

# INTERIM FINANCIAL REPORT

June 30

2018

Condensed Consolidated Statement of Comprehensive Income	Page No.
Condensed Consolidated Statement of Financial Position	2
Condensed Consolidated Statement of Changes in Equity	3
Condensed Consolidated Statement of Cash Flows	4
Notes to the Interim Financial Report	5-14

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

# CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

### FOR THE YEAR ENDED 30 JUNE 2018

(The figures have not been audited)

		INDIVIDUA CURRENT YEAR 4TH QUARTER 30/06/2018	AL QUARTER PRECEDING YEAR CORRESPONDING QUARTER 30/06/2017	CUMULAT 12 MONTHS CUMULATIVE TO DATE 30/06/2018	TVE QUARTER  12 MONTHS  PRECEDING YEAR TO  DATE  30/06/2017  (AUDITED)
	NOTE	RM'000	RM'000	RM'000	RM'000
Revenue	A8	1,804	4,133	10,984	9,363
Cost of sales		(1,084)	(2,844)	(5,814)	(4,792)
Gross profit		720	1,289	5,170	4,571
Interest Income		16	11	24	67
Other income		814	-	814	145
Depreciation of PPE & investment prop	erties	(468)	(289)	(1,180)	(1,120)
Administrative expenses		(3,888)	1,805	(7,931)	(8,984)
(Loss)/Profit from operation		(2,806)	2,816	(3,103)	(5,321)
Finance costs		(482)	(442)	(1,024)	(867)
(Loss)/Profit before tax		(3,288)	2,374	(4,127)	(6,188)
Taxation	B5	420	90	420	88
(Loss)/Profit after tax		(2,868)	2,464	(3,707)	(6,100)
Other comprehensive income/(expense	)	-	-	-	-
Total comprehensive (expense)/income		(2,868)	2,464	(3,707)	(6,100)
Attributable to: Equity holders of the company Non Controlling Interest		(2,868)	2,464	(3,707)	(6,100)
		(2,868)	2,464	(3,707)	(6,100)
Earnings/(Loss) per share (sen)					
Basic	B14	(0.70)	0.17	(0.91)	(0.41)

The Condensed Consolidated Statements of Comprehensive Income should read in conjuction with the Audited Financial Statements for the year ended 30 June 2017

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

# CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

# FOR THE YEAR ENDED 30 JUNE 2018

	UNAUDITED	AUDITED AS AT 30/06/2017 RM'000
ASSETS		
Non-Current Assets		
Property, Plant and Equipment	5,540	7,182
Land held for property development	103,199	86,992
Deferred Taxation	377	377
	109,116	94,551
Current Assets		
Property development costs	118,843	119,591
Inventories	2,263	5
Trade Receivables	10,376	3,292
Other Receivables, Deposits and Prepayments	5,791	3,321
Deposit with Financial institutions	1,062	1,038
Cash and Bank Balances	2,791	4,180
	141,126	131,427
Assets Classified As Held For Sale		4,400
TOTAL ASSEIS	250,242	230,378
EQUITY AND LIABILITIES Equity Share Capital Redeemable Convertible notes Reserves  Non Controlling Interest	141,407 2,891 84,291 228,589	124,520 - 89,026 213,546
TOTAL EQUITY	228,589	213,546
Non Current Liabilities		
Borrowings	9,277	8,185
Finance Lease Liabilities	-	1,355
Redeemable Convertible notes	-	-
Deferred tax liabilities	12	12
	9,289	9,552
Current Liabilities		
Trade Payables	4,895	317
Other Payables and Accruals	3,255	1,471
Provision for Taxation	544	1,300
Borrowings	3,670	3,794
Finance Lease Liabilities	-	398
Redeemable Convertible notes	-	-
	12,364	7,280
TOTAL LIABILITIES	21,653	16,832
TOTAL EQUITY AND LIABILITIES	250,242	230,378
Net Assets per share (RM)	0.56	0.15
par para (acc.)	0.50	0.15

The condensed Consolidated Statement of Financial Position should read in conjuction with the Audited Statements for the year ended 30 June 2017

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

### CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

### FOR THE YEAR ENDED 30 JUNE 2018

(The figures have not been audited)

