

EWEIN BERHAD

(Company No. 742890-W)

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT 30 JUNE 2019

(The figures have not been audited)

	As at 30-June-2019 (Unaudited) RM'000	As at 31-Dec-2018 (Audited) RM'000
ASSETS		
Property, plant and equipment	15,901	15,323
Investment properties	82,100	82,100
Intangible assets	124	138
Investment in an associate	140	143
Deferred tax assets	4,873	5,027
Total non-current assets	103,138	102,731
Inventories	104,899	103,383
Contract assets	113,270	113,994
Current tax assets	447	59
Trade and other receivables	62,211	82,986
Fixed deposit with licensed banks	25,183	10,644
Cash and cash equivalents	16,728	25,455
Total current assets	322,738	336,521
TOTAL ASSETS	425,876	439,252
EQUITY AND LIABILITIES		
Share capital	152,424	152,424
Treasury shares	(6,926)	(3,376)
Reserves	111,373	81,486
Total equity attributable to shareholders of the Company	256,871	230,534
Non-controlling interests	10,090	6,664
Total equity	266,961	237,198
Long term borrowings	19,809	48,509
Other payables	976	1,140
Deferred tax liabilities	2,489	2,543
Total non-current liabilities	23,274	52,192
Loans and borrowings	54,060	67,316
Trade and other payables	65,576	68,074
Current tax liabilities	16,005	14,472
Total current liabilities	135,641	149,862
TOTAL LIABILITIES	158,915	202,054
TOTAL EQUITY AND LIABILITIES	425,876	439,252
Net Assets per ordinary share (RM)	0.85	0.76

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2018 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 JUNE 2019 (The figures have not been audited)

INDIVIDUAL QUARTER 3 months ended 30 June			6 months		
2019 RM'000	2018 RM'000	Changes (%)	2019 RM'000	2018 RM'000	Changes (%)
63,613	43,046	47.78	130,453	99,501	31.11
(35,297)	(21,049)	67.69	(76,545)	(51,211)	49.47
28,316	21,997		53,908	48,290	
216	1,818	(88.12)	1,514	2,898	(47.76
(5,759)	(6,783)	(15.10)	(11,762)	(13,186)	(10.80
(50)	(281)	(82.21)	(1,306)	(477)	173.79
7	1	-	(3)	17	(117.65
22,730	16,752	(35.69)	42,351	37,542	12.81
(4,246)	(3,683)	15.29	(9,038)	(8,310)	8.76
18,484	13,069	(41.43)	33,313	29,232	13.96
-	-		-	-	
18,484	13,069	(41.43)	33,313	29,232	13.96
16,638	11,635		29,887	23,686	
1,846	1,434		3,426	5,546	
18,484	13,069		33,313	29,232	
16 638	11 625		20.887	22 686	
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1,840	1,454		5,420	5,540	
18,484	13,069		33,313	29,232	
5.52	3.86		10.07	7.85	
	3 months 30 Ju 2019 RM'000 63,613 (35,297) 28,316 216 (5,759) (50) 7 22,730 (4,246) 18,484 - 16,638 1,846 16,638 1,846	3 months ended 30 June 2019 2018 RM'000 RM'000 $63,613$ 43,046 $(35,297)$ $(21,049)$ 28,316 21,997 28,316 21,997 216 1,818 $(5,759)$ $(6,783)$ (50) (281) 7 1 22,730 16,752 $(4,246)$ $(3,683)$ 18,484 13,069 - - 18,484 13,069 16,638 11,635 1,846 1,434 18,484 13,069	$\begin{array}{c c c c c c c c c c c c c c c c c c c $	$\begin{array}{c c c c c c c c c c c c c c c c c c c $	$\begin{array}{c c c c c c c c c c c c c c c c c c c $

*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 2018 and the accompanying notes attached to the interim financial statements.

EWEIN BERHAD (Company No. 742890-W) (Incorporated in Malaysia) CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 30 JUNE 2019 (The figures have not been audited)

			Non- Distributable Reverse	Non- Distributable	Distributable			
	Share capital RM'000	Treasury shares RM'000	acquisition 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 2019	152,424	(3,376)	(31,482)	3,800	109,168	230,534	6,664	237,198
Total comprehensive income for the period	-	-	-	-	29,887	29,887	3,426	33,313
Shares buy back	-	(3,550)	-	-	-	(3,550)	-	(3,550)
At 30 June 2019	152,424	(6,926)	(31,482)	3,800	139,055	256,871	10,090	266,961
At 1 January 2018	152,423	-	(31,482)	3,800	73,805	198,546	13,060	211,606
Total comprehensive income for the period	-	-	-	-	23,686	23,686	5,546	29,232
Changes in equity interest in a subsidiary	-	-	-	-	10,919	10,919	(11,195)	(276)
At 30 June 2018	152,423	-	(31,482)	3,800	108,410	233,151	7,411	240,562

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2018 and the accompanying notes attached to the interim financial statements.

