

INTERIM FINANCIAL REPORT

June 30

2017

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(Company No: 325631-V) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

FOR THE QUARTER ENDED 30 JUNE 2017

(The figures have not been audited)

		INDIVIDU	AL QUARTER	CUMULATIVE QUARTER				
	NOTE	CURRENT YEAR QUARTER 30/06/2017 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 30/06/2016 RM'000	12 MONTHS CUMULATIVE TO DATE 30/06/2017 RM'000	12 MONTHS PRECEDING YEAR TO DATE 30/06/2016 (AUDITED) RM'000			
Continuing Operations Revenue	A8	4,133	7,490	9,363	15,703			
Cost of sales		(2,844)	(4,409)	(5,959)	(10,165)			
Gross profit/(loss)		1,289	3,081	3,404	5,538			
Interest Income		11	73	69	172			
Other income		-	52	-	195			
Depreciation of PPE & investment prop	erties	(289)	(248)	(1,113)	(965)			
Administrative expenses		1,805	(2,293)	(7,692)	(6,407)			
Profit/(loss) from operation		2,816	665	(5,332)	(1,467)			
Finance costs		(442)	87	(849)	(425)			
Profit/(loss) before tax		2,374	752	(6,181)	(1,892)			
Taxation	В5	90	(112)	90	(124)			
Profit/(loss) after tax		2,464	640	(6,091)	(2,016)			
Discontinued operations Profit/(loss) from discontinued operation	on	-	-	-	-			
Net Profit/(loss) for the period		2,464	640	(6,091)	(2,016)			
Other comprehensive income/(expense)	-	-	-	-			
Total comprehensive income/(expense))	2,464	640	(6,091)	(2,016)			
Attributable to : Equity holders of the company Non Controlling Interest		2,464	640 -	(6,091)	(2,016)			
Controlling Interest		2,464	640	(6,091)	(2,016)			
Earnings/(Loss) per share (sen)								
Basic	B14	0.17	0.05	(0.41)	(0.14)			

 $The \ Condensed \ Consolidated \ Statements \ of \ Comprehensive \ Income \ should \ read \ in \ conjuction \ with \ the \ Audited \ Financial \ Statements \ for \ the \ year \ ended \ 30 \ June \ 2016$

(Company No: 325631-V) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

FOR THE QUARTER ENDED 30 JUNE 2017

	UNAUDITED AS AT 30/06/2017 RM'000	AUDITED AS AT 30/06/2016 RM'000
ASSETS	14.1000	14.1 000
Non-Current Assets		
Property, Plant and Equipment	7,188	7,925
Land held for property development	69,594	60,088
Deferred Taxation	377	377
	77,159	68,390
Current Assets		
Amount due from customers for contract work	-	290
Property development costs	144,388	144,355
Trade Receivables	3,290	6,010
Other Receivables, Deposits and Prepayments	94	453
Deposit with Financial institutions	1,038	1,250
Cash and Bank Balances	4,181	8,654
	152,991	161,012
TOTAL ASSETS	230,150	229,402
EQUITY AND LIABILITIES		
Share Capital	126,865	111,247
Reserves	86,689	100,757
	213,554	212,004
Non Controlling Interest		
TOTAL EQUITY	213,554	212,004
Non Current Liabilities		
Borrowings	9,908	6,663
Deferred tax liabilities	12	12
	9,920	6,675
Current Liabilities		,
Trade Payables	322	1,918
Other Payables and Accruals	1,232	2,432
Amount due to customers for contract work	-	1,156
Borrowings	3,824	3,740
Provision for Taxation	1,298	1,477
	6,676	10,723
TOTAL LIABILITIES	16,596	17,398
TOTAL EQUITY & LIABILITIES	230,150	229,402
Net Assets per share (RM)	0.15	0.15

The condensed Consolidated Statement of Financial Position should read in conjuction with the Audited Statements for the year ended 30 June 2016

(Company No: 325631-V) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

FOR THE QUARTER ENDED 30 JUNE 2017

(The figures have not been audited)

