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IRE-TEX CORPORATION BERHAD

(576121 - A)

(Incorporated in Malaysia)

UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2019

(6th Quarter Results)

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2019 - UNAUDITED

	Unaudited As at 30/06/19 RM'000	Audited As at 31/12/17 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	33,761	39,474
Investment properties	-	22,600
Deferred tax assets		80
Total non-current assets	33,761	62,154
Current assets		
Inventories	-	1,423
Trade receivables	457	5,516
Other receivables	772	2,168
Tax recoverable	-	712
Fixed deposits placed with licensed banks	-	398
Cash and bank balances	189	2,546
Total current assets	1,418	12,763
Asset held for sale	20,500	8,800
TOTAL ASSETS	55,679	83,717
EQUITY		
Share capital	80,039	60,839
Reserves	(34,770)	(29,179)
Equity attributable to owners of the parent	45,269	31,660
Non-controlling interests	1,617	1,148
Total equity	46,886	32,808
LIABILITIES		
Non-current liabilities	1 422	10 140
Loans and borrowings	1,433	13,148
Deferred tax liabilities	207	1,038
Total non-current liabilities	1,640	14,186
Current liabilities		
Trade payables	439	9,731
Other payables	5,836	12,509
Loans and borrowings	827	14,392
Provision for taxation	51	91
Total current liabilities	7,153	36,723
Total liabilities	8,793	50,909
TOTAL EQUITY AND LIABILITIES	55,679	83,717
Net assets per share (RM)	0.25	0.24

The condensed consolidated statement of financial position should be read in conjunction with the Audited Financial Statements of the Group for the year ended 31 December 2017.

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2019 - UNAUDITED

	Individual Q 30/06/19 RM'000 (3 months)	uarter 30/06/18 RM'000 (3 months)		31/12/17 RM'000
Revenue	2,836 (1,120)	3,196 (3,268)	16,051 (13,124)	59,005 (56,947)
Cost of sales Gross profit/ (loss)	1,716	(72)	2,927	2,058
Gross pronte (toss)	1,710	(12)	- ,,, - ,,	
Other income Gain on disposal from deconsolidation	597	1,531	3,310	3,747
of former subsidiaries	8,873 (3,708)	(2,377)	14,311 (13,664)	(20,401)
Distribution & admin expenses				(14,596)
Profit/(Loss) from operation	7,478	(918)	6,884	(14,390)
Finance income	(10)	10	-	111
Finance costs	(78)	(599)	(2,316)	(1,726)
Net finance cost	(88)	(589)	(2,316)	(1,615)
Profit/(Loss) before tax	7,390	(1,507)	4,568	(16,211)
Tax income/ (expense)	240	273	797	(61)
Profit/(Loss) for the period	7,630	(1,234)	5,365	(16,272)
Other comprehensive income/ (loss), net of Item that will be classified subsequently to profit and loss Revaluation of Property, plant and equipment Exchange translation differences for foreign operations Total comprehensive (loss)/ income for the period	(358) (358)	3,931 6 3,937	3,931 (352) 3,579	(18)
Total comprehensive income/ (loss) for the period	7,272	2,703	8,944	(16,290)
Gain/(Loss) for the period attributable to: Owners of the parent Non-controlling interests	11,862 (4,232) 7,630	(988) (246) (1,234)	10,030 (4,665) 5,365	(16,126) (146) (16,272)
Total comprehensive income/(loss) attributable to:	7,000	(1,231)		(20),2.7
Owners of the parent	11,504	2,949	13,609	(16,144)
Non-controlling interests	(4,232)	(246)	(4,665)	(146)
	7,272	2,703	8,944	(16,290)
Gain/(Loss) per share Basic loss per share (sen) Diluted loss per share (sen) *	6.42	(0.70)	5.43 -	(11.67)
Transaction ber grand (gard)	-			

Notes:

⁽a) The financial year end of the Group has been changed from 31 December to 30 June. As such, the next set of audited financial statements shall be for a period of eighteen (18) months from 1 January 2018 to 30 June 2019.

