

(Company No. 742890-W)

(Incorporated in Malaysia)

### CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT 30 September 2018

(The figures have not been audited)

	As at 30-Sept-2018 (Unaudited) RM'000	As at 31-Dec-2017 (Audited) RM'000
ASSETS	14.1	14172 000
Property, plant and equipment	15,214	15,004
Investment properties	82,100	82,100
Investment in an associate	234	183
Deferred tax assets	4	4
Total non-current assets	97,552	97,291
Inventories	4,243	4,933
Property development costs	136,246	159,230
Current tax assets	195	65
Trade and other receivables	150,766	58,284
Fixed deposit with licensed banks	13,147	35,192
Cash and cash equivalents	9,899	42,512
Total current assets	314,496	300,216
TOTAL ASSETS	412,048	397,507
EQUITY AND LIABILITIES		
Share capital	152,423	152,423
Reserves	84,766	46,123
Total equity attributable to shareholders of the Company	237,189	198,546
Non-controlling interests	15,294	13,060
Total equity	252,483	211,606
Long term borrowings	38,732	46,748
Other payables	23,167	33,942
Deferred tax liabilities	1,689	1,519
Total non-current liabilities	63,588	82,209
Loans and borrowings	66,783	63,779
Trade and other payables	19,380	37,818
Current tax liabilities	9,814	2,095
Total current liabilities	95,977	103,692
TOTAL LIABILITIES	159,565	185,901
TOTAL EQUITY AND LIABILITIES	412,048	397,507
Net Assets per ordinary share (RM)	0.79	0.66

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2017 and the accompanying explanatory notes attached to the interim financial statements.

### ewein

### EWEIN BERHAD

(Company No. 742890-W)

(Incorporated in Malaysia)

### CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE PERIOD ENDED 30 SEPTEMBER 2018

(The figures have not been audited)

	INDIVIDUAL 3 months 30 Se	ended		CUMULATIVE 9 months 30 Se	ended	
	2018 RM'000	2017 RM'000	Changes (%)	2018 RM'000	2017 RM'000	Changes (%)
Revenue	60,559	29,110	108.04	160,060	76,337	109,68
Cost of goods sold	(34,704)	(19,863)	74.72	(85,915)	(50,692)	69.48
Gross profit	25,855	9,247	3	74,145	25,645	
Other operating income	1,093	3,213	(65.98)	3,087	5,282	(41,56)
Distribution and administrative expenses	(9,835)	(3,807)	158_34	(22,117)	(9,903)	123,34
Finance costs	(248)	(200)	24.00	(725)	(731)	(0.82)
Share of result of associate	34	() <del>\$</del> 3	nm	51	18	183,33
Profit before taxation	16,899	8,453	99.92	54,441	20,311	168.04
Tax expense	(3,746)	(2,042)	83.45	(12,056)	(5,302)	127,39
Profit for the period	13,153	6,411	105.16	42,385	15,009	182.40
Other Comprehensive Income, net of tax		599				
Total Comprehensive Income for the period	13,153	6,411	105.16	42,385	15,009	182,40
Profit attributable to:						
Owners of the Company	12,277	4,987		35,963	10,635	
Non-controlling interests	876	1,424		6,422	4,374	
	13,153	6,411	3	42,385	15,009	
			8			
Total comprehensive income attributable to:						1
Owners of the Company	12,277	4,987		35,963	10,635	
Non-controlling interests	876	1,424		6,422	4,374	
	13,153	6,411	3	42,385	15,009	
Basic earnings per share (sen)	4.07	1.84	a	11.92	3,91	

<sup>\*</sup>nm= not meaningful

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the year ended

December 2017 and the accompanying notes attached to the interim financial statements.