	←──	- Attributable to equity holders of the Company			─			
	Share capital RM'000	Share premium RM'000	ESOS Reserve RM'000	Non Distributable Warrant Reserves RM'000	(Accumulated losses)/ Retained Profits RM'000	Total RM'000	Non Controlling Interest RM 000	Total RM'000
Balance as at 1 July 2016	111,247	10,165	-	54,890	35,702	212,004	-	212,004
Transfer of Share Premium-CA 2016 ESOS Total Comprehensive Profit/(Loss) for the period	10,165 5,453	(10,165)	2,188	-	(6,091)	7,641 (6,091)	-	7,641 (6,091)
Balance as at 30 June 2017	126,865	-	2,188	54,890	29,611	213,554	-	213,554
		-						
Balance as at 1 July 2015 Transaction with owners	161,928	15,566	-	37,181	(39,384)	175,291	-	175,291
Right Issue with free Warrants Capital Reduction	38,729 (97,155)	-	-	20,053	(20,053) 97,155	38,729	-	38,729
Expired Warrants Bonus Issue	7,745	2,344 (7,745)	<u>-</u>	(2,344)	<u>-</u>	_	-	-
Total transactions with owners	(50,681)	(5,401)	-	17,709	77,102	38,729	-	38,729
Net loss for the financial year		-	-	-	(2,016)	(2,016)	-	(2,016)
Balance as at 30 June 2016	111,247	10,165	-	54,890	35,702	212,004	-	212,004

The Condensed Consolidated Statement of Changes in Equity should read in conjuction with the Audited Financial Statements for the year ended 30 June 2016

(Company No: 325631-V) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE QUARTER ENDED 30 JUNE 2017

(The figures have not been audited)

	CURRENT YEAR QUARTER 30/06/2017 RM'000	AUDITED FOR THE PERIOD ENDED 30/06/2016 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit/ (loss) before taxation		
Continuing operation	(6,181)	(1,892)
Discontinued operations	-	-
Adjustments for:		
Bad debts written off	-	-
Depreciation of investment properties	-	-
Depreciation of property, plant and equipment	1,113	965
Impairment losses on :-		
- goodwill	-	-
Interest income	(67)	(172)
Interest expenses	849	425
Gain/Loss on disposal of property, plant and equipment	-	-
Gain/Loss on disposal of investment properties	-	-
Loss on disposal of subsidiary company	-	-
Property, Plant and Equipment written off	(4.200)	(672)
Operating (loss)/profit before working capital changes	(4,286)	(672)
Changes in working capital:		
(Increase)/decrease in :		
Property development costs	(41)	(43,518)
Receivables	16,553	(1,517)
Payables	(26,931)	3,216
Cash (used in)/ generated From Operating Activities	(14,705)	(42,491)
Tax refund/(paid)	(58)	(254)
Interest paid Net Operating Cash Flows	(849) (15,612)	(425)
	(15,012)	(43,170)
CASH FLOWS FROM INVESTING ACTIVITIES		
Proceeds from disposal of property ,plant and equipment	-	-
Proceeds from disposal of investment properties	-	- (2.269)
Purchase of ptoperty, plant and equipment ESOS	7640	(2,268)
Acquisation of a subsidiary company	7,640	-
Interest received		172
Net cash inflow from disposal of subsidiary company		-
Net Investing Cash Flows	7,640	(2,096)
	.,	(=,*,*,*)
CASH FLOWS FROM FINANCING ACTIVITIES		
Repayment of hire purchase and lease payables	(543)	(309)
Repayment of term loans	3,850	(132)
Proceeds from issuance shares	-	38,729
Drawdown of borrowings	-	6,100
Net Financing Cash Flows	3,307	44,388
NET INCREASE/ (DECREASE) IN CASH AND CASH EQUIVALENTS	(4,665)	(878)
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD	7,388	8,266
CASH AND CASH EQUIVALENTS AT END OF THE PERIOD	2,723	7,388
Fixed deposits with licensed banks	1,038	1,250
Cash and bank balances	4,181	8,654
Bank overdraft	(2,496)	(2,516)
	2,723	7,388
Less: Fixed deposit pledged to banks	0	
	2,723	7,388