⁽b) The comparative financial information should be read in conjunction with the Audited Financial Statements of the Group for the year ended 31 December 2017.

Company No. 576121-A

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RE-TEX CORPORATION BERHAD (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY AS AT 30 JUNE 2019 - UNAUDITED

		Service Control of the Control of th	V	ttributable to owr	Attributable to owners of the parent			*		
	Share capital RM'000	Share premium RM'000	Equity Components Wa of ICULS re RM'000 RN	warrant Warrant reserve RM'000	Revaluation reserve RM'000	Foreign currency translation reserve RM1000	Accumulated losses RM'000	Total RM'000	Non- controlling interests RM'000	Total equity RM'000
At 1 January 2018	68,09	•	19,200	096'6	ı	352	(58,691)	31,660	1,148	32,808
Foreign currency translation differences	£			- (096-6)	1 t	(352)	096'6	(352)	I k	(352)
wartant expired Revaluation of property, plant and equipr Total other comprehensive income		1 1	1	(096'6)	3,931	(352)	096'6	3,579)	3,931
Loss for the financial period Total comprehensive Income		3 5	e e	(096'6)	3,931	(352)	10,030	10,030	(4,665)	5,365
Transactions with owners: Conversion of ICULS	19,200	£	(19,200)	1 1	1 1	£ 1		c 1	5,134	5,134
Total transactions with owners	19,200	l .	(19,200)	-	-	r		3	5,134	5,134
At 30 June 2019 ===	80,039	1	1 1		3,931	-	(38,701)	45,269	1,617	46,886
At 1 January 2017	53,697	5,438	20,803	096'6	•	370	(42,547)	47,721	1,294	49,015
Other comprehensive loss for the financial year: Foreign currency translation differences	year:	t	E	•	ii	(18)		(18)	1	(18)
Loss for the financial year Total other comprehensive income	,	3	e e	¢ F	E	(18)	(16,144)	(16,144)	(146)	(16,290)
Transactions with owners: Conversion of ICULS	1,560	144	(1,603)	L L		-		101	1	101
Transition to no-par value regime on 31 January 2017 Total transactions with owners	5,582	(5,582)	(1,603)	3	1	1	1 1	101	r	101
At 31 December 2017	60,839	E	19,200	096'6		352	(58,691)	31,660	1,148	32,808

Notes:
(a) The financial year end of the Group has been changed from 31 December to 30 June. As such, the next set of audited financial statements shall be for a period of eighteen (18) months from 1 January 2018 to 30 June 2019.

(b) The condensed consolidated statement of comprehensive income should be read in conjunction with the Audited Financial Statements of the Group for the year ended 31 December 2017.

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS INCOME FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2019 - UNAUDITED

	Cumulative 30/06/2019 RM'000 (18 months)	e Quarter 31/12/17 RM'000 (12 months)
CASH FLOWS FROM OPERATING ACTIVITIES		
Gain/(Loss) before tax	4,568	(16,211)
Adjustments for:		
Depreciation of property, plant and equipment	2,723	3,534
Loss on disposal of property, plant and equipment	826	(1)
Gain on disposal of former subsidiaries	(14,311)	-
Impairment loss on:		
- Property, plant and equipment	• -	2,957
- Trade receivables	-	138
- Other receivables	-	72
- Other investments	0.216	549
Finance cost	2,316	1,726
Finance income	(10)	(111)
Property plant and equipment written off	803	(2.227)
Waiver of debt	4,764	(3,337) 685
Inventories written down	(1,831)	003
Change in fair value of property	(1,051)	228
Unrealised loss/gain on forex exchange		
Operating loss before changes in working capital	(152)	(9,771)
Changes in working capital:		
Receivables	3,239	29,970
Inventories	1,423	4,837
Payables	(1,401)	(14,260)
Cash generated from operations	3,109	10,776
Interest paid	(2,316)	(1,726)
Tax refund	419	227
Net cash generated from operating activities	1,212	9,277
CASH FLOWS FROM INVESTING ACTIVITIES		
Withdrawal of pledged fixed deposits	298	2,515
Interest received	10	111
Proceeds from disposal of non-current assets held for sale	8,800	-]
Proceeds from disposal of property, plant and equipment	5,286	33
Acquisition of property, plant and equipment	(581)	(11)
Net cash generated from investing activities	13,813	2,648
Balance carried forward	15,025	11,925

