
Tung Han Bee	5,000,000	Mutual termination 20.9.2017
YBhg Dato Wong Weng Kung	5,000,000	Mutual termination 20.9.2017
Teoh Teng Guan	5,000,000	Mutual termination 20.9.2017
YBhg Dato Yap Wai Fong	5,000,000	Mutual termination 20.9.2017
YBhg Datin Chai Sook Tieng	5,000,000	Mutual termination 20.9.2017
YBhg Dato Poh Thiam Seong	5,000,000	Mutual termination 20.9.2017
Fantastic Fortress Sdn Bhd	6,500,000	Shares allotted on 13.11.2017
Dato Jeremy Chia Pei Chai	5,000,000	Lapsed on 21.8.2017
Teoh Hwa Peng	5,000,000	Lapsed on 21.8.2017
TA Investment Management Bhd,	3,500,000	Shares Allotted 16 Jan 2018

Subscribers	No. of Subscription Shares	Status
Wong Weng Kung	3,416,500	Shares Allotted 16 Jan 2018
Azharina binti Sulaiman	400,000	Shares Allotted 16 Jan 2018
	73,816,500	

B7. Group Borrowings

Group borrowings consist of the following:

	31.3.2018 RM'000
Dominated in Ringgit Malaysia	
Secured	
Long term borrowings	7,134
Secured	
Short term borrowings	43,402
Bankers acceptance	15,99 <u>6</u>
	<u>59,398</u>
Total	66,532

B8. Off Balance Sheet Financial Instruments

There were no off balance sheet financial instruments entered into by the Group as at the date of this report except for the Corporate Guarantee issued by Seacera in favour of the financiers' of the subsidiary companies for their banking facilities amounting to RM67million.

B9. Changes in the Material Litigation

There were no other material litigation, claims or arbitration, either as plaintiff or defendant and the Directors have no knowledge of any proceedings pending or threatened against the Company and/or its subsidiaries or of any fact likely to give rise to any proceedings which might adversely and materially affect the financial position or business of the Company and/or its subsidiaries, saves as disclosed below.

- a) Seacera Properties Sdn Bhd ("SPSB"), a wholly-owned subsidiary of Seacera Group Berhad and Duta Skyline Sdn Bhd ("DSSB") (collectively, the "Plaintiffs") had, on 2 November 2011 filed a suit against Mohamad Faisal Bin Abdul Gaffar and Tetuan Faisal Gaffar & Co (collectively, the "Defendants"), claiming for a sum of RM501,500.00 being the stakeholding sum pursuant to the joint venture agreement dated 5 April 2005 entered into between SPSB and DSSB which shall be paid by the Defendants to the Plaintiffs. Judgment was obtained on 16 August 2016 in our favour with cost of RM25,000.00 to be borne by the Defendants. The Defendants filed an appeal in the Court of Appeal on 17 September 2015 but such appeal was dismissed with cost of RM10,000.00 to be borne by the Defendants. The Plaintiffs obtained an absolute order under the garnishee application against Malayan Banking Berhad for the sum of RM615.80 and the Plaintiffs are in the midst of recovering the judgment sum from the Defendants.
- b) Seacera Ceramics Sdn Bhd ("SCSB"), a wholly-owned subsidiary of Seacera Group Berhad had on 4 March 2016 initiated an adjudication proceeding against Ahmad Zaki Sdn Bhd ("AZSB") at the Kuala Lumpur Regional Centre for Arbitration, claiming for a sum of RM4,340,434.61, which must be paid by AZSB to SCSB, being the subcontractor for a project known as "the Proposed Rectification Works Including Waterproofing Treatment to Existing Dataran Putra, Presint 1, Wilayah Persekutuan, Putrajaya" which was awarded by AZSB pursuant to the letter of award dated 7 October 2009. On 10 May 2016, the following adjudication decision was delivered by the adjudicator in favour of SCSB ("Adjudication Decision"):
 - (a) AZSB to pay SCSB the sum of RM2,981,758.12;
 - (b) interest at 5% per annum on the sum of RM2,981,758.12 from the Notice of Adjudication dated 13 January 2016 till realization; and
 - (c) cost in the sum of RM60,000.00 and the refund of the payment of RM28,492.42 to SCSB.

(collectively, referred to as the "Awarded Amount").

