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WEIN BERHAD
(Company No. 742890-W)
(Incorporated in Malaysia)
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 December 2018
(The figures have not been audited)

	As at 31-Dec-2018 (Unaudited) RM'000	As at 31-Dec-2017 (Restated) RM'000
ASSETS		
Property, plant and equipment	15,373	15,004
Investment properties	82,200	82,100
Investment in an associate	251	183
Deferred tax assets	-	4
Total non-current assets	<u>97,824</u>	<u>97,291</u>
Inventories	3,248	4,933
Property development costs	129,539	148,120
Current tax assets	59	65
Trade and other receivables	157,052	50,192
Fixed deposit with licensed banks	25,174	35,192
Cash and cash equivalents	7,768	42,512
Total current assets	<u>322,840</u>	<u>281,014</u>
TOTAL ASSETS	<u>420,664</u>	<u>378,305</u>
EQUITY AND LIABILITIES		
Share capital	152,424	152,424
Treasury shares	(3,376)	-
Reserves	80,581	34,602
Total equity attributable to shareholders of the Company	<u>229,629</u>	<u>187,026</u>
Non-controlling interests	7,141	5,379
Total equity	<u>236,770</u>	<u>192,405</u>
Long term borrowings	51,605	46,748
Other payables	26,278	33,942
Deferred tax liabilities	1,735	1,519
Total non-current liabilities	<u>79,618</u>	<u>82,209</u>
Loans and borrowings	62,564	63,779
Trade and other payables	28,404	37,817
Current tax liabilities	13,308	2,095
Total current liabilities	<u>104,276</u>	<u>103,691</u>
TOTAL LIABILITIES	<u>183,894</u>	<u>185,900</u>
TOTAL EQUITY AND LIABILITIES	<u>420,664</u>	<u>378,305</u>
Net Assets per ordinary share (RM)	<u>0.76</u>	<u>0.62</u>

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 BERHAD
 (Company No. 742890-W)
 (Incorporated in Malaysia)
CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD ENDED 31 DECEMBER 2018
 (The figures have not been audited)

	INDIVIDUAL QUARTER			CUMULATIVE QUARTER		
	3 months ended			12 months ended		
	31 December			31 December		
	2018	2017	Changes	2018	2017	Changes
	RM'000	RM'000	(%)	RM'000	RM'000	(%)
		(Restated)			(Restated)	
Revenue	44,180	17,485	152.67	204,240	98,986	106.33
Cost of goods sold	(25,811)	(12,475)	106.90	(111,726)	(67,062)	66.60
Gross profit	<u>18,369</u>	<u>5,010</u>		<u>92,514</u>	<u>31,924</u>	
Other operating income	4,741	1,842	157.38	7,828	6,298	24.29
Distribution and administrative expenses	(2,011)	(4,739)	57.56	(24,128)	(14,865)	62.31
Finance costs	(7,671)	(9,935)	22.79	(8,396)	(10,390)	19.19
Share of result of associate	17	-	-	68	68	-
Profit/(Loss) before taxation	<u>13,445</u>	<u>(7,822)</u>	271.89	<u>67,886</u>	<u>13,035</u>	420.80
Tax expense	(6,581)	(2,724)	141.59	(18,637)	(8,952)	108.19
Profit/(Loss) for the period	<u>6,864</u>	<u>(10,546)</u>	165.09	<u>49,249</u>	<u>4,083</u>	1,106.20
Other Comprehensive Income, net of tax	-	-		-	-	
Total Comprehensive Income/(Expense) for the period	<u>6,864</u>	<u>(10,546)</u>	165.09	<u>49,249</u>	<u>4,083</u>	1,106.20
Profit/(Loss) attributable to:						
Owners of the Company	6,051	(6,541)		42,014	3,854	
Non-controlling interests	813	(4,005)		7,235	229	
	<u>6,864</u>	<u>(10,546)</u>		<u>49,249</u>	<u>4,083</u>	
Total comprehensive income/(expense) attributable to:						
Owners of the Company	6,051	(6,541)		42,014	3,854	
Non-controlling interests	813	(4,005)		7,235	229	
	<u>6,864</u>	<u>(10,546)</u>		<u>49,249</u>	<u>4,083</u>	
Basic earnings per share (sen)	<u>2.01</u>	<u>(2.41)</u>		<u>13.96</u>	<u>1.42</u>	