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EWEIN BERHAD (Company No. 742890-W) (Incorporated in Malaysia) CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 30 JUNE 2019 (The figures have not been audited)

6 months ended 30 June 2019 2018 RM'000 RM'000 CASH FLOW FROM OPERATING ACTIVITIES Profit before taxation 42,351 37,542 Adjustments for: (4,789) Non-cash items (96) Non-operating items 798 (565) Operating profit before working capital changes 38,360 36,881 Changes in working capital 19,983 (42,650) Net changes in current assets Net changes in liabilities (2,662) (22,567) Taxes paid (3,001) (4,263) Net cash generated from/ (used in) operating activities 52,680 (32,599) CASH FLOW FROM INVESTING ACTIVITIES - Interest income 508 1,042 - Purchase of property, plant and equipment Net cash (used in)/generated from investing activities (762) (564) (56) 280 CASH FLOW FROM FINANCING ACTIVITIES

- Interest paid	(1,306)	(477)
- Drawdown/(Repayment) of term loans	(42,729)	(6,950)
- Payment for acqusition non-controlling interest	-	(279)
- Share buyback	(3,550)	-
Net cash used in financing activities	(47,585)	(7,706)
Net change in cash and cash equivalents	5,039	(40,025)
Cash and cash equivalents at beginning of the period	(10,261)	33,056
Cash and cash equivalents at end of the period	(5,222)	(6,969)
Cash and cash equivalents		
Cash and cash equivalents included in the condensed consolidated stateme	nt of cash flows comprise the follo	owing:
Cash and bank balances	16,728	13,405
Bank overdrafts	(47,133)	(49,134)

The condensed consolidated cash flow statement should be read in conjunction with the audited financial statements for the year ended 31 December 2018 and the accompanying notes attached to the interim financial statements.

25,183

(5,222)

28,760

(6,969)

Fixed deposits with licensed banks

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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 2018.

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 2018 except for the adoption of the new and revised Malaysian Financial Reporting Standards ("MFRS") with effect from 1 January 2019.

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 2020

Amendments to MFRS 13	Business combination- Definition of a Business
Amendments to MFRS 101	Presentation of Financial Statements
MFRS108	Accounting Policies, Changes in Accounting Estimates
	and Errors- Definition of Material

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				



Notes to the Unaudited Interim Financial Report

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 2018 in their report dated 29 April 2019.

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 June 2019.

6. Changes in estimates

There were no changes in estimates that had a material effect in the current quarter ended 30 June 2019.

7. Debt and equity securities

During the quarter ended 30 June 2019, the Company acquired 503,800 ordinary shares from the open market for a cash consideration of RM322,587. The repurchased shares are treated as treasury shares in accordance with the requirements of Section 127(4) of the Companies Act, 2016.

There were no other issuances, cancellations, repurchases, resale and repayments of debt and equity securities by the Company during the quarter ended 30 June 2019.



Notes to the Unaudited Interim Financial Report

8. Dividend paid/payable

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 0.50 sen per ordinary share totaling RM1,451,004 in respect of the financial year ended 31 December 2018, paid on 19 August 2019.

9. Segment information

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

	Individual Quarter 3 months ended		Cumulative (6 months e	-
Segment Revenue	30 June 2019 RM'000	30 June 2018 RM'000	30 June 2019 RM'000	30 June 2018 RM'000
Property development	53,057	30,575	108,254	78,380
Manufacturing	8,903	10,761	18,950	17,719
Investment holding, property management and letting	1,510	1,696	3,090	3,373
Ecommerce	143	14	159	29
Total revenue	63,613	43,046	130,453	99,501
Segment Results				
Property development	21,541	15,104	40,689	34,838
Manufacturing	972	206	1,294	265
Investment holding, property management and letting	334	1,206	1,363	2,219
Ecommerce	(134)	(245)	(197)	(345)
Profit before interest and taxation	22,713	16,271	43,149	36,977
Interest expense	(50)	(281)	(1,306)	(477)
Interest income	67	762	508	1,042
Profit before taxation	22,730	16,752	42,351	37,542
Taxation	(4,246)	(3,683)	(9,038)	(8,310)
Profit for the period	18,484	13,069	33,313	29,232



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 June 2019 and 31 December 2018 were 2.38 times and 2.25 times respectively.