	Cumulativ	e Quarter
	30/06/2019 RM'000 (18 months)	31/12/17 RM'000 (12 months)
Balance brought forward	15,025	11,925
CASH FLOWS FROM FINANCING ACTIVITIES		
Repayment from bankers acceptance Payment of finance lease liabilities Repayment of term loans Net cash used in financing activities	(89) (958) (11,943) (12,990)	(10,936) (779) (1,351) (13,066)
Effects of exchange translation differences on cash and cash equivalents	-	(45)
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	2,035	(1,186)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	(1,846)	(660)
CASH AND CASH EQUIVALENTS AT END OF PERIOD	189	(1,846)
CASH AND CASH EQUIVALENTS Cash and cash equivalents at the end of the financial period comprise:		
Fixed deposits with licensed bank	_	398
Cash and bank balances Bank overdrafts	189	2,546 (4,392)
_	189	(1,448)
Less: Fixed deposit pledged with licensed banks	-	(398)
-	189	(1,846)

The condensed consolidated statement of cash flows should be read in conjunction with the Audited Financial Statements of the Group for the year ended 31 December 2017.

(Incorporated in Malaysia)

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR QUARTER ENDED 30 JUNE 2019

Part A - Explanatory Notes Pursuant to MFRS 134

1. BASIS OF PREPARATION

The condensed consolidated interim financial statements ("Report") have been prepared in accordance with the requirements of Malaysian Financial Reporting Standard ("MFRS") 134: Interim Financial Reporting issued by the Malaysian Accounting Standards Board ("MASB") and Paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Malaysia").

This Report should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2017. These explanation notes attached to this Report provide an explanation of events and transactions that are significant to an understanding of the changes in the financial performance and performance of the Group since the financial year ended 31 December 2017.

2. CHANGE IN FINANCIAL YEAR END

As announced on 21 November 2018, the Board of Directors has approved to change the financial year end of the Group from 31 December to 30 June. The coming financial year end will be 30 June 2019.

3. ACCOUNTING POLICIES

The Group had adopted all the new and revised MFRS and IC Interpretations that are relevant and effective for accounting periods beginning on or after 1 January 2018. The adoption of these new and revised MFRS and IC Interpretations have not resulted in any material impact on the financial statements of the Group.

At the date of authorisation of the Condensed Report, the following standards were issued but have not been adopted by the Group:

Effective dates for financial periods beginning on or after

Not	Yet	Ado	pted

MFRS 16 Leases	1 January 2019
IC Interpretation 23 Uncertainty over Income Tax Treatments	1 January 2019
Amendments to MFRS 9 Prepayment Features with Negative Compensation	1 January 2019
Amendments to MFRS 119 Employee Benefits	1 January 2019
Amendments to MFRS 128 Long-term Interest in Associates and Joint Ventures	1 January 2019
Annual Improvement to MFRSs 2015-2017 Cycles	1 January 2019

Not Yet Effective

Amendments to References to the Conceptual Framework in MFRS Standards	1 January 2020
Amendments to MFRS 3 Business Combinations – Definition of a Business	1 January 2020
Amendments to MFRS 101 Presentation of Financial Statements and MFRS 108 Accounting Policies, Changes in Accounting Estimates and Errors – Definition of Material	1 January 2020
MFRS 17 Insurance Contracts	1 January 2021
Amendments to MFRS 10 and MFRS 128 Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Yet to be confirmed

4. AUDITORS' REPORT ON PRECEDING ANNUAL FINANCIAL STATEMENTS

The auditors' report of the Group's most recent annual audited financial statements for the financial year ended 31 December 2017 was not subject to any qualification.

