## ewein

#### **EWEIN BERHAD**

Company No. 200601023136 (742890-W)

(Incorporated in Malaysia)

#### CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT 31 December 2020

(The figures have not been audited)

	As at 31- Dec-2020 (Unaudited) RM'000	As at 31-Dec-2019 (Audited) RM'000
ASSETS		KW 000
Property, plant and equipment	6,429	7,608
Investment properties	85,013	86,239
Rights-of-use-assets	7,774	7,465
Intangible assets	-	116
Investment in an associate	-	1
Deferred tax assets	11,192	5,761
Total non-current assets	110,408	107,190
Inventories	155,452	147,504
Current tax assets	4,198	1,723
Trade and other receivables	75,441	94,496
Fixed deposit with licensed banks	10,090	15,806
Cash and cash equivalents	15,024	68,208
Total current assets	260,205	327,737
TOTAL ASSETS	370,613	434,927
EQUITY AND LIABILITIES		
Share capital	152,424	152,424
Treasury shares	(325)	(8,606)
Reserves	112,621	117,851
Total equity attributable to shareholders of the Company	264,720	261,669
Non-controlling interests	(154)	11,007
Total equity	264,566	272,676
Long term borrowings	17,825	56,377
Lease liabilities	2,890	2,670
Other payables	1,140	1,234
Deferred tax liabilities	2,530	3,335
Total non-current liabilities	24,385	63,616
Loans and borrowings	3,695	51,073
Lease liabilities	400	398
Trade and other payables	77,390	46,959
Current tax liabilities	177	205
Total current liabilities	81,662	98,635
TOTAL LIABILITIES	106,047	162,251
TOTAL EQUITY AND LIABILITIES	370,613	434,927
Net Assets per ordinary share (RM)	0.88	0.87

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2019 and the accompanying explanatory notes attached to the interim financial statements.

## ewein

#### EWEIN BERHAD Company No. 200601023136 (742890-W) (Incorporated in Malaysia) CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 DECEMBER 2020 (The figures have not been audited)

	INDIVIDUAL QUARTER 3 months ended 31 December 2020 2019		Changes	E QUARTER s ended mber 2019	Changes	
	RM'000	RM'000	(%)	RM'000	RM'000	(%)
Revenue	40,335	64,586	(37.55)	200,162	239,140	(16.30)
Cost of sales	(28,788)	(67,931)	(57.62)	(157,729)	(166,240)	(5.12)
Gross profit	11,547	(3,345)		42,433	72,900	
Other operating income/(expenses)	3,259	5,554	(41.32)	7,492	6,503	15.21
Distribution and administrative expenses	(11,622)	(141)	8,142.55	(25,170)	(18,035)	39.56
Finance costs	(316)	(4,380)	(92.79)	(3,792)	(7,535)	(49.67)
Share of result of associates	-	(92)	-	-	(110)	(100.00)
Profit before taxation	2,868	(2,404)	219.30	20,963	53,723	(60.98)
Tax expense	(2,829)	2,640	(207.16)	(7,400)	(11,580)	(36.10)
Profit for the period	39	236	83.47	13,563	42,143	(67.82)
Other Comprehensive Income, net of tax	-	-		-	-	
Total Comprehensive Income for the period		236	83.47	13,563	42,143	(67.82)
Profit attributable to:						
Owners of the Company	80	328		12,333	37,818	
Non-controlling interests	(41)	(92)		1,230	4,325	
	39	236		13,563	42,143	
Total comprehensive income attributable to:						
Owners of the Company	80	328		12,333	37,818	
Non-controlling interests	(41)	(92)		1,230	4,325	
		236	:	13,563	42,143	
Basic earnings per share (sen)	0.03	0.11		4.10	13.02	

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2019 and the accompanying notes attached to the interim financial statements.

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#### EWEIN BERHAD Company No. 200601023136 (742890-W) (Incorporated in Malaysia) CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 DECEMBER 2020 (The figures have not been audited)

			Non- Distributable Reverse	Non- Distributable	Non- Distributable	Distributable			
	Share capital RM'000	Treasury shares RM'000	acquisition reserve RM'000	Warrants 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 2020	152,424	(8,607)	(31,482)	6,479	3,800	139,055	261,669	11,007	272,676
Total comprehensive income for the period	-	-	-	-	-	12,333	12,333	1,230	13,563
Share buyback	-	(1,158)	-	-	-	-	(1,158)	-	(1,158)
Acquisition of non-controlling interest in a subsidiary	-	-	-	-	-	2,410	2,410	(2,410)	-
Dividend paid to minority interest	-	-	-	-	-	-	-	(9,981)	(9,981)
Dividend to owner of the Company	-	9,440	-	-	-	(19,974)	(10,534)	-	(10,534)
At 31 December 2020	152,424	(325)	(31,482)	6,479	3,800	133,824	264,720	(154)	264,566
At 1 January 2019	152,424	(3,376)	(31,482)	-	3,800	109,167	230,533	6,664	237,197
Bonus issue for warrants	-	-	-	6,479	-	(6,479)	-	-	-
Share buyback	-	(5,231)	-	-	-	-	(5,231)	-	(5,231)
Subscription of shares in a subsidiary	-	-	-	-	-	-	-	18	18
Total comprehensive income for the period	-	-	-	-	-	37,818	37,818	4,325	42,143
Dividend to owner of the Company						(1,451)	(1,451)	-	(1,451)
At 31 December 2019	152,424	(8,607)	(31,482)	6,479	3,800	139,055	261,669	11,007	272,676