 $The \ Condensed \ Consolidated \ Statement \ of \ Cash \ Flows \ should \ read \ in \ conjuction \ with \ the \ Audited \ Financial \ Statements \ for \ the \ year \ ended \ 30 \ June \ 2016$

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A. Notes to the Interim Financial Report Pursuant to FRS 134

A1. Basis of Preparation

The interim financial statements are unaudited but have been prepared in accordance with the requirements of Financial Reporting Standards (FRS) 134: Interim Financial Reporting issued by the Malaysian Accounting Standards Board (MASB) and paragraph 9.22 and Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Malaysia").

The interim financial statements should be read in conjunction with the audited financial statements for the year ended 30 June 2016. These 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 year ended 30 June 2016.

The Auditors' Report on the preceding financial statements for the financial year ended 30 June 2016 was not qualified.

A2. Changes in Accounting Policies

The significant accounting policies adopted during the current quarter under review are consistent with those of the audited financial statements for the financial period ended 30 June 2016.

A3. Comments About Seasonal or Cyclical Factors

The principal business operations of the Group are not materially affected by seasonal or cyclical factors.

A4. Unusual Items Due to their Nature, Size or Incidence

There were no unusual items affecting assets, liabilities, equity, net income, or cash flows during the financial period ended 30 June 2017.

A5. Changes in Estimates

There were no changes to estimate that there have a material effect in the current quarter.

A6. Debt and Equity Securities

There were no issuance and repayment of debts and equity securities, share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares during the financial period ended 30 June 2017.

A7. Dividends Paid

There was no dividend paid during the financial period ended 30 June 2017.

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A8. Segmental Information

Cumulative to date	Manufactu		~ .				0.1		***	.•	~	
	Tradi		Constru		Property De		Othe		Elimina			lidated
	2017	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017	2016
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue												
External sales	145	310	6,668	13,293	2,550	2,100	0	0	0	0	9,363	15,70
Inter-segment sales	0	114	250	1,040	550	0	0	0	(800)	(1,154)	0	
	145	424	6,918	14,333	3,100	2,100	0	0	(800)	(1,154)	9,363	15,70
Results Segment results	(722)	(781)	393	227	(86)	(355)	(4,917) (558))		(5,332)) (1,46
Net Loss from Discontinued Operations	-	-	-	-	-	-	-		-	-	-	-
Profit/(loss) from operations											(5,332)	(1,46
Finance costs											(849)	(42:
Γax expense											90	(12
Net profit/(loss) for the period											(6,091)	(2,01

^{*}Others represent investment holding & dormant companies.

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A9. Carrying Amount of Revalued Assets

There is no revaluation of assets carried out during the current quarter.

The valuations of freehold land and buildings have been brought forward without amendment from the previous annual financial statements.

A10. Material Subsequent Events

There were no material subsequent event as at 30 June 2017.

A11. Changes in the Composition of the Group

There is no changes in the composition of the group as at 30 June 2017.

A12. Changes in Contingent Assets and Contingent Liabilities

The group has no contingent assets and contingent liabilities as at 30 June 2017.

A13. Capital Commitments

There were no capital commitments as at 30 June 2017.

A14. Related Party Transactions

On 2nd March 2017, MHB Property Development Sdn Bhd ("MHB"), a wholly-owned subsidiary of TIGER had entered into four (4) Sale and Purchase Agreements ("SPA") with Spanfield Development Sdn Bhd ("SDSB") for the disposal of 28 pieces of freehold vacant land held under Mukim Ampang Tinggi, Daerah Kuala Pilah, Negeri Sembilan for a total consideration of RM2,000,000 only. The disposal had been completed on 30 June 2017.