Comparison with previous year's corresponding quarter

The Group recorded a revenue of RM63.61 million in Q2'2019 as compared to RM43.05 million in Q2'2018 which was mainly contributed from property development segment for higher percentage of completion and properties units sold. The Group reported higher profit before interest and taxation of RM22.71 million in Q2'2019 against RM16.27 million in Q2'2018.

Comparison with previous year's corresponding cumulative period to date

The Group recorded a revenue of RM130.45 million in six months' period ended 30 June 2019 as compared to RM99.50 million in six months' period ended 30 June 2018 which was mainly contributed from property development segment for higher percentage of completion and properties units sold. The Group reported higher profit before interest and taxation of RM42.15 million in six months' period ended 30 June 2019 against RM36.98 million in six months' period ended 30 June 2018.

10.2 Segmental analysis

Comparison with previous year's corresponding quarter

(i) Property development

The revenue recorded in Q2'2019 was RM53.06 million as compared to RM30.58 million in Q2'2018. The Group recorded a profit before interest and tax of RM21.54 million in Q2'2019 compared to profit before interest and tax of RM15.10 million achieved in Q2'2018. The increase in revenue was mainly due to the higher sales of properties and faster construction progress compared to last year.

(ii) Manufacturing

The revenue recorded in Q2'2019 was RM8.90 million as compared to RM10.76 million in Q2'2018. The profit before interest and tax in Q2'2019 was RM0.97 million compared to RM0.21 million in Q2'2018. The increase in the profit before interest and tax was mainly due to better profit margin on certain value-added products compared to last year.



Notes to the Unaudited Interim Financial Report

10.2 Segmental analysis (continued)

Comparison with previous year's corresponding quarter (continued)

(iii) Investment holding, property management and letting

The revenue recorded in Q2'2019 was RM1.51 million as compared to RM1.70 million in Q2'2018. The rental income from Menara IJM Land secures a recurring income annually. The profit before interest and tax in Q2'2019 was RM0.33 million as compare to profit before interest and tax in Q2'2018 of RM1.21 million. Revenue is consistent compared to last year but decrease in profit before interest and tax which was mainly due to foreign exchange loss on foreign currency loan.

(iv) Ecommerce

The revenue recorded in Q2'2019 was RM0.14 million as compared to RM0.014 million in Q2'2018 which was mainly ecommerce sales trading improvement. The loss before interest and tax in Q2'2019 was RM0.13 million as compared to loss before interest and tax in Q2'2018 of RM0.25 million which was mainly due to initial expenditures in development stages.

Comparison with previous year's corresponding cumulative period to date

(i) Property development

The revenue recorded in six months' period ended 30 June 2019 was RM108.25 million as compared to RM78.38 million in six months' period ended 30 June 2018. The Group recorded a profit before interest and tax of RM40.69 million in six months' period ended 30 June 2019 compared to profit before interest and tax of RM34.84 million achieved in six months' period ended 30 June 2018. The increase in revenue and profit was mainly due to the higher sales of properties and faster construction progress compared to last year.

(ii) Manufacturing

The revenue recorded in six months' period ended 30 June 2019 was RM18.95 million as compared to RM17.72 million in six months period ended 30 June 2018. The profit before interest and tax in six months' period ended 30 June 2019 was RM1.29 million compared to RM0.27 million in six months period ended 30 June 2018. The increase in the revenue and profit before interest and tax was mainly due to better profit margin on certain value-added products compared to last year.



Notes to the Unaudited Interim Financial Report

10.2 Segmental analysis (continued)

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

(iii) Investment holding, property management and letting

The revenue recorded in six months' period ended 30 June 2019 was RM3.09 million as compared to RM3.37 million in six months' period ended 30 June 2018. The rental income from Menara IJM Land secures a recurring income annually. The profit before interest and tax in six months' period ended 30 June 2019 was RM1.36 million as compare to profit before interest and tax in six months' period ended 30 June 2018 of RM2.22 million. Revenue is consistent compared to last year but decrease in profit before interest and tax which was mainly due to foreign exchange loss on foreign currency loan.

(iv) Ecommerce

The revenue recorded in six months' period ended 30 June 2019 was RM0.16 million as compared to RM0.029 million in six month's period ended 30 June 2018 which was mainly ecommerce sales trading activities improvement. The loss before interest and tax in six months' period ended 30 June 2019 was RM0.20 million as compared to loss before interest and tax in six months' period ended 30 June 2018 of RM0.35 million which was mainly due to initial expenditures in development stages.