	•	Att	ributable to	equity holder	s of the Comp	any		<b>→</b>		
	Share capital RM'000	Share Premium RM'000	Redeemable Convertible Notes RM'000	Other Reserve RM'000	ESOS Reserve RM'000	Non Distributable Warrant Reserves RM'000	Retained Profits RM'000	Total RM'000	Non Controlling Interest RM'000	Total RM'000
Balance as at 1 July 2017	124,520	-	-	(5,809)	2,189	40,645	52,001	213,546	-	213,546
Private Placements Share Based Payments Estimated equity component of RCN Total Comprehensive loss for the period	7,526 9,361 -	- - -	- - 2,891	- - - -	(1,028)	- - -	(3,707)	7,526 8,333 2,891 - (3,707)	- - -	7,526 8,333 2,891 - (3,707)
Balance as at 30 June 2018	141,407	-	2,891	(5,809)	1,161	40,645	48,294	228,589	-	228,589
Balance as at 1 July 2016	111,247	7,820	-	(5,809)	-	40,645	58,101	212,004	-	212,004
Transaction with owners Share Option Exercise Share-based Payments Transfer in accordance with Section 618(2) of the Companies Act 2016 Total transactions with owners	5,453 - 7,820 13,273	- - (7,820) (7,820)	- - -	- - -	(2,116) 4,305 - 2,189	- - -	- - -	3,337 4,305 - 7,642	- - -	3,337 4,305 - 7,642
Net loss for the financial year	-	-	-	-	-	-	(6,100)	(6,100)	-	(6,100)
Balance as at 30 June 2017	124,520	-	-	(5,809)	2,189	40,645	52,001	213,546	-	213,546

The Condensed Consolidated Statement of Changes in Equity should read in conjuction with the Audited Financial Statements for the year ended 30 June 2017

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

# CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

# FOR THE YEAR ENDED 30 JUNE 2018

(The figures have not been audited)