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B. Notes Pursuant to Appendix 9B of Main Market Listing Requirements of Bursa Malaysia Securities Berhad

B1. Review of Performance

a) Current Quarter vs Previous Year Corresponding Quarter

For the current quarter compared with previous year corresponding quarter under review, the Group recorded a lower revenue of RM4.133million as compared to a revenue of RM7.490million for the previous year quarter due to lower revenue from our construction division. The Group recorded a higher profit before tax ("PBT") of RM2.374million as compared to a profit before tax of RM0.752million for previous year quarter mainly attributed from the over recognition of share based payment in the preceeding quarter of RM3.146million

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Performance of the respective operating business segments for the 4th Quarter ended 30 June 2017 is analysed as follows:

- 1) Manufacturing&Trading-Decrease in revenue from our batching plant due to soft demand and supply from the softening of the construction and property market in Malaysia.
- 2) Construction-The division recorded a loss before tax of RM0.026million mainly attributed by lower profit margin and revenue from the contract work awarded.
- 3) Property Development-The division recorded a loss before tax of RM0.36million mainly attributed from the disposal of 28 pieces of freehold vacant land at Mukim Tinggi, Daerah Kuala Pilah, Negeri Sembilan and the contract secured for project consultancy services.
- 4) Others-The division recorded a profit before tax of RM2.85million mainly attributed from the over recognition of share based payment in the preceding quarter of RM3.146million.

b) Current Year-to-date vs Previous Year-to date

The Group recorded a loss before tax for the twelve(12) months period of RM6.181million as compared to a loss before tax of RM1.892million for previous year to-date due to lower revenue and profit margin for the group pending launching of major new housing projects and the recognition of share based payment of RM4.306million.

Performance of the respective operating business segments for the 4th Quarter ended 30 June 2017 is analysed as follows:

- 1) Manufacturing&Trading-Decrease in revenue from our batching plant due to soft demand and supply from the softening of the construction and property market in Malaysia.
- 2) Construction-The division recorded a profit before tax of RM0.393million mainly attributed by lower profit margin and revenue from the contract work awarded.
- 3) Property Development-The division recorded a loss before tax of RM0.086million due to pending launching of major new housing projects ie the Alam Impian project, Gombak project and Cheras project.
- 4) Others-The division recorded a loss before tax of RM4.917million mainly attributed by the recognition of share based payment of RM4.306million and administration costs.

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B1. Review of Performance (Continued)

	INDIVII	OUAL PERIOD		CUMUL	ATIVE PERIOD	
	CURRENT YEAR QUARTER 30/06/2017 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 30/06/2016 RM'000	CHANGES (AMOUNT %)	CURRENT YEAR TO- DATE 30/06/2017 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 30/06/2016 RM'000	CHANGES (AMOUNT %)
Revenue	4,133	7,490	-45%	9,363	15,703	-40%
Operatring Profit/(Loss)	1,289	3,081	-58%	3,404	5,538	-39%
Profit /(Loss) Before Interest and Tax	2,816	665	323%	(5,332)	(1,467)	263%
Profit/(Loss) Before Tax	2,374	752	216%	(6,181)	(1,892)	227%
Profit/(Loss) After Tax	2,464	640	285%	(6,091)	(2,016)	202%
Profit/(Loss) Attributable to Equity Holders of the company	2,464	640	285%	(6,091)	(2,016)	202%

B2. Material Changes in the Quarterly Results compared to the Results of the Preceding Quarter

The Group recorded a lower revenue of RM4.133 million in the current quarter mainly attributed to a lower contribution from the construction division and the lower revenue for the contract awarded as well as pending launching of major new housing projects from property development division.

B3. Current Year Prospects

The property sector is expected to have challenging fronts in 2017 in light of the prevailing macroeconomic factors, introduction by the government of policies aimed at stabilizing the property sector and the loan rejection rates remain high adversely affecting the property market. The implementation of the Goods and Services Tax in April 2015 was expected to give rise to inflationary pressure on domestic goods and services which in turn could have effects on the increase of building materials and rising building costs. Other economic factor such as the weakening of Ringgit against other foreign currencies is also expected to affect the economy.