11. Variation of results against preceding quarter

	3 Months Ended 30 June 2019 RM'000	3 Months Ended 31 March 2019 RM'000	Changes %
Revenue	63,613	66,840	-4.83
Profit before interest and			
taxation	22,713	20,436	11.14
Profit before taxation	22,730	19,621	15.85
Profit after taxation	18,484	14,829	24.65

The Group recorded a revenue of RM63.61 million in Q2'2019 as compared to RM66.84 million in Q1'2019. The Group reported a profit before interest and taxation of RM22.71 million in Q2'2019 against profit before interest and taxation of RM20.44 million in Q1'2019.



Notes to the Unaudited Interim Financial Report

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 associate companies.

14. Events subsequent to the balance sheet date

There were no material event subsequent to the end of the current quarter.

15. Changes in Group's composition

There were no changes in the composition of the Group during the financial period ended 30 June 2019.

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 June 2019 to be disclosed as at the date of this report.



Notes to the Unaudited Interim Financial Report

18. **Prospects for 2019**

The Group Prospects for the year 2019 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.

(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

Ecommerce segment is still in developing stage, it is expected that the e-Commerce segment will derive additional revenue from the operation of coffee vending machines and beverage vending machines located in strategic locations in Penang attributable to sales of consumer products from the vending machines as well as revenue from sales of advertisement space on these vending machines.

19. Variance between actual profit and forecast profit

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



Notes to the Unaudited Interim Financial Report

20. Status of corporate proposals

On 26 June 2019, following corporate proposals were duly passed by the shareholders of the Company by way of poll at the Extraordinary General Meeting:

- (i) Proposed bonus issue of up to 75,396,296 free warrants in Ewein ("Warrant(s)") on the basis of one (1) Warrant for every four (4) existing ordinary shares in Ewein ("Ewein Share(s)" or "Share(s)") held on an entitlement date to be determined and announced later ("Proposed Bonus Issue of Warrants");
- (ii) proposed establishment of an executives' share option scheme of up to ten percent (10%) of the total number of issued Shares (excluding treasury shares, if any) at any point of time during the duration of the scheme for eligible executive Directors and senior management of Ewein and its subsidiaries (excluding subsidiaries which are dormant, if any) ("Proposed ESOS" or "Scheme"); and
- (iii) proposed establishment of a dividend reinvestment plan that provides the shareholders of Ewein with an option to elect to reinvest their cash dividend(s) declared by Ewein (whether interim, final, special or any other cash dividends) in new Ewein Shares ("Proposed DRP").



EWEIN BERHAD

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

Notes to the Unaudited Interim Financial Report

21. Borrowings

	Interest	As at 30 J Seci	une 2019 1red	Total	Interest		cember 2018 1red	Total
	rate %	RM '000 USD denomination	RM '000 RM denomination	RM '000	rate %	RM '000 USD denomination	RM '000 RM denomination	RM '000
Current:								
Bank overdraft	7.26-8.60	-	47,133	47,133	7.26-8.60	-	46,360	46,360
Term loans	2.60-5.65	3,695	3,152	6,847	2.60-5.65	3,695	17,181	20,876
Finance lease obligations	2.33	-	80	80	2.33	-	80	80
		3,695	50,365	54,060		3,695	63,621	67,316
Non-current:								
Term loans	2.60-5.65	19,119	596	19,715	2.60-5.65	27,093	21,222	48,315
Finance lease obligations	2.33	-	94	94	2.33	-	194	194
		19,119	690	19,809		27,093	21,416	48,509
Total		22,814	51,055	73,869		30,788	85,037	115,825



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 June 2019.

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 Quarter 3 Months Ended		Cumulative Quarter 6 Months Ended		
	30 June 2019	30 June 2018	30 June 2019	30 June 2018	
Profit attributable to owners of the Company (RM'000)	16,638	11,635	29,887	23,686	
Weighted average number of ordinary shares in issue after taking into account the effect of Rights and Bonus shares					
('000)	301,585	301,585	301,585	301,585	
Weighted average number of ordinary shares after taking into account the effect of					
share buyback ('000)	(322)	-	(4,781)		
Total weighted average number of ordinary shares	301,263	301,585	296,804	301,585	
Basic earnings per share (sen)	5.52	3.86	10.07	7.85	



Notes to the Unaudited Interim Financial Report

24. Profit before taxation

	Curre Quarter I		Cumula Quarter l	
	30 June 2019 RM '000	30 June 2018 RM '000	30 June 2019 RM '000	30 June 2018 RM '000
Profit before tax is arrived at after charging/(crediting):				
Interest income	(67)	(762)	(508)	(1,042)
Interest expense	50	281	1,306	477

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: 23 August 2019