Adjustments for   Section   Sectio	CASH FLOWS FROM OPERATING ACTIVITIES	CURRENT YEAR QUARTER 30/06/2018 RM'000	AUDITED FOR THE PERIOD ENDED 30/06/2017 RM 000
Adjustments for:  Bad debts writen off Be preciation of property, plant and equipment Interest income Interest receives Inpatiment of land held for property development Interest received Inpatiment of land held for property development Interest received Inpatiment of land held for property development Interest received Inpatiment of land held for property, plant and equipment Interest received Inpatiment of land held for property, plant and equipment Interest received Inpatiment of land held for property plant and equipment Interest received Interest paid Interest received Interest		(4 127)	(6 188)
Bad debts written of   1,180   1,120     Depreciation of property, plant and equipment   1,180   1,120     Interest income   (24)   (66)     Interest expenses   1,024   (86)     Interest capenses   1,024   (86)     Inspairtment of land held for property development     (97)     Loss/igain) on disposal of property, plant and equipment   1,017   (130)     Gain on disposal of a subsidiary   (794)       Waiver of amount due to other payables     (10)     Share based payments   1,923   4,305     Operating (loss) 'profit before working capital changes   199   898     Changes in working capital:     (Increase) 'decrease in :   Property development costs   748   (821)     Inventories   (2,257)   8     Receivables   (9,548)   (10,079)     Payables   (4,412)   (3,534)     Taxefurnd/(paid)   370   (88)     Taxefurnd/(paid)   370   (88)     Interest received   2,4   (66)     Interest paid   (1,024)   (862)     Net Operating Cash Hows   (5,042)   (4,180)     CASH FLOWS FROM INVESTING ACTIVITIES     Proceeds from disposal of property, plant and equipment   564   130     Purchase of other investment   1     (40)     Increase in land held for property development   (11,1807)   (6,885)     Purchase of property, plant and equipment   (11,1807)   (6,885)     Purchase of other investment   (11,1807)   (6,885)     Purchase of other investment   (11,20)   (40)     Increase in land held for property development   (11,807)   (6,885)     Purchase of other investment   (12,264)   (5,997)     Purchase of other investment   (13,364)   (3,997)		(4,127)	(0,100)
Depreciation of property, plant and equipment   1.180   1.120     Interest income   1.024   862     Interest expenses   1.024   862     Interest expenses   1.024   862     Interest expenses   1.017   613     Casin on disposal of property, plant and equipment   1.017   7.33     Cain on disposal of a subsidiary   7.794   7.30     Waiver of amount due to other payables   7.50   1.103     Share based payments   1.923   4.305     Operating those yiprofit before working capital changes   1.92   878     Operating those yiprofit before working capital changes   1.92   878     Changes in working capital:   1.000   1.000     Increase yidecrease in :	· ·		20
Interest income		1 100	
Interest expenses		· ·	*
Impaintment of land held for property development		` '	` '
Cass / (gain) on disposal of property, plant and equipment	•	1,024	
Cein on disposal of a subsidiary         (794)         (794)           Waiver of amount due to other payables         - (10)         (10)         3.4365         (192)         8.98           Operating (loss)/profit before working capital changes         199         8.98           Changes in working capital:         (1923)         (1923)         (1923)         (1923)         (1923)         (1923)         (1924)         (1928)         (1928)         (1928)         (1928)         (1928)         (1928)         (1928)         (1928)         (1928)         (1928)         (2554)         (1,057)		1.017	
Waiver of amount due to other payables		· ·	(130)
Share based payments         1,923         4,305           Operating (oss)/profit before working capital changes         199         898           Changes in working capital:	· · · · · · · · · · · · · · · · · · ·	(794)	- (10)
Operating (loss)/profit before working capital changes         199         8/88           Changes in working capital: (Increase)/decrease in: (Increase)/de	* *	1 022	` '
Changes in working capital:   (Increase) decrease in :	* *		
Property development costs		199	656
Property development costs         748         (821)           Inventories         (2,257)         8           Receivables         (9,554)         (1,067)           Payables         (6,452)         (2,552)           Cash used in Operating Activities         (4,412)         (3,534)           Tax refund/(paid)         370         (88)           Interest received         24         66           Interest paid         (1,024)         (862)           Net Operating Cash Hows         (5,042)         (4,418)           CASHELOWS FROMINVESTING ACTIVITIES           Expected from disposal of property, plant and equipment         564         130           Proceeds from disposal of other investment         (1,121)         (40)           Increase in land held for property development         (11,1807)         (6,685)           Purchase of other investment         (11)         (1)         (6,879)           Purchase of other investment         (11)         (1)         (6,685)         (6,685)           Purchase of property, plant and equipment         (11,1807)         (6,685)         (6,685)         (6,685)         (6,685)         (6,685)         (6,685)         (6,685)         (6,685)         (6,685)         (6,685)			
Inventories			
Receivables         (9,554)         (1,067)           Payables         6,452         (2,552)           Cash used in Operating Activities         (4,412)         (3,534)           Tax refund/(paid)         370         (88)           Interest received         24         66           Interest paid         (1,024)         (862)           Net Operating Cash Flows         (5,042)         (4,418)           CASHLOWS FROM INVESTING ACTIVITIES           Proceeds from disposal of property, plant and equipment         564         130           Proceeds from disposal of other investment         1         -           Purchase of property, plant and equipment         (1,121)         (40)           Increase in land held for property development         (11,807)         (6,685)           Purchase of other investment         -         1           Net cash outflow from disposal of subsidiary company         (1)         -           Net Investing Cash Flows         (12,364)         (6,597)           CASHHOWS FROM FINANCING ACTIVITIES           Repayment of hire purchase and lease payables         (439)         (501)           Repayment of term loans         (849)         (484)           Proceeds from exercises of ESOS         <			` '
Payables         6,452         (2,552)           Cash used in Operating Activities         (4,412)         (3,534)           Tax refund/(paid)         370         (88)           Interest received         24         66           Interest paid         (1,024)         (862)           Net Operating Cash Flows         (5,042)         (4,418)           CASH FLOWS FROM INVESTING ACTIVITIES           Proceeds from disposal of opportry, plant and equipment         564         130           Proceeds from disposal of other investment         1         -           Purchase of property, plant and equipment         (11,121)         (400)           Increase in land held for property development         (11,1807)         (6,685)           Purchase of other investment         -         1         -           Net cash outflow from disposal of subsidiary company         (11)         -         -           Net livesting Cash Flows         (12,364)         (6,597)         -           CASH FLOWS FROM FINANCING ACTIVITIES         (11,807)         (6,685)         -           Repayment of hire purchase and lease payables         (439)         (501)         (6,97)           Repayment of hire purchase and lease payables         (439)         (484)		, , ,	