(Company No. 742890-W)

(Company No. 742050-W)
(Incorporated in Malaysia)

# CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

FOR THE PERIOD ENDED 30 SEPTEMBER 2018 (The figures have not been audited)

			Non- Distributable	Non- Distributable	Non- Distributable	Distributable			
	Share capital RM'000	Share premium RM'000	Keverse acquisition reserve RM'000	Warrant reserve RM'000	Revaluation reserve RM'000	Retained earnings RM'000	Total RM'000	Non-Controlling Interests RM'000	Total equity RM'000
At 1 January 2018	152,423	(0)	(31,482)	244	3,800	73,805	198,546	13,060	211,606
Total comprehensive income for the period	OE.	(6)	(4)	.430	l Mari	35,963	35,963	6,422	42,385
Changes in equity interest in a subsidiary	D.S.	٠	(4))	1/5/4	<u>W</u>	4,188	4,188	(4,188)	(34))
Dividend	)( <b>0</b> )	٠	٠	((*)	90	(1,508)	(1,508)	a <u>te</u> n	(1,508)
At 30 September 2018	152,423	E.	(31,482)		3,800	112,448	237,189	15,294	252,483
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)	<u>(i)</u>	į.	(i)	ä	9	25	76
Total comprehensive income for the period	90	()	ĵ.	15	9	10,635	10,635	4,374	15,009
Issue of ordinary shares	7,550	))	<u></u>	25	9	¥	7,550	35	7,550
Exercise of warrants	41,979	)¥		25	9	ä	41,979	25	41,979
Dividend	90	9	9	9.	ă	(1,508)	(1,508)	2.	(1,508)
At 30 September 2017	152,352	(X)	(31,482)	21,919	3,800	53,446	200,035	13,724	213,759

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2017 and the accompanying notes attached to the interim financial statements.

### ewein

### EWEIN BERHAD

(Company No. 742890-W)

(Incorporated in Malaysia)

### CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 30 SEPTEMBER 2018

(The figures have not been audited)

	9 months ended 3	•
	2018 RM'000	2017 RM'000
CASH FLOW FROM OPERATING ACTIVITIES	KM 000	KM 000
Profit before taxation	54,441	20,311
Adjustments for:		
Non-cash items	2,149	(1,460
Non-operating items	(1,078)	247
Operating profit before working capital changes	55,512	19,098
Changes in working capital		
Net changes in current assets	(68,808)	(55,415
Net changes in liabilities	(28,934)	54,742
Taxes paid	(4,298)	(4,790
Net cash used in operating activities	(46,528)	13,635
CASH FLOW FROM INVESTING ACTIVITIES		
- Dividend Income	*	12
- Interest income	1,803	455
- Withdrawal/(Placement) of short term deposits with licensed banks	35,193	-
- Purchase of property, plant and equipment	(1,542)	(809)
Net cash generated from/(used in) investing activities	35,454	(342
CASH FLOW FROM FINANCING ACTIVITIES		
- Interest paid	(725)	(731
- Repayment of finance lease obligations	(9)	(85
- Repayment of term loans	(8,885)	(11,285
- Payment for acqusition non-controlling interest	(279)	(€)
- Proceeds from issuance of shares	720	7,550
- Payment of dividend	(1,508)	(1,508
- Proceeds from exercise of warrant	(11.000)	41,979
Net cash (used in)/generated from financing activities	(11,397)	35,920
	(22,471)	49,213
Net change in cash and cash equivalents		
Net change in cash and cash equivalents  Cash and cash equivalents at beginning of the period	(2,136)	(12,353
Cash and cash equivalents at beginning of the period	(2,136)	(12,353
Cash and cash equivalents at beginning of the period  Cash and cash equivalents at end of the period		
Cash and cash equivalents at beginning of the period  Cash and cash equivalents at end of the period  Cash and cash equivalents	(24,607)	36,860
Cash and cash equivalents at beginning of the period  Cash and cash equivalents at end of the period  Cash and cash equivalents	(24,607)	36,860 ollowing:
Cash and cash equivalents at beginning of the period  Cash and cash equivalents at end of the period  Cash and cash equivalents  Cash and cash equivalents included in the condensed consolidated statement of	(24,607)	•
Cash and cash equivalents at beginning of the period  Cash and cash equivalents at end of the period  Cash and cash equivalents  Cash and cash equivalents included in the condensed consolidated statement of  Cash and bank balances	(24,607)  cash flows comprise the fo	36,860 ollowing: 27,761



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

### 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 2017.

### 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 2017 except for the adoption of the new and revised Malaysian Financial Reporting Standards ("MFRS") with effect from 1 January 2018.