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2019 and the accompanying notes attached to the interim financial statements.

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#### EWEIN BERHAD Company No. 200601023136 (742890-W) (Incorporated in Malaysia) CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 31 DECEMBER 2020 (The figures have not been audited)

12 months ended 31 December 2020 2019 RM'000 RM'000 CASH FLOW FROM OPERATING ACTIVITIES 20,963 53,723 Profit before taxation Adjustments for: Non-cash items 3,025 2,478 Non-operating items 1,925 5,468 Operating profit before working capital changes 25,913 61,669 Changes in working capital 59,571 11.107 Net changes in current assets Net changes in liabilities 30,559 (21,023) Taxes paid (16,139) (27,454) Net cash generated from/ (used in) operating activities 51,440 72,763 CASH FLOW FROM INVESTING ACTIVITIES 2,067 - Interest income 1,867 - Proceed from disposal of subsidiaries and associates 25 46 - Proceeds from disposal of property, plant and equipment - Withdrawal/(Placement) of short term deposits with licensed banks 5.716 (5.162)- Purchase of property, plant and equipment (812) (5,034) Net cash (used in)/generated from investing activities 6,771 (8,058)CASH FLOW FROM FINANCING ACTIVITIES - Interest paid (3,792) (7,535) - Repayment of loans and borrowings (39,105) (8,219) - Proceeds from issuance of shares to non-controlling interests 18 - Payment of dividend to owner of the Company (10.534)(1,451) - Payment of dividend to non-controlling intersts (9,981) (5,231) - Share buyback (1,158) Net cash used in financing activities (64,570) (22,418) 42,287 Net change in cash and cash equivalents (6,359) Cash and cash equivalents at beginning of the period 21,383 (20,904)Cash and cash equivalents at end of the period 15,024 21,383 Cash and cash equivalents Cash and cash equivalents included in the condensed consolidated statement of cash flows comprise the following: Cash and bank balances 8,025 10,586 Bank overdrafts (46,825) 6,999 Fixed deposits placed with licensed banks 57,622 21,383 15,024

The condensed consolidated cash flow statement should be read in conjunction with the audited financial statements for the year ended 31 December 2019 and the accompanying notes attached to the interim financial statements.



Company No. 200601023136 (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 2019.

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 2019 except for the adoption of the new and revised Malaysian Financial Reporting Standards ("MFRS") with effect from 1 January 2010.

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 2021

# MFRSs, Interpretations and amendments effective for annual periods beginning on or after 1 January 2022

Amendments to MFRS 101	First-time Adoption of Malaysian Financial Reporting Standards (Annual improvement to MFRS Standards 2018-2020)
Amendments to MFRS 3	Business Combinations- Reference to the Conceptual
	Framework
Amendments to MFRS 9	Financial Instruments (Annual Improvement to MFRS
	Standards 2018-2020)
Amendments to Illustrative Exampl	es accompanying MFRS 16, Leases (Annual Improvement
_	to MFRS Standards 2018-2020)
Amendments to MFRS 101	Presentation of Financial Statements- Classification of
	Liabilities as Current or Non-current
Amendments to MFRS 16	Property, plant and equipment- Proceeds before Intended
	Use



#### Notes to the Unaudited Interim Financial Report

Amendments to MFRS 137	Provision, Contingent Liabilities and Contingent Assets-						
	Onerous Contracts- Cost of Fulfilling a Contracts						
Amendments to MFRS 141	Agriculture (Annual Improvement to MFRS Standards 2018-2020)						

#### 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

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 2019 in their report dated 22 June 2020.

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 31 December 2020.

6. Changes in estimates

There were no changes in estimates that had a material effect in the current quarter ended 31 December 2020.

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 31 December 2020.