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



WEIN BERHAD
(Company No. 742890-W)
(Incorporated in Malaysia)
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 31 DECEMBER 2018
(The figures have not been audited)

	Share capital RM'000	Treasury share 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 Interests RM'000	Total equity RM'000
At 1 January 2018	152,424	-	-	(31,482)	-	3,800	62,284	187,026	5,379	192,405
Total comprehensive income for the period	-	-	-	-	-	-	42,014	42,014	7,235	49,249
Share buy back	-	(3,376)	-	-	-	-	-	(3,376)	-	(3,376)
Changes in equity interest in a subsidiary	-	-	-	-	-	-	5,473	5,473	(5,473)	-
Dividend	-	-	-	-	-	-	(1,508)	(1,508)	-	(1,508)
At 31 December 2018	152,424	(3,376)	-	(31,482)	-	3,800	108,263	229,629	7,141	236,770
At 1 January 2017 (Restated)	101,533	-	1,290	(31,482)	21,919	3,800	38,019	135,079	5,150	140,229
Transition to no-par-value regime	1,290	-	(1,290)	-	-	-	-	-	-	-
Total comprehensive income for the period	-	-	-	-	-	-	3,854	3,854	229	4,083
Issue of ordinary shares	7,550	-	-	-	-	-	-	7,550	-	7,550
Exercise of warrants	42,051	-	-	-	-	-	-	42,051	-	42,051
Dividend	-	-	-	-	-	-	(1,508)	(1,508)	-	(1,508)
Transfer upon expiry of warrants	-	-	-	-	(21,919)	-	21,919	-	-	-
At 31 December 2017 (Restated)	152,424	-	-	(31,482)	-	3,800	62,284	187,026	5,379	192,405

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

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 31 DECEMBER 2018
(The figures have not been audited)

	12 months ended 31 December 2018	2017
	RM'000	RM'000
CASH FLOW FROM OPERATING ACTIVITIES		(Restated)
Profit before taxation	67,886	13,035
Adjustments for:		
Non-cash items	2,616	(1,456)
Non-operating items	6,632	(273)
Operating profit before working capital changes	77,134	11,306
Changes in working capital		
Net changes in current assets	(86,688)	33,992
Net changes in liabilities	(16,802)	(13,922)
Taxes paid	(7,198)	(4,707)
Net cash (used in)/generated from operating activities	(33,554)	26,669
CASH FLOW FROM INVESTING ACTIVITIES		
- Dividend Income	-	102
- Interest income	1,763	848
- Proceeds from disposal of plant and equipment	-	111
- Withdrawal/(Placement) of short term deposits with licensed banks	-	14,310
- Purchase of property, plant and equipment	(2,186)	(1,801)
Net cash (used in)/generated from investing activities	(423)	13,570
CASH FLOW FROM FINANCING ACTIVITIES		
- Interest paid	(8,396)	(788)
- Repayment of finance lease obligations	-	(172)
- Drawdown/(Repayment) of term loans	3,887	(27,652)
- Payment for acquisition non-controlling interest	(279)	-
- Proceeds from issuance of shares	-	7,550
- Payment of dividend	(1,508)	(1,508)
- Share buyback	(3,376)	-
- Proceeds from exercise of warrant	-	42,051
Net cash (used in)/generated from financing activities	(9,672)	19,481
Net change in cash and cash equivalents	(43,649)	59,720
Cash and cash equivalents at beginning of the period	33,055	(26,665)
Cash and cash equivalents at end of the period	(10,594)	33,055

Cash and cash equivalents

Cash and cash equivalents included in the condensed consolidated statement of cash flows comprise the following:

Cash and bank balances	7,768	42,512
Bank overdrafts	(43,536)	(44,649)
Fixed deposits with licensed banks	25,174	35,192
	(10,594)	33,055

The condensed consolidated cash flow statement 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.