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 2019

MFRS 16	Leases
IC Interpretation 23	Uncertainty over Income Tax Treatments
Amendments to MFRS 3	Business Combinations (Annual Improvements to MFRS
	Standards 2015-2017 Cycle)
Amendments to MFRS 9	Financial Instruments - Prepayment Features with
	Negative Compensation
Amendments to MFRS 11	Joint Arrangements
	(Annual Improvements to MFRS Standards 2015-2017 Cycle)
Amendments to MFRS 112	Income Taxes
	(Annual Improvements to MFRS Standards 2015-2017 Cycle)
Amendments to MFRS 123	Borrowing Costs (Annual Improvements to MFRS
	Standards 2015-2017 Cycle)
Amendments to MFRS 128	Investments in Associates and Joint Ventures - Long-
	term Interests in Associates and Joint Ventures



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### Notes to the Unaudited Interim Financial Report

### 2. Significant accounting policies (Cont'd)

MFRSs, Interpretations and amendments effective for annual periods beginning on or after 1 January 2021

MFRS 17

Insurance contracts

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

Amendments to MFRS 10

Consolidated Financial Statements

**MFRS 128** 

Investments in Associates and Joint Ventures – Sale or Contribution of Assets between an Investor and its

Associate or Joint Venture

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 2017 in their report dated 27 April 2018.

### 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 ended 30 September 2018.

### 6. Changes in estimates

There were no changes in estimates that had a material effect in the current quarter ended 30 September 2018.

### 7. Debt and equity securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities by the Company during the quarter ended 30 September 2018.



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### Notes to the Unaudited Interim Financial Report

### 8. Dividend paid

There was no dividend paid by the Company in the current quarter and period to date except for the single tier and final dividend for half cent per share totaling RM1,507,926.02 in respect for the financial year ended 31 December 2017, paid on 17 August 2018.

### 9. Segment information

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

	Individual 3 months		Cumulative ( 9 months 6	-
Segment Revenue	30 Sept 2018 RM'000	30 Sept 2017 RM'000	30 Sept 2018 RM'000	30 Sept 2017 RM'000
Property development	46,177	11,149	124,557	33,835
Manufacturing	12,410	16,302	30,129	37,548
Investment holding, property management and letting  Ecommerce	1,969 3	1,659	5,342 32	4,954
Total revenue	60,559	20.110		76 227
	60,339	29,110	160,060	76,337
Segment Results	15 5 40	4.500	50.000	
Property development	17,540	4,738	52,378	13,554
Manufacturing	433	1,418	698	2,151
Investment holding, property management and letting	(1,362)	2,362	857	4,882
Ecommerce	(225)	•	(570)	
Profit before interest and taxation	16,386	8,518	53,363	20,587
Interest expense	(248)	(200)	(725)	(731)
Interest income	761	135	1,803	455
Profit before taxation	16,899	8,453	54,441	20,311
Taxation	(3,746)	(2,042)	(12,056)	(5,302)
Profit for the period	13,153	6,411	42,385	15,009



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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 2018 and 31 December 2017 were 3.28 times and 2.90 times respectively.

### Comparison with previous year's corresponding quarter

The Group recorded a revenue of RM60.56 million in Q3'2018 as compared to RM29.11 million in Q3'2017 which was mainly contributed from property development segment for higher percentage of completion and properties units sold. The Group reported a higher profit before tax of RM16.90 million in Q3'2018 against profit before tax of RM8.45 million in Q3'2017.

### Comparison with previous year's corresponding cumulative period to date

The Group recorded a revenue of RM160.06 million in nine months' period ended 30 September 2018 as compared to RM76.34 million in nine months' period ended 30 September 2017. The Group reported a profit before tax of RM54.44 million in nine months' period ended 30 September 2018 against profit before tax of RM20.31 million in nine months' period ended 30 September 2017 which was also contributed from property development segment in which higher percentage of completion and properties units sold.