5. SEASONAL OR CYCLICAL FACTORS

The Group's operations are not subject to any seasonal or cyclical factors. As it has been downsize in the manufacturing operations for the quarter under review.

6. UNUSUAL ITEMS AFFECTING ASSETS, LIABILITIES, EQUITY, NET INCOME OR CASH FLOWS

There were no unusual items affecting assets, liabilities, equity, net income or cash flows of the Group for the current financial period-to-date.

7. CHANGES IN ESTIMATES

There were no major changes in estimates that have had material effect on the current quarter results.

8. DEBTS AND EQUITY SECURITIES

There were no issuances, cancellations, repurchases, resales and repayments of debts and equity securities for the period under review, except for the issuance of 37,942,737 new ordinary shares pursuant to the conversion of 303,541,896 ICULS. Both expiry of the subscription rights of ICULS 2014/2019 and subscription rights of WARRANTS 2014/2019 on 10 June 2019 which was announced on 9 May 2019.

9. DIVIDEND PAID

There was no dividend paid during the financial period under review.

10. SEGMENTAL INFORMATION

The segmental information for the 18 months ended is as follows:

			Investment			
	Manufacturing	Trading	Holding	Others	Elimination	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue						
External revenue	13,773	419	1,859	-	-	16,051
Inter-segment revenue	2,362	-		_	(2,362)	_
Segment revenue	16,135	419	1,859	-	(2,362)	16,051
Results						
Operating (loss)/profit	(125)	(22)	6,990	40	-	6,883
Net finance cost	(2,030)	-	(200)	(86)	-	(2,316)
Tax (expense)/income	582	(27)	273	(31)	_	797
(Loss)/Profit after tax	(1,573)	(49)	7,063	(77)	_	5,364

The revenue derived from the manufacturing segment recorded at RM13.8 million for the 18 months period ended 30 June 2019. The contribution derived from the production of packaging operations, but was downsized at the beginning of January 2019.

The contribution for trading segment recorded at RM419,000 for the 18 months period, the smaller scale of contribution from its subsidiaries in lab and pallet businesses.

The revenue of investment holding solely derived from the rental incomes of the factory recorded at RM1.8 million for the 18 months period.

11. VALUATION OF PROPERTY, PLANT AND EQUIPMENT

A valuation of property, plant and equipment was carried out on 30 June 2018 as announced to Bursa Malaysia on 28 August 2018. The revaluation was carried out by an independent professional valuer on 30 June 2018. Revaluation surplus of RM3.93 million, net of deferred tax liabilities of RM207,000, has been recognised in other comprehensive income and accumulated in equity under the revaluation reserve.

12. CHANGES IN COMPOSITION OF THE COMPANY

During the period under review, the following dormant subsidiaries were disposed of:

- i. 2,266,200 ordinary shares, representing 100% of the entire issued and paid up capital of Ire-Tex (Malaysia) Sdn Bhd;
- ii. 1,000,000 ordinary shares, representing 100% of the entire issued and paid up capital of Zoomic Automation (M) Sdn Bhd
- iii. The Company also announced deconsolidated of foreign owned subsidiaries of Suzhou Ire-Tex Sourcing Co Ltd, Ire-Tex (Vietnam) Co Ltd and Aribar Investment Ltd.

13. CHANGES IN CONTINGENT LIABILITIES AND CONTINGENT ASSETS

There were no changes in contingent assets or contingent liabilities for the financial period under review except the Company remain the Corporate Guarantor for the bank borrowings of the disposed subsidiary until full settlement.

14. CHANGES IN MATERIAL LITIGATION

There is no material litigation for the financial period under review, except the update of the following cases which recorded withdrawn from Penang High Court upon confirmed by the Solicitors during the financial quarter under review.