AZSB has paid the Awarded Amount to SCSB on 5 September 2016. AZSB had, on 14 June 2016 initiated a legal suit at the Shah Alam High Court ("Court") to claim for inter-alia the following from SCSB:-

- (a) the sum of RM1,306,909.20 or such other sum as the Court may deems fit;
- (b) interest on such sum(s) and at such rate(s) and for such period(s) that the Court deems appropriate; and
- (c) costs.

SCSB has, vide its Counterclaim dated 20 July 2016, claimed for inter-alia the following from AZSB:-

- (a) RM4,382,903.79 being the outstanding amount due and owing from AZSB to SCSB:
- (b) damages for the breach of the sub-contract by AZSB, additional expenses, prolongation costs and losses suffered and/or incurred by SCSB to be assessed by the Court and to be paid by AZSB to SCSB;
- (c) interests on the sum awarded by the Court at a rate of 5% per annum on the said sum to be calculated from 30 April 2012 until full settlement is paid by AZSB to SCSB; and
- (d) costs to be paid by AZSB to SCSB.

Trial was conducted on 5 Sept 2017 -6 Sept 2017 and 2 Oct 2017. The judge reserved her decision to 22 March 2018. On 22 March 2018, the court has awarded the following:

- (a) Main claim (AZSB)
 - 1. AZSB's claim for the debit notes for the sum of RM2,430,999.22 is allowed;
 - 2. AZSB's claim for cost rectification of RM232,427.67 is allowed; and
 - 3. Interest of 5% p/annum from 30/4/2012 until full settlement.
- (b) Counterclaim (SCSB)
 - 1. SCSB's claim for the outstanding payment of RM4,001,345.06 is allowed with 5% interest p/a.
 - 2. SCSB's claim for Chahar Bgh of RM371,196.17 and step and rise of RM96,090.64 is allowed with interest of 5% p/a.
- c) Ixora Resources Sdn Bhd ("IRSB") had on 28 April 2016 filed a suit against SPAZ Sdn Bhd ("SPAZ"), a 80%-owned subsidiary of Seacera Group Berhad, claiming a sum of RM3,254,149.26 for breach of an agreement dated 16 June 2010 for the project named as "Proposed Mixed Development of Hotel, Banquet Hall, Service Apartment and Garden Restaurant at Bandar Baru Bangi for Koperasi Permodalan Felda Berhad" located at Bandar Baru Bangi, Selangor Darul Ehsan. On 9 December 2016, the Court had dismissed IRSB's application for summary judgement against SPAZ with cost of RM15,000.00 to be paid by IRSB to SPAZ. Subsequently, on 9 May 2017, the Court allowed SPAZ's application to strike out the IRSB's summons with cost of RM5,000.00 to be paid by IRSB to SPAZ. Hence, IRSB's summons against SPAZ for the claim of RM3,254,149.26 has been struck out. SPAZ filed a counter-claim against IRSB for a sum of RM5,162,280.56 and SPAZ's solicitors are in the midst of preparing a winding-up petition against IRSB.

B10. Dividend

The Board of Directors does not recommend any dividend for the current year under review.

B11. Earnings per Ordinary Share (EPS)

The earnings per ordinary share of the Group as at the end of this period are calculated as follows:

	2018 Quarter ended 31 Mar RM'000	2017 Quarter ended 31 Mar RM'000	2018 Year to date ended 31 Mar RM'000	2017 Year to date ended 31 Mar RM'000
Net profit/(loss) for the Period (RM'000)	(2,071)	1,035	(2,071)	1,035
No. of ordinary shares ('000)	376,114	235,925	376,114	235,925
Owner of the parent Non-controlling interest	(1,956) (115)	883 152	(1,956) (115)	883 152
EPS (sen) - Basic EPS (send) - Diluted	(0.52) (0.52)	0.37 0.37	(0.52) (0.52)	0.37 0.37
B12. Profit/(loss) for the period/ye	ar			
	2018 Quarter ended 31 Mar RM'000	2017 Quarter ended 31 Mar RM'000	2018 Year to date ended 31 Mar RM'000	2017 Year to date ended 31 Mar RM'000
Profit for the period/year after charging/(crediting):				
Interest expense	1,118	1,253	1,118	1,253
Depreciation	1,048	659	1,048	659
Foreign exchange loss/(gain)	(6)	(59)	(6)	(59)
Interest income	(197)	(192)	(197)	(192)

B13. Authorisation for issue

The interim financial statements were authorized for issue by the Board of Directors in accordance with a resolution by the Directors.