### 10.2 Segmental analysis

### Comparison with previous year's corresponding quarter

### (i) Property development

The revenue recorded in Q3'2018 was RM46.18 million as compared to RM11.15 million in Q3'2017. The Group recorded a profit before interest and tax of RM17.54 million in Q3'2018 compared to RM4.74 million achieved in Q3'2017. The increase in revenue and profit was mainly due to the higher sales of properties and faster construction progress compared to last year.



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### Notes to the Unaudited Interim Financial Report

- 10. Group's financial performance review and segmental analysis (continued)
- 10.2 Segmental analysis (continued)

Comparison with previous year's corresponding quarter (continued)

(ii) Manufacturing

The revenue recorded in Q3'2018 was RM12.41 million as compared to RM16.30 million in Q3'2017. The profit before interest and tax in Q3'2018 was RM0.43 million compared to RM1.42 million in Q3'2017. The decrease in the revenue and profit before interest and tax was mainly due to lower market demand on higher value-added products in Q3'2018.

(iii) Investment holding, property management and letting

The revenue recorded in Q3'2018 was RM2.00 million as compared to RM1.66 million in Q3'2017. The rental income from Menara IJM Land secures a recurring income annually.

The loss before interest and tax in Q3'2018 was RM1.36 million as compare to profit before interest and tax in Q3'2017 of RM2.36million which was due to higher interest cost and strengthening of US Dollar.

(iv) Ecommerce

The revenue recorded in Q3'2018 was RM0.003 million and the loss before interest and tax in Q3'2018 was RM0.225 million which was mainly due to preliminary development expenses incurred throughout the period.

### Comparison with previous year's corresponding cumulative period to date

(i) Property development

The revenue recorded in nine months' period ended 30 September 2018 was RM124.56 million as compared to RM33.84 million in nine months' period ended 30 September 2017. The Group recorded a profit before interest and tax of RM52.38 million in nine months' period ended 30 September 2018 compared to RM13.55 million achieved in nine months' period ended 30 September 2017. The increase in revenue and profit was mainly due to the higher sales of properties and faster construction progress compared to last year.



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### Notes to the Unaudited Interim Financial Report

### 10. Group's financial performance review and segmental analysis (continued)

### 10.2 Segmental analysis (continued)

### Comparison with previous year's corresponding cumulative period to date (continued)

### (ii) Manufacturing

The revenue recorded in nine months' period ended 30 September 2018 was RM30.13 million as compared to RM37.55 million in nine months' period ended 30 September 2017. The profit before interest and tax of RM0.70 million achieved in nine months' period ended 30 September 2018 was lower than RM2.15 million achieved in nine months' period ended 30 September 2017. The decrease in the revenue and profit before interest and tax was mainly due to lower market demand on higher value-added products in year 2018.

### (iii) Investment holding, property management and letting

The revenue recorded in nine months' period ended 30 September 2018 was RM5.34 million as compared to RM4.96 million in nine months' period ended 30 September 2017. The rental income from Menara IJM Land secures a recurring income annually.

The profit before interest and tax of RM0.86 million achieved in nine months' period ended 30 September 2018 was lower than RM4.88 million achieved in nine months' period ended 30 September 2017. The decrease in the profit before interest and tax was due to higher interest cost and strengthening of US Dollar.

### (iv) Ecommerce

The revenue recorded in nine months' period ended 30 September 2018 was RM0.03 million and the loss before interest and tax for the nine months' period ended 30 September 2018 was RM0.58 million which was mainly due to preliminary development expenses incurred throughout the period.

### 11. Variation of results against preceding quarter

	3 Months Ended 30 Sept 2018 RM'000	3 Months Ended 30 June 2018 RM'000	Changes %
Revenue	60,559	43,046	40.68
Profit before interest and			
taxation	16,386	16,271	0.71
Profit before taxation	16,899	16,752	0.88
Profit after taxation	13,153	13,069	0.64



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

### Notes to the Unaudited Interim Financial Report

The Group recorded a revenue of RM60.56 million in Q3'2018 as compared to RM43.05 million in Q2'2018. The Group reported a profit before tax of RM16.90 million in Q3'2018 against pre-tax profit of RM16.75 million in Q2'2018. The increase in revenue and profit was mainly due to the higher sales of properties and faster construction progress compared to last quarter.