- a. On 2 November 2017, ITCB filed a Writ and Statement of Claim against Teh Eng Huat and Khoo Hun Sniah in the Penang High Court (Case No.PA-22NCVC-216-11/2017). ITCB's claim against the defendants is for breach of a Sale and Purchase Agreement dated 18 November 2013 between ITCB and the defendants. ITCB is seeking, among others, payment of RM5,052,088.80 against the 1st Defendant and RM1,263,022.20 against the 2nd Defendant. ITCB is also seeking interests and costs against the Defendants. There are a number of interlocutory applications filed by both parties currently pending in the Penang High Court which is at case management stage. The case was settled on 8 January 2018 hence cancelled without cost.
- b. On 27 November 2017, Zoomic Technology (M) Sdn. Bhd. ("ZTSB") filed an application to set-aside the Notice of Discontinuance dated 4 April 2017 and the Order dated 17 April 2017 in the Penang High Court Civil Suit No. PA-22NCVC-186-09/2016 between ZTSB against Teh Eng Huat ("TEH"). This suit which was previously discontinued concerns a claim by ZTSB against TEH for wrongful payment of RM3 million made from ZTSB to TEH in November 2014. The matter is currently under negotiation for settlement out of court. The case was withdrawn on 23 April 2018.

15. SIGNIFICANT EVENTS DURING THE CURRENT QUARTER

There is no significant event occurring during the current quarter under review that has a materially effect to the results and financial position of the Group.

16. EVENTS SUBSEQUENT TO THE QUARTER

Save as disclosed below. There are no other material events subsequent to the end of the reporting period which require disclosure.

The Company had announced a wholly owned subsidiary namely Zoomic Technology (M) Sdn Bhd ("the Vendor") had on 17 July 2019 entered into a Sales & Purchase Agreement ("SPA") with RHB Trustees Berhad (Co. No. 573019-U) as trustee for Axis Real Estate Investment Trust ("the Purchaser") to dispose of its Bayan Lepas Factory (details of the factory as per Item 2.3 below) for the total consideration sum of RM20,500,000.00 (Ringgit Malaysia: Twenty Million And Five Hundred Thousand Only) ("Proposed Disposal") subject to terms and conditions stipulated in the said SPA. The Company is in the midst of preparing the relevant documents for the Shareholders' approval on the Proposed Disposal.

Part B - Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements

1. REVIEW OF GROUP PERFORMANCE

a) Comparison with the corresponding quarter and financial period in the previous financial year

	Individua	l Quarter			_	
	30/06/19 RM'000 (3 months)	30/06/18 RM'000 (3 months)	Changes (Amount/%)	Cumulativ 30/06/19 RM'000 (18 months)	e Quarter 31/12/17 RM'000 (12 months)	Changes (Amount/%)
Revenue						
- Manufacturing	2,345	2,905	-560 / -19%	13,773	58,808	-45,035 / -77%
- Trading	80	73	7 / 10%	419	197	222 / 113%
- Investment Holding	411	218	193 / 89%	1,859	-	1,859 / 100%
- Others		-		_	<u> </u>	-
Total	2,836	3,196	-360 / -11%	16,051	59,005	-42,954 / -73%
Profit/(Loss) Before Tax						
- Manufacturing	4,953	(2,453)	7,406 / 302%	(2,155)	(8,309)	6,154 / 74%
- Trading	(97)	85	-182 / -214%	(22)	(2,156)	2,134 / 99%
- Investment Holding	2,186	199	1,987 / 998%	6,790	(5,648)	12,438 / 220%
- Others	347	662	-315 / -48%	(46)	(98)	52 / -53%
Total	7,389	(1,507)	8,896 / 590%	4,567	(16,211)	20,778 / -128%

This additional quarter is due to the change of financial year end for a period of twelve (12) months for financial year ended 31 December 2017 to a period of eighteen (18) months for financial period ending 30 June 2019.