Cash used in Operating Activities         (4,412)         (3,534)           Tax refund/(paid)         370         (888)           Interest received         24         66           Interest paid         (1,024)         (862)           Net Operating Cash Flows         (5,042)         (4,418)           CASH FLOWS FROM INVESTING ACTIVITIES           Proceeds from disposal of property, plant and equipment         564         130           Proceeds from disposal of other investment         1         -           Purchase of property, plant and equipment         (11,121)         (400           Increase in land held for property development         (11,807)         (6,685)           Purcabse of other investment         -         1           Net cash outflow from disposal of subsidiary company         (1)         -           Net Investing Cash Flows         (12,364)         (6,597)           CASH FLOWS FROM FINANCING ACTIVITIES           Repayment of hire purchase and lease payables         (439)         (501)           Repayment of term boans         (849)         (484)           Proceeds from exercises of ESOS         6,410         3,336           Proceeds from private placement         7,526         -           Proceed			* * * *
Tax refund/(paid)         370         (88)           Interest received         24         66           Interest paid         (1,024)         (862)           Net Operating Cash Flows         (5,042)         (4,418)           CASH FLOWS FROM INVESTING ACTIVITIES           Proceeds from disposal of property, plant and equipment         564         130           Proceeds from disposal of other investment         1         -           Purchase of property, plant and equipment         (11,807)         (6,685)           Purchase of property, plant and equipment         (11,807)         (6,685)           Purchase of other investment         (11,807)         (6,685)           Purchase of other investment         (1,1807)         (6,685)           Purchase of other investment         (1,2364)         (6,597)           CASH Income of the purchase and lease payables         (439)         (501)           Repayment of hire purchase and lease payables         (439)         (501)           Repayment of termeloans         (849)         (484)           Repayment of termeloans         (849)         (484)           Proceeds from exercises of ESOS         (6,410         3,336           Proceeds from drawdown of borrowings         (7,526	•		
Interest received	• 0	* * * *	* * * *
Interest paid   (1,024)   (862)   (3,042)   (4,418)   (4,418)   (4,418)   (4,606)   (4,418)	* '		` '
Net Operating Cash Flows			
CASHFLOWS FROM INVESTING ACTIVITIES   Proceeds from disposal of property, plant and equipment   1	•		
Proceeds from disposal of property, plant and equipment   1	Net Operating Cash Flows	(3,042)	(4,410)
Proceeds from disposal of other investment   1	CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment         (1,121)         (40)           Increase in land held for property development         (11,807)         (6,685)           Purcahse of other investment         -         1           Net cash outflow from disposal of subsidiary company         (1)         -           Net Investing Cash Flows         (12,364)         (6,597)           CASH FLOWS FROM FINANCING ACTIVITIES           Repayment of hire purchase and lease payables         (439)         (501)           Repayment of term loans         (849)         (4484)           Proceeds from exercises of ESOS         6,410         3,336           Proceeds from private placement         7,526         -           Proceeds from drawdown of borrowings         479         -           Proceeds from drawdown of redeemable convertible notes         2,891         4,000           Net Financing Cash Flows         16,018         6,350           NET DECREASE IN CASH AND CASH EQUIVALENTS         (1,388)         (4,666)           CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD         2,722         7,388           CASH AND CASH EQUIVALENTS AT END OF THE PERIOD         1,334         2,722           Fixed deposits with licensed banks         1,062         1,038           Cash and			130
Increase in land held for property development	•		-
Purcahse of other investment   Net cash outflow from disposal of subsidiary company		` ` '	` ′
Net cash outflow from disposal of subsidiary company         (1)         -           Net Investing Cash Flows         (12,364)         (6,597)           CASH FLOWS FROM FINANCING ACTIVITIES           Repayment of hire purchase and lease payables         (439)         (501)           Repayment of term loans         (849)         (484)           Proceeds from exercises of ESOS         6,410         3,336           Proceeds from private placement         7,526         -           Proceeds from drawdown of borrowings         479         479           Proceeds from drawdown of redeemable convertible notes         2,891         4,000           Net Financing Cash Flows         16,018         6,350           NET DECREASE IN CASH AND CASH EQUIVALENTS         (1,388)         (4,666)           CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD         2,722         7,388           CASH AND CASH EQUIVALENTS AT END OF THE PERIOD         1,334         2,722           Fixed deposits with licensed banks         1,062         1,038           Cash and bank balances         2,791         4,179           Bank overdraft         (2,519)         (2,495)           Less : Fixed deposit pledged to banks         -         -	1 1 2 1	(11,807)	
Net Investing Cash Flows         (12,364)         (6,597)           CASH FLOWS FROM FINANCING ACTIVITIES         (439)         (501)           Repayment of hire purchase and lease payables         (439)         (501)           Repayment of term loans         (849)         (484)           Proceeds from exercises of ESOS         6,410         3,336           Proceeds from private placement         7,526         -           Proceeds from drawdown of borrowings         479         4,000           Net Financing Cash Flows         16,018         6,350           NET DECREASE IN CASH AND CASH EQUIVALENTS         (1,388)         (4,666)           CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD         2,722         7,388           CASH AND CASH EQUIVALENTS AT END OF THE PERIOD         1,334         2,722           Fixed deposits with licensed banks         1,062         1,038           Cash and bank balances         2,791         4,179           Bank overdraft         (2,519)         (2,495)           Less: Fixed deposit pledged to banks         -         -		(1)	1
CASH FLOWS FROM FINANCING ACTIVITIES         Repayment of hire purchase and lease payables       (439)       (501)         Repayment of term loans       (849)       (484)         Proceeds from exercises of ESOS       6,410       3,336         Proceeds from private placement       7,526       -         Proceeds from drawdown of borrowings       479       479         Proceeds from drawdown of redeemable convertible notes       2,891       4,000         Net Financing Cash Flows       16,018       6,350         NET DECREASE IN CASH AND CASH EQUIVALENTS       (1,388)       (4,666)         CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD       2,722       7,388         CASH AND CASH EQUIVALENTS AT END OF THE PERIOD       1,334       2,722         Fixed deposits with licensed banks       1,062       1,038         Cash and bank balances       2,791       4,179         Bank overdraft       (2,519)       (2,495)         Less: Fixed deposit pledged to banks       -       -			(6,597)