The Boards remains cautiously confident to the Group prospects as domestic demand in the property market is expected to continue its gradual growth and by setup new batching plant to manufacture building material such as concrete for internal use and sales to external company should deliver a strong income stream to the Group.

In view of the higher housing loan rejection rates, soft market sentiment, subdued performance and minimal growth of landed residential properties (terraced, semi-detached and detached), the Board is taking a safe and precautionary measure to launch the new projects. The Group shall focus on the affordable housing development during the current soft and slow-down market sentiment.

At present, the Group has the following housing development projects;-

- (1) A residential development at Seri Kembangan where the surrounding area would consists of schools, university colleges, residential properties, supermarkets and a shopping mall. There would also be several bus services and a KTM komuter train station serving the area.
- (2) The Alam Impian Telaris Project This is a proposed mixed-residential development consists of 600 units medium range condominium, 3-storey semi-detached houses and 3-storey terrace houses. It is located at Alam Impian, Shah Alam, Selangor which is locating within thriving commercial hub and set to benefit from the surrounded established residential and commercial activities and its close proximity to TTDI with an easy access to major highway and city centre. Furthermore, it will benefit from an upcoming MRT station located near the project. Tiger Synergy Berhad have won a prestigious **Asia Pacific Property Award** in the Residential Development category for Alam Impian Telaris project. This is an achievement that is recognized as a mark of excellence for property industry.

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B3. Current Year Prospects (Continued)

- (3) Residential Development at Bukit Serdang A condominium with a full range of securities and facilities for the enjoyment of all residents with the combination of swimming pool, children's wading pool, playground, gymnasium, jogging trail, reflexology path and etc.
- (4) The Gombak project is the proposed development of one block comprising of 172 units of condominium and 8 units of shop houses in Gombak, Wilayah Persekutuan which is surrounded by established residential and commercial projects. Tiger Synergy Timber Sdn Bhd, a wholly owned subsidiary of Tiger Synergy Berhad had entered a JVA with Kemajuan Rowther Sdn Bhd to undertake the residential cum commercial development project.
- (5) A joint-development project to be undertaken by Pembinaan Terasia Sdn Bhd for the development of 640 units of affordable housing units on freehold lands held under Lot No. 1866 and Lot No. 1867, Off Jalan Sungei Kandis, Shah Alam with a total area of approximately 9 acres in Shah Alam, Selangor Darul Ehsan.
- (6) A development of one (1) block of building comprising 120 units of condominium on freehold land with an area of approximately 2 acres located at Jalan Cheras, Mukim Cheras, Daerah Hulu Langat.

Profit Forecast and Profit Guarantee B4.

Not applicable.

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B5. Tax Expense				
	INDIVIDUAL	QUARTER	CUMULATIVI	E QUARTER
		Preceding year		
	Current year	corresponding	Current year	Preceding year corresponding
	quarter	quarter	to date	period
	30/06/2017	30/06/2016	30/06/2017	30/06/2016
				(Audited)
	RM'000	RM'000	RM'000	RM'000
Income tax:				
- Current period	90	(112)	90	(124)
- Deferred Tax Liability	-	-	-	-
•	90	(112)	90	(124)

Sale of Unquoted Investments and/or Properties

There was no sale of unquoted investments and/or properties for the quarter ended 30 June 2017.

B7. Quoted Securities

There was no purchase or disposal of quoted securities for the quarter ended 30 June 2017.

