



EWEIN BERHAD
(Company No. 742890-W)
(Incorporated in Malaysia)
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 SEPTEMBER 2017
(The figures have not been audited)

	As at 30-Sept-2017 (Unaudited) RM'000	As at 31-Dec-2016 (Audited) RM'000
ASSETS		
Property, plant and equipment	14,450	14,855
Investment properties	82,100	82,100
Investment in an associate	132	114
Deferred tax assets	2,232	3,131
Total non-current assets	<u>98,914</u>	<u>100,200</u>
Inventories	5,573	6,141
Property development costs	166,821	159,839
Current tax assets	348	142
Trade and other receivables	75,228	81,758
Fixed deposit with licensed banks	56,548	14,312
Cash and cash equivalents	27,761	21,761
Total current assets	<u>332,279</u>	<u>283,953</u>
TOTAL ASSETS	<u>431,193</u>	<u>384,153</u>
EQUITY AND LIABILITIES		
Share capital	152,352	101,533
Reserves	47,683	39,846
Total equity attributable to shareholders of the Company	<u>200,035</u>	<u>141,379</u>
Non-controlling interests	13,724	9,350
Total equity	<u>213,759</u>	<u>150,729</u>
Long term borrowings	78,277	92,077
Other payables	32,903	47,078
Deferred tax liabilities	37	1,664
Total non-current liabilities	<u>111,217</u>	<u>140,819</u>
Loans and borrowings	54,388	53,092
Trade and other payables	49,475	38,605
Current tax liabilities	2,354	908
Total current liabilities	<u>106,217</u>	<u>92,605</u>
TOTAL LIABILITIES	<u>217,434</u>	<u>233,424</u>
TOTAL EQUITY AND LIABILITIES	<u>431,193</u>	<u>384,153</u>
Net Assets per ordinary share (RM)	<u>0.66</u>	<u>0.63</u>

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2016 and the accompanying explanatory notes attached to the interim financial statements.



EWEIN BERHAD
(Company No. 742890-W)
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD ENDED 30 SEPTEMBER 2017
(The figures have not been audited)

	INDIVIDUAL QUARTER			CUMULATIVE QUARTER		
	3 months ended			9 months ended		
	2017	2016	Changes	2017	2016	Changes
RM'000	RM'000	(%)		RM'000	RM'000	
Revenue	29,110	26,690	9.07	76,337	76,370	(0.04)
Cost of goods sold	(19,863)	(20,416)	(2.71)	(50,692)	(47,576)	6.55
Gross profit	9,247	6,274		25,645	28,794	
Other operating income	3,213	2,011	59.77	5,282	3,973	32.95
Distribution and administrative expenses	(3,807)	(5,098)	(25.32)	(9,903)	(12,336)	(19.72)
Finance costs	(200)	(811)	(75.34)	(731)	(2,136)	(65.78)
Share of result of associate	-	-	nm	18	-	nm
Profit before taxation	8,453	2,376	255.77	20,311	18,295	11.02
Tax expense	(2,042)	511	(499.61)	(5,302)	(3,617)	46.59
Profit for the period	6,411	2,887	122.06	15,009	14,678	2.26
Other Comprehensive Income, net of tax	-	-		-	-	
Total Comprehensive Income for the period	6,411	2,887	122.06	15,009	14,678	2.26
Profit attributable to:						
Owners of the Company	4,987	2,787		10,635	10,710	
Non-controlling interests	1,424	100		4,374	3,968	
	6,411	2,887		15,009	14,678	
Total comprehensive income attributable to:						
Owners of the Company	4,987	2,787		10,635	10,710	
Non-controlling interests	1,424	100		4,374	3,968	
	6,411	2,887		15,009	14,678	
Basic earnings per share (sen)	1.84	1.26		3.91	4.84	
Diluted earnings per share (sen)	1.84	1.22		3.91	4.61	

*nm= not meaningful

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2016 and the accompanying notes attached to the interim financial statements.