Repayment of hire purchase and lease payables       (439)       (501)         Repayment of term loans       (849)       (484)         Proceeds from exercises of ESOS       6,410       3,336         Proceeds from private placement       7,526       -         Proceeds from drawdown of borrowings       479       -         Proceeds from drawdown of redeemable convertible notes       2,891       4,000         Net Financing Cash Flows       16,018       6,350         NET DECREASE IN CASH AND CASH EQUIVALENTS       (1,388)       (4,666)         CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD       2,722       7,388         CASH AND CASH EQUIVALENTS AT END OF THE PERIOD       1,334       2,722         Fixed deposits with licensed banks       1,062       1,038         Cash and bank balances       2,791       4,179         Bank overdraft       (2,519)       (2,495)         Less: Fixed deposit pledged to banks       -       -		(-=,- + -)	(3,27.)
Repayment of term loans       (849)       (484)         Proceeds from exercises of ESOS       6,410       3,336         Proceeds from private placement       7,526       -         Proceeds from drawdown of borrowings       479       -         Proceeds from drawdown of redeemable convertible notes       2,891       4,000         Net Financing Cash Flows       16,018       6,350         NET DECREASE IN CASH AND CASH EQUIVALENTS       (1,388)       (4,666)         CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD       2,722       7,388         CASH AND CASH EQUIVALENTS AT END OF THE PERIOD       1,334       2,722         Fixed deposits with licensed banks       1,062       1,038         Cash and bank balances       2,791       4,179         Bank overdraft       (2,519)       (2,495)         Less: Fixed deposit pledged to banks       -       -		(120)	(501)
Proceeds from exercises of ESOS         6,410         3,336           Proceeds from private placement         7,526         -           Proceeds from drawdown of borrowings         479         -           Proceeds from drawdown of redeemable convertible notes         2,891         4,000           Net Financing Cash Flows         16,018         6,350           NET DECREASE IN CASH AND CASH EQUIVALENTS         (1,388)         (4,666)           CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD         2,722         7,388           CASH AND CASH EQUIVALENTS AT END OF THE PERIOD         1,334         2,722           Fixed deposits with licensed banks         1,062         1,038           Cash and bank balances         2,791         4,179           Bank overdraft         (2,519)         (2,495)           Less: Fixed deposit pledged to banks         -         -		` ′	` ′
Proceeds from private placement         7,526         -           Proceeds from drawdown of borrowings         479         -           Proceeds from drawdown of redeemable convertible notes         2,891         4,000           Net Financing Cash Flows         16,018         6,350           NET DECREASE IN CASH AND CASH EQUIVALENTS         (1,388)         (4,666)           CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD         2,722         7,388           CASH AND CASH EQUIVALENTS AT END OF THE PERIOD         1,334         2,722           Fixed deposits with licensed banks         1,062         1,038           Cash and bank balances         2,791         4,179           Bank overdraft         (2,519)         (2,495)           Less: Fixed deposit pledged to banks         -         -	* *	` '	
Proceeds from drawdown of borrowings         479         479           Proceeds from drawdown of redeemable convertible notes         2,891         4,000           Net Financing Cash Flows         16,018         6,350           NET DECREASE IN CASH AND CASH EQUIVALENTS         (1,388)         (4,666)           CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD         2,722         7,388           CASH AND CASH EQUIVALENTS AT END OF THE PERIOD         1,334         2,722           Fixed deposits with licensed banks         1,062         1,038           Cash and bank balances         2,791         4,179           Bank overdraft         (2,519)         (2,495)           Less : Fixed deposit pledged to banks         -         -		·	3,336
Proceeds from drawdown of redeemable convertible notes         2,891         4,000           Net Financing Cash Flows         16,018         6,350           NET DECREASE IN CASH AND CASH EQUIVALENTS         (1,388)         (4,666)           CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD         2,722         7,388           CASH AND CASH EQUIVALENTS AT END OF THE PERIOD         1,334         2,722           Fixed deposits with licensed banks         1,062         1,038           Cash and bank balances         2,791         4,179           Bank overdraft         (2,519)         (2,495)           Less: Fixed deposit pledged to banks         -         -	* *	·	-
Net Financing Cash Flows         16,018         6,350           NET DECREASE IN CASH AND CASH EQUIVALENTS         (1,388)         (4,666)           CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD         2,722         7,388           CASH AND CASH EQUIVALENTS AT END OF THE PERIOD         1,334         2,722           Fixed deposits with licensed banks         1,062         1,038           Cash and bank balances         2,791         4,179           Bank overdraft         (2,519)         (2,495)           Less: Fixed deposit pledged to banks         -         -	-		4 000
NET DECREASE IN CASH AND CASH EQUIVALENTS         (1,388)         (4,666)           CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD         2,722         7,388           CASH AND CASH EQUIVALENTS AT END OF THE PERIOD         1,334         2,722           Fixed deposits with licensed banks         1,062         1,038           Cash and bank balances         2,791         4,179           Bank overdraft         (2,519)         (2,495)           Less: Fixed deposit pledged to banks         -         -	Proceeds from drawdown of redeemable convertible notes	2,891	4,000
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD         2,722         7,388           CASH AND CASH EQUIVALENTS AT END OF THE PERIOD         1,334         2,722           Fixed deposits with licensed banks         1,062         1,038           Cash and bank balances         2,791         4,179           Bank overdraft         (2,519)         (2,495)           Less: Fixed deposit pledged to banks         -         -	Net Financing Cash Flows	16,018	6,350
CASHAND CASH EQUIVALENTS AT END OF THE PERIOD         1,334         2,722           Fixed deposits with licensed banks         1,062         1,038           Cash and bank balances         2,791         4,179           Bank overdraft         (2,519)         (2,495)           Less: Fixed deposit pledged to banks         -         -	NET DECREASE IN CASH AND CASH EQUIVALENTS	(1,388)	(4,666)
Fixed deposits with licensed banks       1,062       1,038         Cash and bank balances       2,791       4,179         Bank overdraft       (2,519)       (2,495)         1,334       2,722         Less: Fixed deposit pledged to banks       -       -	CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD	2,722	7,388
Cash and bank balances         2,791         4,179           Bank overdraft         (2,519)         (2,495)           Less: Fixed deposit pledged to banks         -         -	CASH AND CASH EQUIVALENTS AT END OF THE PERIOD	1,334	2,722
Cash and bank balances         2,791         4,179           Bank overdraft         (2,519)         (2,495)           Less: Fixed deposit pledged to banks         -         -	Fixed deposits with licensed banks	1,062	1,038
1,334         2,722           Less: Fixed deposit pledged to banks         -         -	<u>.</u>		
Less : Fixed deposit pledged to banks	Bank overdraft		
· · · ·	Less · Fixed denosit pledged to hanks	1,334	2,722
	1200 11 Inch deposit product to banks	1,334	2,722