### 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 made 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.

### 15. Changes in Group's composition

- (i) On 24 July 2018, the Company incorporated a 51% owned subsidiary, E Parking Solution Sdn Bhd in Malaysia ("EPSSB"). EPSSB has an issued and paid up capital of RM100 comprising of 100 ordinary shares. The principal activities of EPSSB are operation of parking facilities of motor vehicles (parking lots) and provision of car park management services/general merchant and investment holding company.
- (ii) On 5 September 2018, EZSB acquired the entire 100% equity interest in Ewein Zenith II Sdn. Bhd., from the following companies for a total cash consideration of RM2.00.

Name of the Company	No. of ordinary shares	Consideration
ELSB (a wholly owned	600,000	RM1.00
subsidiary of the Company)		
CZC	400,000	RM1.00
Total	1,000,000	RM2.00

There were no other changes in the composition of the Group during the financial period ended 30 September 2018.



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

### Notes to the Unaudited Interim Financial Report

### 16. Changes in contingent liabilities

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

### 17. Commitments

There were no material capital commitments as at 30 September 2018 to be disclosed as at the date of this report.

### 18. Prospects for 2018

The Group Prospects for the year 2018 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 on the performance of this segment for the remaining financial year.



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### Notes to the Unaudited Interim Financial Report

### 18. Prospects for 2018 (continued)

### (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 improvement in take up rate of Menara IJM Land.

### (iv) Ecommerce

This is new segment invested by the Group and is consistent with management's strategy to generate diversified sources of revenue from different sectors in helping the Group future performance. The Company has a few projects and is in the midst of finalisation.

### 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.



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

## Notes to the Unaudited Interim Financial Report

## 21. Borrowings

		As at 30 September 2018	ember 2018			As at 31 Dec	As at 31 December 2017	
	Interest	Secu	ıred	Total	Interest	Secured	red	Total
	rate %	RM '000 USD	RM '000 RM	RM '000	rate %	RM '000 USD	RM '000 RM	RM '000
Current:		denomination	uenomination			uenommanon	uenomination	
Bank overdraft	6.90-8.35	90	47,653	47,653	6.90-8.35	10	44,649	44,649
Term loans	1.83-5.24	3,110	15,818	18,928	1.83-5.24	4,277	14,651	18,928
Finance lease obligations	2.33-4.75	Ø.	202	202	2.33-4.75	Ú	202	202
)		3,110	63,673	66,783		4,277	59,502	63,779
Non-current:								
Term loans	1.83-5.24	28,835	9,573	38,408	1.83-5.24	30,403	16,582	46,059
Finance lease obligations	2.33-4.75	8.	324	324	2.33-4.75	•17	419	419
)		28,835	6,897	38,732	, ,	30,403	17,001	46,748
Total		31,945	73,570	105,515	24	34,024	76,503	110,527
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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 ended 30 September 2018.

### 23. Basic 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 3 Months	-	Cumulative 9 Months	-
	30 Sept	30 Sept	30 Sept	30 Sept
	2018	2017	2018	2017
Profit attributable to owners of				
the Company (RM'000)	12,277	4,987	35,963	10,635
Weighted average number of ordinary shares in issue after taking into account the effect of Rights and Bonus shares ('000)  Weighted average number of ordinary shares in issue after taking into account the effect	301,585	264,699	301,585	264,699
of Private Placement ('000)		7,068	(₩)	7,068
Total weighted average number				
of ordinary shares	301,585	271,767	301,585	271,767
Basic earnings per share (sen)	4.07	1.84	11.92	3.91



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

### Notes to the Unaudited Interim Financial Report

### 24. Profit before taxation

	Curre Quarter I		Cumula Quarter l	
	30 Sept 2018 RM '000	30 Sept 2017 RM '000	30 Sept 2018 RM '000	30 Sept 2017 RM '000
Profit before tax is arrived at after charging/(crediting):				
Interest income	(761)	(135)	(1,803)	(455)
Interest expense Depreciation	248 408	200 212	725 1,332	731 899

### 25. Authorisation for issue

The interim financial report was authorised 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: 30 November 2018