EWEIN BERHAD
 (Company No. 742890-W)
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CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 30 SEPT 2017
 (The figures have not been audited)

	Share capital RM'000	Share premium RM'000	Non- Distributable Reverse acquisition reserve RM'000	Non- Distributable Warrant reserve RM'000	Non- Distributable Revaluation reserve RM'000	Distributable Retained earnings RM'000	Total RM'000	Non-Controlling Interest RM'000	Total equity RM'000
At 1 January 2017	101,533	1,290	(31,482)	21,919	3,800	44,319	141,379	9,350	150,729
Transition to no-par value regime	1,290	(1,290)	-	-	-	-	-	-	-
Total comprehensive income for the period	-	-	-	-	-	10,635	10,635	4,374	15,009
Issue of ordinary shares	7,550	-	-	-	-	-	7,550	-	7,550
Exercise of warrants	41,979	-	-	-	-	-	41,979	-	41,979
Dividend	-	-	-	-	-	(1,508)	(1,508)	-	(1,508)
At 30 Sept 2017	<u>152,352</u>	<u>-</u>	<u>(31,482)</u>	<u>21,919</u>	<u>3,800</u>	<u>53,446</u>	<u>200,035</u>	<u>13,724</u>	<u>213,759</u>
At 1 January 2016	95,999	72	(31,482)	21,919	3,800	33,914	124,222	5,754	129,976
Total comprehensive income for the period	-	-	-	-	-	10,710	10,710	3,968	14,678
Exercise of warrants	5,494	1,137	-	-	-	-	6,631	-	6,631
Dividend	-	-	-	-	-	(1,110)	(1,110)	-	(1,110)
At 30 Sept 2016	<u>101,493</u>	<u>1,209</u>	<u>(31,482)</u>	<u>21,919</u>	<u>3,800</u>	<u>43,514</u>	<u>140,453</u>	<u>9,722</u>	<u>150,175</u>

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2016 and the accompanying notes attached to the interim financial statements.



EWEIN BERHAD
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CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 30 SEPT 2017
(The figures have not been audited)

	9 Months ended 30 Sept	
	2017	2016
	RM'000	RM'000
CASH FLOW FROM OPERATING ACTIVITIES		
Profit before taxation	20,311	18,295
Adjustments for:		
Non-cash items	(1,460)	1,506
Non-operating items	247	(716)
Operating profit before working capital changes	19,098	19,085
Changes in working capital		
Net changes in current assets	(55,415)	(4,714)
Net changes in liabilities	54,742	(11,720)
Taxes paid	(4,790)	(4,468)
Net cash used in operating activities	13,635	(1,817)
CASH FLOW FROM INVESTING ACTIVITIES		
- Dividend Income	12	13
- Interest income	455	408
- Proceeds from disposal of plant and equipment	-	341
- Placement of short term deposits with licensed banks	-	(480)
- Purchase of property, plant and equipment	(809)	(702)
Net cash used in investing activities	(342)	(420)
CASH FLOW FROM FINANCING ACTIVITIES		
- Interest paid	(731)	(2,136)
- Repayment of finance lease obligations	(85)	-
- (Repayment)/Drawdown of term loans	(11,285)	-
- Payment of dividend	(1,508)	(1,110)
- Proceeds from exercise of warrant	41,979	-
- Issuance of shares	7,550	6,702
Net cash from financing activities	35,920	3,456
Net change in cash and cash equivalents	49,213	1,219
Cash and cash equivalents at beginning	(12,353)	(12,268)
Cash and cash equivalents at end	36,860	(11,049)
<u>Cash and cash equivalents</u>		
Cash and cash equivalents included in the condensed consolidated cash flow statement comprise the following:		
Cash and bank balances	27,761	18,942
Bank overdrafts	(47,449)	(46,485)
Fixed deposits with licensed banks	56,548	16,494
	36,860	(11,049)

The condensed consolidated cash flow statement should be read in conjunction with the audited financial statements for the year ended 31 December 2016 and the accompanying notes attached to the interim financial statements.