The Condensed Consolidated Statement of Cash Flows should read in conjuction with the Audited Financial Statements for the year ended  $30 \, \text{June} \, 2017$ 

(325631- V)

(Incorporated in Malaysia)

### 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 2017. 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 2017.

The Auditors' Report on the preceding financial statements for the financial year ended 30 June 2017 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 2017.

### 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 2018.

### **A5.** Changes in Estimates

There were nochanges to estimate that there has 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 30June 2018.

#### A7. Dividends Paid

There was no dividend paid during the financial period ended 30 June2018.

(325631- V)

(Incorporated in Malaysia)

A8. Segmental Information

Cumulative to date		cturing rading	Property Do and Cons	_	Batchin	g Plant	Othe	rs *	Elimin	ations	Consol	idated
	2018 RM'000	2017 RM'000	2018 RM'000	2017 RM'000	2018 RM'000	2017 RM'000	2018 RM'000	2017 RM'000	2018 RM'000	2017 RM'000	2018 RM'000	2017 RM'000
Revenue												
External sales	-	-	9,440	8,767	1,135	146	410	450	-	-	10,985	9,363
Inter-segment sales	-	550	-	250	-	_	1,550	_	(1,550)	(800)	-	-
	-	550	9,440	9,017	1,135	146	1,960	450	(1,550)	(800)	10,985	9,363
<u>Results</u>												
Segment results	33	496	(801)	(719)	(1,077)	(690)	(1,369)	(1,137)	(1)	(3,338)	(3,215)	(5,388
Discontinued Operation										_	88	-
Loss from operations											(3,127)	(5,388
Finance costs											(1,000)	(800)
Taxation											420	88
Net loss for the period										_	(3,707)	(6,100

<sup>\*</sup>Others represent investment holding & dormant companies.

(325631- V)

(Incorporated in Malaysia)

### A9. Carrying Amount of Revalued Assets

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

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

### **A10.** Material Subsequent Events

There were no material subsequent events as at 30 June 2018.

### A11. Changes in the Composition of the Group

On 20 December 2017, the Company had announced that the Company has entered into a Share Sale Agreement on 20 December 2017 to dispose the entire shareholdings held in its whollyowned subsidiary company, MHB Property Development Sdn. Bhd. ("MHBPD") comprising 250,000 ordinary shares for a total cash consideration of RM500.00 to Nujade Garden Sdn. Bhd. As a result of the disposal, MHBPD will cease to be a subsidiary of the Company.

### A12. Changes in Contingent Assets and Contingent Liabilities

The group has no contingent assets and contingent liabilities as at 30 June 2018.

### **A13. Capital Commitments**

There were no capital commitments as at 30 June 2018.

### **A14. Related Party Transactions**

The group has no related party transactions as at 30 June 2018.

(325631- V)

(Incorporated in Malaysia)

# 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 lower revenue of RM1.80million as compared to a revenue of RM4.13 million for the previous year quarter. The decline was mainly due to pending launching of major new housing development projects. The Group recorded a loss before tax ("LBT") of RM3.29million as compared to a profit before tax of RM2.37 million for previous year quarter.

Performance of the respective operating business segments for the 4th Quarter ended 30 June 2018 is analysed as follows:

- 1) Manufacturing and Trading-The division recorded a profit before tax of RM0.02 million mainly due to a reversal of professional fees being overprovision in previous year.
- 2) Property Development and Construction-The division recorded a lower revenue of RM0.70 million mainly due to soft demand and supply from the softening of the construction and property market in Malaysia.
- 3) Batching Plant -The division recorded a loss before tax of RM0.42million mainly attributed by administrative expenses and depreciation of property, plant and equipment.
- 4) Others-The division recorded a loss before tax of RM0.95 million attributed mainly due to the recognition of share based payment from the Employees' Share Option Scheme (ESOS).