For the sixth quarter ("6Q 2019") under review, the Group posted quarterly revenue of RM2.836 million and the total cumulative revenue of RM16.051 million. The revenue of 6Q 2019 derived from rental income and manufacturing segments.

For the 6Q 2019 and cumulative 18 months period, the Group recorded profit before tax of RM7.389 million for the quarter and total cumulative profit before tax of RM4.567 million respectively. The increased were due to gain from disposal of subsidiaries, namely Ire-Tex (Malaysia) Sdn Bhd and Zoomic Automation Sdn Bhd during the financial quarter under review.

b) Comparison with preceding quarter

	30/06/19	31/03/19	Varian	ce
	RM'000	RM'000	RM'000	%
Revenue				
- Manufacturing	2,345	149	2,196	1474%
- Trading	80	65	15	23%
- Investment Holding	411	411	-	
- Others		•	-	
Total	2,836	625	2,211	354%
Profit/(Loss) Before Tax				
- Manufacturing	4,953	497	4,456	897%
- Trading	(97)	-	(97)	-100%
- Investment Holding	2,186	167	2,019	1209%
- Others	347	(791)	1,138	-144%
Total	7,389	(127)	7,516	5918%

The Group's revenue for the current quarter has increased from RM0.625 million to RM2.836 million, the increased was due to sales of paperboard to local customers.

The Group is achieved a profit before tax of RM7.389 million as compared to loss before tax of RM127,000 in the preceding quarter. It was due to gain from disposal of subsidiaries of the Companies.

2. PROSPECT FOR THE FINANCIAL YEAR

The Group is currently undergoing a group restructuring due to the recent change of new management and board members.

At the beginning of 2019, the Group has streamlined its operation and manpower which this will result in long term savings.

At the moment, the Group is also looking for any potential business to collaborate or joint venture and will make the necessary announcement upon mature.

Meanwhile, the subsidiaries - Jumbo Universe Sdn Bhd and Cal-Test Laboratory Sdn Bhd, remain in operation. The business plan and projection are already in the pipeline to move forward and improve in business.

3. PROFIT FORECAST OR PROFIT GUANRANTEE

This is not applicable to the Group as the group did not publish any profit forecast and no profit guarantee issued.

4. TAXATION

	Current Quarter RM'000	Current Year To- date RM'000
Taxation based on results for the quarter/period:		
Current tax provision	161	(272)
Deferred tax provision	79	1.069
	240	797

5. LOANS AND BORROWINGS

The Group loans and borrowings, all of which are denominated in RM, as at the end of the reporting period are as follows:

	Short Term RM'000	Long Term RM'000	Total RM'000	Average effective interest rate
Secured				
Term Loan	456	1,279	1,735	6.40%
Hire purchase	371	154	525	7.25%
Total	827	1,433	2,260	

6. STATUS OF CORPORATE PROPOSAL

Save from disclose in Note A16 on the Proposed Disposal, there was no other corporate proposal announced or not completed as at the date of this Report.

7. PURCHASE OR DISPOSAL OF QUOTED SECURITIES

There were no purchases or disposal of quoted securities by the Group in the current period under review.

8. DIVIDEND PAYABLE

No dividend has been proposed for the current quarter and financial period under review.

9. CAPITAL COMMITMENTS

There were no capital commitments as at the end of the current reporting period.

10. GAIN/(LOSS) PER SHARE

(a) Basic

_,	Individual Quarter		Cumulative Quarter	
	30/6/19	30/6/18	30/6/19	31/12/17
	(3 months)	(3 months)	(18 months)	(12 months)
Loss attributable to owners of the parent (RM'000)	11,862	(988)	10,030	(16,126)
Weighted average number of ordinary shares in issue	194 974	141,389	184,867	138,142
(000)	184,876	141,309	104,007	130,142
Gain/(Loss) per share (sen)	6.42	(0.70)	5,43	(11.67)

(a) Diluted

The Group has no dilution in loss per ordinary share as the potential ordinary shares are anti-dilutive.