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Notes to the Unaudited Interim Financial Report

1. Basis of preparation

The condensed consolidated interim financial information is unaudited and have been prepared in accordance with the applicable disclosure provisions of paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad and MFRS 134, Interim Financial Reporting issued by the Malaysian Accounting Standards Board (“MASB”) and IAS 34, Interim Financial Reporting issued by the International Accounting Standards Board.

This interim financial report contains condensed consolidated financial statements and selected explanatory notes. The notes include an explanation of events and transactions that are significant to the understanding of the changes in financial position and performance of the Company and its subsidiaries (“the Group”) subsequent to 31 December 2016.

2. Significant accounting policies

The significant accounting policies applied in the unaudited condensed interim financial statements are consistent with those adopted in the most recent annual audited financial statements for the financial year ended 31 December 2016 except for the adoption of the new and revised Malaysian Financial Reporting Standards (“MFRS”) with effect from 1 January 2017.

The Group plans to apply the following accounting standards, amendments and interpretations:

MFRSs, Interpretations and amendments effective for annual periods beginning on or after 1 January 2018

MFRS 9	Financial Instruments (2014)
Amendments to MFRS 1	First-time Adoption of Malaysian Financial Reporting Standards (Annual Improvements to MFRS Standards 2014-2016 Cycle)
Amendments to MFRS 2	Classification and Measurement of Share-based Payment Transactions
Amendments to MFRS 4	Insurance Contracts- Applying MFRS 9 Financial Instruments with MFRS 4 Insurance Contracts
Amendments to MFRS 128	Investment in Associates and Joint Ventures (Annual Improvement to MFRS Standards 2014-2016 Cycle)
Amendments to MFRS 140	Transfer of Investment Property
IC Interpretation 22	Foreign Currency Transactions and Advance Consideration

MFRSs, Interpretations and amendments effective for annual periods beginning on or after 1 January 2019

MFRS 16	Leases
IC Interpretation 23	Uncertainty over Income Tax Treatments



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2. Significant accounting policies (Cont'd)

MFRSs, Interpretations and amendments effective for a date yet to be confirmed

Amendments to MFRS 10 MFRS 128	Consolidated Financial Statements Investments in Associates and Joint Ventures – Sale or Contribution of Assets between an Investor and its Associate or Joint Venture
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The adoption of the above standards and amendments are not expected to have any material financial impact to the Group upon their first adoption other than MFRS 16, Leases which the Group is currently assessing the financial impact.

3. Auditors' report on preceding annual financial statements

The auditors have expressed an unqualified opinion on the Company's statutory financial statements for the year ended 31 December 2016 in their report dated 28 April 2017.

4. Seasonality or cyclical factors

The business of Ewein Group is not significantly affected by any seasonality or cyclical factors.

5. 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 quarter and nine months ended 30 September 2017.

6. Changes in estimates

There were no changes in estimates that had a material effect in the current quarter and nine months ended 30 September 2017.

7. Debt and equity securities

During the financial period, there was issuance of 68,936,599 new ordinary shares during the nine months ended 30 September 2017. All shares arising from exercise of warrants were at an exercise price of RM0.61 per ordinary share.

On 18 April 2017, the Company issued 10,000,000 new ordinary shares via a private placement to eligible investor for a total cash consideration of RM7,550,000.

There were no other issuances, cancellations, repurchases, resale and repayments of debt and equity securities by the Company during the quarter and nine months ended 30 September 2017.



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8. Dividend paid

There was no dividend paid by the Company in the current quarter and period to date except for the single tier first and final dividend of half cent per share totaling RM1,507,926 in respect of the financial year ended 31 December 2016, paid on 18 August 2017.