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

For the current year to-date compared with previous year corresponding year to-date, the Group recorded a higher revenue of RM10.98million as compared to a revenue of RM9.36 million for the previous year to-date. The increase mainly attributed from the sales of concrete mix from batching plant and contract works awarded. The Group recorded a loss before tax for the current year to-date of RM4.12million as compared to a loss before tax of RM6.19 million for previous year to-date mainly attributed by lower recognition of share based payment from the Employee's Share Option Scheme (ESOS).

Performance of the respective operating business segments for the 4th Quarter ended 30 June2018 is analysed as follows:

- 1) Manufacturing and Trading-The division recorded a profit before tax of RM0.03 million mainly due to a reversal of professional fees being overprovision in prior year.
- 2) Property Development and Construction -The division recorded a loss before tax of RM0.80 million and a slight increase in revenue of RM0.67 million mainly attributed from the contract works awarded.
- 3) Batching Plant The division recorded a loss before tax of RM1.08 million mainly attributed by administrative expenses and depreciation of property, plant and equipment.
- 4) Others- The division recorded a loss before tax of RM1.36 million attributed mainly due to the recognition of share based payment of RM1.92 million from the Employees' Share Option Scheme (ESOS).

(325631- V)

(Incorporated in Malaysia)

### **B1.** Review of Performance (Continued)

	INDIVID	UAL PERIOD		CUMULA	TIVE PERIOD	
	CURRENT YEAR QUARTER 30/06/2018 RM'000	PRECEDING YEAR CORRES PONDING QUARTER 30/06/2017 RM'000	CHANGES AMOUNT (%)	CURRENT YEAR TO-DATE 30/06/2018 RM'000	PRECEDING YEAR CORRES PONDING PERIOD 30/06/2017 RM'000	CHANGES AMOUNT (%)
Revenue	1,804	4,133	(56)	10,984	9,363	17
Operatring Profit/(Loss)	720	1,289	(44)	5,170	4,571	13
Profit /(Loss) Before Interest and Tax	(2,806)	2,816	(200)	(3,103)	(5,321)	(42)
Profit/(Loss) Before Tax	(3,288)	2,374	(239)	(4,127)	(6,188)	(33)
Profit/(Loss) After Tax	(2,868)	2,464	(216)	(3,707)	(6,100)	(39)
Profit/(Loss) Attributable to Equity Holders of the company	(2,868)	2,464	(216)	(3,707)	(6,100)	(39)

# **B1.**

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

The Group recorded lower revenue of RM1.80million in the current quarter as compared to a revenue of RM4.13million for the previous year quarter. The higher revenue for the previous year quarter was mainly due the disposal of lands.

### **B3.** Current Year Prospects

With the recent change in government and the proposed revision of GST rate from 6% to zerorated, the consumer's confidence in the local market may have improved. However, the Group expects the coming financial year to be challenging as it does not anticipate any significant change to the already soft property market.

As part of its intensified efforts to expand its income stream, the Group is expanding its batching plant division to increase the manufacturing of concrete mix for internal use and sales to external company.

Additionally, the Group is taking a safe and precautionary measure to undertake affordable housing development during the current soft and slow down market sentiment. The Board is positive on the outlook of the recent affordable housing project undertaken by the Group as the residential subsector is supported by firm demand for affordable houses.

In view of the current property market of which condominium and apartment units continued to propel the residential market transactions, the Group has the following existing projects which comprise the development of condominiums and apartment units:-

- (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 945 units medium range condominium and 12 units 3-storey semi-detached 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.

(325631- V)

(Incorporated in Malaysia)

### **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 280 units of serviced apartments and 8 units of commercial lots 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 160 units of condominium on freehold land with an area of approximately 0.8094 hectare located at Jalan Cheras, Mukim Cheras, Daerah Hulu Langat.
- (7) A joint-development project to be undertaken by Tiger Synergy Housing Development Sdn Bhd for the development of 206 units of condominium on freehold lands held under Lot 56093to Lot 56104 in the Mukim Kuala Lumpur, Daerah Kuala Lumpur, with a total area of approximately 2 acres in Kuala Lumpur, Negeri Wilayah Persekutuan.
- (8) A joint-development project to be undertaken by Pembinaan Terasia Sdn Bhd for the development of 76 units of 2/3 storey shop lot units on freehold lands held under PT. 148792, Sungei Kandis, Daerah Klang with a total area of approximately 1.82 hectare in Klang, Selangor Darul Ehsan.

# **B4. Profit Forecast and Profit Guarantee**Not applicable.

### **B5.** Tax Expense

	INDIVIDUAL	QUARTER	CUMULATIVE QUARTER		
	Current year quarter 30/06/2018	Preceding year corresponding quarter 30/06/2017	Current year to date 30/06/2018	Preceding year corresponding 30/06/2017 (Audited)	
	RM'000	RM'000	RM'000	RM'000	
Income tax:					
- Current period	420	90	420	88	
- Deferred Tax Liability	-	-	-	-	
	420	90	420	88	

(325631- V) (Incorporated in Malaysia)

### **B6.** Sale of Unquoted Investments and/or Properties

There was no sale of unquoted investments and/or properties for the quarter ended 30 June 2018.