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B8 Corporate Proposal

- a) On 1 June 2016, the Company had announced the following proposals:-
- i) Proposed renounceable rights issue of upto 6,135,710,304 new irredeemable convertible of preference share(s) of RM0.01 each in Tiger ("Rights ICPS") on the basis of three Rights ICPS for every one existing ordinary share of RM0.08 each in Tiger ("Tiger Shares"), together with upto 58,435,336 free detachable new warrants to be issued ("Rights Warrants") on the basis of one Rights Warrant for every hundred and five Rights ICPS subscribed on the entitlement date ("Proposed ICPS Rights Issue with Warrants") and
- ii) Proposed share buy-back of its ordinary shares of RM0.08 each by Tiger of upto ten percentum of its issued and paid-up share capital pursuant to Section 67A of the Companies Act 1965 ("Proposed Shares Buy-Back) and
- iii) Proposed increase in the authorized share capital of Tiger from RM500,000,000 comprising 6,250,000,000 Tiger Shares to RM1,000,000,000 comprising 11,725,000,000 Tiger Shares and 6,200,000,000 Rights ICPS ("Proposed Increase in Authorised Share Capital") and
- iv) Proposed amendments to the Memorandum and Articles of Association ("M&A") of the company to facilitate the Proposed ICPS Rights Issue with Warrants and the Proposed Increase in Authorised Share Capital ("Proposed M&A Amendment")

The group had announced on 2 March 2017 to abort the Proposed ICPS Rights Issue with warrants and will further deliberate as to whether to implement the Proposed Shares Buy Back at a later stage.

b) On 19 April 2017, the group had announced to undertake a private placement of upto 10% of the total number of issued shares of Tiger based on the mandate procured from the shareholders of Tiger pursuant to Sections 75 and 76 of the companies Act 2016 and listing application had been submitted to Bursa Securities on 27 April 2017. Bursa Securities had vide its letter dated 17 May 2017 to KAF Investment Bank ("KAF") resolved to approve the listing of and quotation for up to 139,059,011 Placement Shares to be issued pursuant to the Proposed Private Placement.

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B9	Borrowings and Debt Securities	
	As at 30 June 2017	
		RM'000
a.	Secured borrowings	13,732
	Unsecured borrowings	<u> </u>
		13,732
b.	Short term	
	- hire purchase payables	435
	- term loan & bank overdraft	3,389
		3,824
	Long term	3,021
	- hire purchase payables	1,318
	- term loan & bank overdraft	8,590
		9,908
	Total harrawings	10.700
	Total borrowings	13,732
	As at 30 June 2016	
		RM'000
a.	Secured borrowings	10,403
	Unsecured borrowings	
		10,403
b.	Short term	
	- hire purchase payables	410
	- term loan & bank overdraft	3,330
		3,740
	Long term	3,740
	- hire purchase payables	1,510
	- term loan & bank overdraft	5,153
		6,663
	Total harrawings	
	Total borrowings	10,403

All of the above borrowings are denominated in Ringgit Malaysia.

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B10. Derivative Financial Instruments

The Group does not have any derivative financial instruments as at 30 June 2017.

B11. Changes in Material Litigation

There is no material litigation as at 30 June 2017.

B12. Dividends Payable

The Company has not declared any dividend since the date of the last quarterly report.

B13. Auditors' Report on Preceding Annual Financial Statements

The auditors' report on the financial statements for the year ended 30 June 2016 was not qualified.

B14. Basic Earnings Per Share

The basic earnings per share were computed based on

	INDIVIDUA	L QUARTER	CUMULATIVE	QUARTER
	Current	Comparative	12-months	12-month
	year quarter	quarter ended	cumulative to	cumulative
	ended		date	to date
	30/06/2017	30/06/2016	30/06/2017	30/06/2016
	RM'000	RM'000	RM'000	RM'000
Net Profit/(loss)attributable to shareholders of the	2,464	640	(6,091)	(2,016)
company				
EPS-Basic (sen)	0.17	0.05	(0.41)	(0.14)
Ordinary shares	1,471,970	1,390,600	1,471,970	1,390,600

B15. Disclosure of Realised and Unrealised Losses or Earnings

	30.06.2017 RM'000	31.03.2017 RM'000
Total (Accumulated losses) /retained profit of company and its subsidiaries		
- Realised	29,246	26,782
-Unrealised	365	365
Total group (accumulated losses)/retained profits as per consolidated	29,611	27,147
financial statements		

B16. Authorisation for Issue

The interim financial report were authorized for issue by the Board of Directors in accordance with a resolution of the Directors on 25 August 2017.

By Order of the Board

Chua Siew Chuan Company Secretary 25 August 2017