9. Segment information

The following comprises the main business segments of the Group: -

	Individual Quarter		Cumulative Quarter	
	3 months ended		9 months ended	
	30 Sept	30 Sept	30 Sept	30 Sept
	2017	2016	2017	2016
	RM'000	RM'000	RM'000	RM'000
Segment Revenue				
Property development	11,149	12,454	33,835	42,733
Manufacturing	16,302	12,677	37,548	29,129
Investment holding, property management and letting	1,659	1,559	4,954	4,508
Total revenue	29,110	26,690	76,337	76,370
Segment Results				
Property development	4,738	445	13,554	13,646
Manufacturing	1,418	46	2,151	327
Investment holding, property management and letting	2,362	2,578	4,882	6,050
Results excluding inter segment sales	8,518	3,069	20,587	20,023
Interest expense	(200)	(811)	(731)	(2,136)
Interest income	135	118	455	408
Profit before taxation	8,453	2,376	20,311	18,295
Taxation	(2,042)	511	(5,302)	(3,617)
Profit for the period	6,411	2,887	15,009	14,678



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Notes to the Unaudited Interim Financial Report

10. Group's financial performance review and segmental analysis

10.1 Overall review of group's financial performance

Statement of financial position:

Overall, the Group continues to maintain a healthy current ratio that measures the Group's ability to pay off its short-term liabilities with its current assets. The current ratio of the Group at 30 September 2017 and 31 December 2016 were 3.13 times and 3.07 times respectively.

Comparison with previous year's corresponding quarter

The Group recorded revenue of RM29.11 million in Q3'2017 as compared to RM26.69 million in Q3'2016. The Group reported a pre-tax profit of RM8.45 million in Q3'2017 against pre-tax profit of RM2.38 million in Q3'2016 mainly due to property development segment has contributed better profit margin to the Group.

Comparison with previous year's corresponding year to date

The Group recorded revenue of RM76.34 million in the nine months ended 30 September 2017 as compared to RM76.37 million in the nine months ended 30 September 2016. The Group reported a pre-tax profit of RM20.31 million in the nine months ended 30 September 2017 against pre-tax profit of RM18.30 million in the nine months ended 30 September 2016.

10.2 Segmental analysis

Comparison with previous year's corresponding quarter

(i) Property development

The revenue recorded in Q3'2017 was RM11.15 million as compared to RM12.45 million in Q3'2016. The pre-tax profit of RM4.74 million achieved in Q3'2017 was higher than RM0.45 million in Q3'2016. Property development segment remained the highest profit contribution of the Group which is the Group focus area.

(ii) Manufacturing

The revenue recorded in Q3'2017 was RM16.30 million as compared to RM12.68 million in Q3'2016. The pre-tax profit of RM1.41 million achieved in Q3'2017 was higher than RM0.05 million in Q3'2016. The increase in the pre-tax profit was mainly due to higher market demand for higher value-added products in Q3'2017.



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Notes to the Unaudited Interim Financial Report

10. Group's financial performance review and segmental analysis

10.2 Segmental analysis

(iii) Investment holding, property management and letting

The revenue recorded in Q3'2017 was RM1.66 million as compared to RM1.56 million in Q3'2016. The rental income from Menara IJM Land secures recurring and stable income annually. Revenue contributions from this segment is expected to increase in the coming year.

The pre-tax profit of RM2.36 million achieved in Q3'2017 was slightly lower than RM2.58 million in Q3'2016.

Comparison with previous year's corresponding year to date

(i) Property development

The revenue recorded in the nine months ended 30 September 2017 was RM33.84 million as compared to RM42.73 million in the nine months ended 30 September 2016. The pre-tax profit of RM13.55 million achieved in the nine months ended 30 September 2017 was slightly lower than RM13.65 million in the nine months ended 30 September 2016.

(ii) Manufacturing

The revenue recorded in the nine months ended 30 September 2017 was RM37.55 million as compared to RM29.13 million in the nine months ended 30 September 2016. The pre-tax profit of RM2.15 million achieved in the nine months ended 30 September 2017 was higher than RM0.33 million in the nine months ended 30 September 2016. The increase in the pre-tax profit was mainly due to higher sales demand from market for higher value-added products.