### **B7.** Quoted Securities

There was no purchase or disposal of quoted securities for the quarter ended 30 June 2018.

### **B8** Corporate Proposal

a) 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 Securitieshad vided 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. On 10 October 2017, the group had announced that the Proposed Private Placement had completed with the listing and quotation on the Main Market.

Purpose	Amount raised from the Private Plcament	Amount Utilised	Amount Unutilised
	RM	RM	RM
General working capital	3,426,078	3,426,078	-
Repayment of bank borrowings	4,100,000	2,880,528	1,219,472
To defray the estimated expenses of the Private Placement	96,000	96,000	-
Total	7,622,078	6,402,606	1,219,472

- b) On 10 January 2018, the group had announced to undertake the following:-
  - 1. Proposed consolidation of every 4 existing ordinary shares in TSB ("TSB Shares" or "Shares") into 1 new TSB Share ("Consolidated Share")("Proposed Share Consolidation").
  - 2. Proposed issuance of redeemable convertible notes ("Notes") with an aggregate amount of up to RM75.0million ("Proposed Notes Issue")

The proposal has been submitted to Bursa Malaysia Securities Berhad on 23 January 2018 and revised application on 04 April 2018. Bursa Malaysia Securities Berhad had vide its letter dated 23 April 2018 had approved the application.

(325631- V) (Incorporated in Malaysia)

### **B8** Corporate Proposal (Continued)

On 6 June 2018, the Share Consolidation has been completed following the listing of and quotation for the 431,419,536 Consolidated Shares, 115,249,165 Consolidated Warrants 2013/2018 and 48,412,493 Consolidated Warrants 2016/2021 on the Main Market of Bursa Malaysia Securities Berhad.

On 28 June 2018, the Notes Issue has been implemented following the fulfilment of all conditions precedent of the Subscription Agreement. Pursuant thereto, TSB had issued 8 equal sub-tranches of Tranche 1 Notes amounting to RM4.0 million.

Purpose	Proceeds Drawdowns RM	Amount Utilised RM	Amount Unutilised RM	Estimated time frame for Utilisation
General working capital	1,500,000	-	1,500,000	Within 12 months
Expenses in relation to the proposed Notes Issue	2,500,000	1,108,865	1,391,135	Within 60 months
Total	4,000,000	1,108,865	2,891,135	

**B9** Borrowings and Debt Securities

Di	Bullowings and Debt Securities	
	As at 30 June 2018	
		RM'000
a.	Secured borrowings	12,946
	Unsecured borrowings	-
		12,946
b.	Short term	
	- hire purchase payables	373
	- term loan & bank overdraft	3,296
		3,669
	Long term	
	- hire purchase payables	1,420
	- term loan & bank overdraft	7,857
		9,277
	Total borrowings	12,946

(325631- V) (Incorporated in Malaysia)

**R9** Rorrowings and Debt Securities (Continued)

As at 30 June 2017	
	RM'000
Secured borrowings	11,979
Unsecured borrowings	
	11,979
Short term	
- hire purchase payables	398
- term loan & bank overdraft	3,396
	3,794
Long term	
- hire purchase payables	1,521
- term loan & bank overdraft	6,664
	8,185
Total borrowings	11,979
	Secured borrowings Unsecured borrowings  Short term - hire purchase payables - term loan & bank overdraft  Long term - hire purchase payables - term loan & bank overdraft

All of the above borrowings are denominated in Ringgit Malaysia.

### **B10.** Derivative Financial Instruments

The Group does not have any derivative financial instruments as at 30 June 2018.

### **B11.** Changes in Material Litigation

There is no material litigation as at 30 June 2018.

### **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 2017was notqualified.

### **B14.** Basic Earnings Per Share

The basic earnings per share were computed based on

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Current year	Comparative	12-months	12-month
	quarter ended	quarter ended	cumulative to	cumulative to
			date	date
	30/06/2018	30/06/2017	30/06/2018	30/06/2017
	RM'000	RM'000	RM'000	RM'000
Net Profit/(loss)attributable to shareholders of the company	(2,868)	2,464	(3,707)	(6,100)
EPS-Basic (sen)	(0.70)	0.17	(0.91)	(0.41)
Ordinary shares	409,032	1,471,970	409,032	1,471,970

(325631- V)

(Incorporated in Malaysia)

# **B15.** Disclosure of Realised and Unrealised Losses or Earnings

	30.06.2018 RM'000	31.03.2018 RM'000
Total (Accumulated losses) /retained profit of company and its subsidiaries		
- Realised	47,965	50,885
- Unrealised	327	365
Total group (accumulated losses)/retained profits as per consolidated	48,292	51,250
financial statements		

By Order of the Board

M.Chandrasegaran A/L S.Murugasu & Lim Seck Wah

Company Secretary 30 August 2018