(iii) Investment holding, property management and letting

The revenue recorded in the nine months ended 30 September 2017 was RM4.95 million as compared to RM4.51 million in the nine months ended 30 September 2016. The rental income from Menara IJM Land secures recurring and stable income annually. The pre-tax profit of RM4.88 million achieved in the nine months ended 30 September 2017 was lower than RM6.05 million in the nine months ended 30 September 2016 mainly due to the lower foreign currency exchange gains for the period under review as compared to the higher foreign currency exchange gains for the previous year's corresponding quarter.



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Notes to the Unaudited Interim Financial Report

11. Variation of results against preceding quarter

	3 Months Ended 30 Sept 2017 RM'000	3 Months Ended 30 June 2017 RM'000	Changes %
Revenue	29,110	24,469	18.97
Profit before interest and taxation	8,518	6,394	33.22
Profit before taxation	8,453	6,082	38.98
Profit after taxation	6,411	4,440	44.39

The Group recorded revenue of RM29.11 million in Q3'2017 as compared to RM24.47 million in Q2'2017. The Group reported a pre-tax profit of RM8.45 million in Q3'2017 against pre-tax profit of RM6.08 million in Q2'2017. The increases of revenue was contributed from higher sales demand from manufacturing segment. In addition, the increase in pre-tax profit was contributed from all business segments.

12. Valuation of property, plant and equipment

Property, plant and equipment are stated at cost less accumulated depreciation and any accumulated impairment losses.

The valuation of land and buildings has been brought forward without amendment from the previous audited financial statements.

13. Other investment

There is no other investment involved by the Company except for investment in an associate company.

14. Events subsequent to the balance sheet date

There was no material event subsequent to the end of the current quarter except as below:

- i) On 22 August 2017, the Company acquired 89% equity interest comprising 89 ordinary shares in Ewein Ecommerce Sdn. Bhd. ("EESB") for a total cash consideration of RM89.00. Upon the completion of the Proposed Acquisition, EESB will become a subsidiary of the Company. The Proposed Acquisition has not been completed as at date of this report.



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14. Events subsequent to the balance sheet date

- ii) On 22 August 2017, Ewein Zenith II Sdn. Bhd. (EZ II), a 60% owned subsidiary of the Company, and Consortium Zenith Construction Sdn. Bhd. (formerly known as Consortium Zenith BUCG Sdn. Bhd.) have entered into a Termination Agreement to mutually terminate, revoke and rescind the Sales & Purchase Agreement (“SPA”) entered by EZ II on 28 December 2015 and discharge each other from the rights, liabilities and obligation contained in the SPA subject to the terms and conditions in the Termination Agreement. The parties have mutually agreed to terminate the SPA because the land alienated is approximately 2 acres only which is a substantial reduction in the size of the subject land referred to in the SPA. The transaction has been completed on 21 November 2017.
- iii) On 4 October 2017, the Company acquired 100% equity interest comprising 2 ordinary shares in City of Dreams Penang Sdn. Bhd. (“CODPSB”) for a total cash consideration of RM2.00. Upon the completion of the Proposed Acquisition, CODPSB will become a wholly-owned subsidiary of the Company. The transaction has been completed on 17 November 2017.

15. Changes in Group’s composition

There were no changes in the composition of the Group during the financial period ended 30 September 2017 except as disclosed in Note 14 (i) and (iii) of this report.

16. Changes in contingent liabilities and assets

There were no material contingent liabilities or contingent assets to be disclosed as at the date of this report.

17. Commitments

There were no material capital commitments or contingent assets as at 30 September 2017 to be disclosed as at the date of this report.

18. Prospects for 2017

The Group Prospects for the year 2017 as explained in the respective operating segments as follows:

(i) Property development

For the property development segment, the Board opines that the market condition is improving and therefore is cautiously optimistic of the performance of this segment for the remaining financial year.



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(ii) Manufacturing

The prospect of the manufacturing segment remains positive due to the improving demand trend of the Electronics and Electrical industry.

(iii) Investment holding, property management and letting

The prospect of this segment remains positive due to the improving take up rate of Menara IJM Land.

19. Variance between actual profit and forecast profit

This is not applicable as no profit forecast has been published.

20. Status of corporate proposals

There were no corporate proposals outstanding at the date of this report.



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Notes to the Unaudited Interim Financial Report

21. Borrowings

	As at 30 September 2017			As at 31 December 2016				
	Weighted Average Interest Rate	Secured		Total RM '000	Weighted Average Interest Rate	Secured		Total RM '000
		RM '000	RM '000			RM '000	RM '000	
		USD denomination	RM denomination			USD denomination	RM denomination	
Current:								
Bank overdraft	6.90-8.35	-	47,449	47,449	6.90-8.35	-	46,485	46,485
Term loans	1.83-5.24	2,497	4,341	6,838	1.83-5.24	4,277	2,209	6,486
Finance lease obligations	2.62-4.75	-	101	101	2.62-4.75	-	121	121
		2,497	51,891	54,388		4,277	48,815	53,092
Non-current:								
Term loans	1.83-5.24	35,009	43,061	78,070	1.83-5.24	37,750	54,054	91,804
Finance lease obligations	2.62-4.75	-	207	207	2.62-4.75	-	273	273
		35,009	43,268	78,277		37,750	54,327	92,077
Total		37,506	107,419	144,925		42,027	103,142	145,169



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Notes to the Unaudited Interim Financial Report

22. Material litigation

Ewein Group is not engaged in any material litigation for the current quarter and nine months ended 30 September 2017.

23. Earnings per share

The calculation of basic earnings per share is based on the net profit attributable to ordinary shareholders divided by the weighted average number of ordinary shares.

	Individual Quarter		Cumulative Quarter	
	3 Months Ended		9 Months Ended	
	30 Sept	30 Sept	30 Sept	30 Sept
	2017	2016	2017	2016
Profit attributable to owners of the Company (RM'000)	4,987	2,787	10,635	10,710
Weighted average number of ordinary shares in issue after taking into account the effect of Rights and Bonus shares ('000)	264,699	221,440	264,699	221,440
Weighted average number of ordinary shares in issue after taking into account the effect of Private Placement ('000)	7,068	-	7,068	-
Total weighted average number of ordinary shares	<u>271,767</u>	<u>221,440</u>	<u>271,767</u>	<u>221,440</u>
Basic earnings per share (sen)	1.84	1.26	3.91	4.84
Diluted earnings per share (sen)	<u>1.84</u>	<u>1.22</u>	<u>3.91</u>	<u>4.61</u>

The diluted earnings per share for the period ended 30 September 2017 is the same as the basic earnings per share as the effect of anti-dilutive potential shares is ignored in calculating diluted earnings per ordinary share in accordance with MFRS 133, *Earnings per Share*.

24. Profit before taxation

	Current		Cumulative	
	Quarter Ended		Quarter Ended	
	30 Sept	30 Sept	30 Sept	30 Sept
	2017	2016	2017	2016
Profit before tax is arrived at after charging/(crediting):				
Interest income	(135)	(118)	(455)	(408)
Interest expense	200	811	731	2,136
Depreciation	314	459	1,213	1,506



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25. Realised and unrealised retained earnings

	As at 30 Sept 2017 RM'000	As at 31 December 2016 RM'000
Total retained profits of Ewein Berhad and its subsidiaries:		
– Realised	43,609	33,528
– Unrealised	23,804	19,218
	<hr/> 67,413	<hr/> 52,746
Total share of retained earnings of associates		
– Realised	18	14
Less: Consolidated adjustments	(13,985)	(8,441)
	<hr/> <hr/> 53,446	<hr/> <hr/> 44,319

26. Authorisation for issue

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

By Order of the Board

Chee Wai Hong (BC/C/1470)
Secretary

Date: 27 November 2017