#### Notes to the Unaudited Interim Financial Report

#### 8. Dividend paid/payable

- (i) On 21 August 2020, an interim single tier dividend via share dividend distribution of treasury shares on the basis of one (1) treasury share for every sixteen (16) existing ordinary shares for the financial year ended 31 December 2019. Based on the treasury share book cost of RM9,440,000, the share dividend is equivalent to approximately 3.13 sen per share. The entitlement date and securities crediting date was 23 September 2020 and 7 October 2020 respectively.
- (ii) On 8 October 2020, the Company announced an interim single tier cash dividend distribution of RM0.035 per ordinary shares for the financial year ended 31 December 2020. The entitlement date and payment date was 23 October 2020 and 6 November 2020 respectively.
- (iii) On 25 November 2020, the Company has made an announcement on the dividend policy where Ewein intends to distribute dividends of not less than RM0.035 per share annually from 1 January 2021 onwards.

However, in considering the level of dividend payments, Management take into account various factors including:

- i. the level of our available cash and cash equivalents;
- ii. return on equity and retained earnings; and
- iii. our projected levels of capital expenditure and other investment plans.
- (iv) On the date of this announcement, the Directors recommended a final single tier dividend of 3.5 sen per ordinary shares in respect of the financial year ended 31 December 2020, subject to the approval of the Company's shareholders in the forthcoming annual general meeting.



Company No. 200601023136 (742890-W) (Incorporated in Malaysia)

## Notes to the Unaudited Interim Financial Report

## 9. Segment information

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

	Individual 3 month		Cumulative Quarter 12 months ended		
Segment Revenue	31 December 2020 RM'000	31 December 2019 RM'000	31 December 2020 RM'000	31 December 2019 RM'000	
Property development	26,972	52,658	157,430	191,698	
Manufacturing	11,079	9,295	34,786	39,786	
Investment holding, property management and letting	1,968	2,553	7,090	7,266	
Ecommerce	316	80	856	390	
Total revenue	40,335	64,586	200,162	239,140	
Segment Results					
Property development	1,831	1,547	19,583	56,878	
Manufacturing	765	(2,324)	1,657	306	
Investment holding, property management and letting Ecommerce	(13)	2,540	2,098	3,401	
-	(302)	(1,254)	(450)	(1,394)	
Profit before interest and taxation	2,281	509	22,888	59,191	
Interest expense	(316)	(4,380)	(3,792)	(7,535)	
Interest income	903	1,467	1,867	2,067	
Profit/(Loss) before taxation	2,868	(2,404)	20,963	53,723	
Taxation	(2,829)	2,640	(7,400)	(11,580)	
Profit for the period	39	236	13,563	42,143	



### 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 31 December 2020 and 31 December 2019 were 3.19 times and 3.32 times respectively.

#### Comparison with previous year's corresponding quarter

The Group recorded a revenue of RM40.34 million in Q4'2020 as compared to RM64.59 million in Q4'2019 which was mainly due to the completion of development project City of Dreams in September'2020. The Group reported profit before interest and taxation of RM2.28 million in Q4'2020 against RM0.5 million in Q4'2019. The decrease in revenue was mainly due to the completion of development project City of Dreams in September'2020 and the increase in profit before interest and taxation was mainly due to more development cost has been incurred at Q4'2019 to enhance the finishing of the project.

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

The Group recorded a revenue of RM200.16 million in the year ended 31 December 2020 against RM239.14 million in year ended 31 December 2019. In addition, the Group reported a lower profit before interest and taxation of RM22.89 million in the year ended 31 December 2020 against RM59.19 million for the year ended 31 December 2019. The decrease in sales and profit was mainly due to Covid-19 pandemic in Q2'2020 affected the development progress and more development cost has been incurred to enhance the finishing of the project.

10.2 Segmental analysis

#### Comparison with previous year's corresponding quarter

(i) Property development

The revenue recorded in Q4'2020 was RM26.97 million as compared to RM52.66 million in Q4'2019. The Group recorded a profit before interest and tax of RM1.83 million in Q4'2020 compared to profit before interest and tax of RM1.55 million achieved in Q4'2019. The decrease in revenue was mainly due to the completion of development project City of Dreams in September'2020.



Company No. 200601023136 (742890-W) (Incorporated in Malaysia)

### Notes to the Unaudited Interim Financial Report

#### **10.2** Segmental analysis

#### **Comparison with previous year's corresponding quarter (continued)**

(ii) Manufacturing

The revenue recorded in Q4'2020 was RM11.08 million as compared to RM9.30 million in Q4'2019. The profit before interest and tax in Q4'2020 was RM0.77 million compared to loss before interest and tax of RM2.32 million in Q4'2019. The increase in revenue was due to sales catch up after Movement Control Order was release and increase in profit was due to strengthen in MYR against USD this year.

(iii) Investment holding, property management and letting

The revenue recorded in Q4'2020 was RM1.97 million as compared to RM2.55 million in Q4'2019. The loss before interest and tax in Q4'2020 was RM0.01 million as compared to profit before interest and tax in Q4'2019 of RM2.54 million. The property management and letting segment secured consistent income but the decrease in profit was mainly due to fair value loss on investment properties of RM1.2million during last quarter of 2020.

(iv) Ecommerce

The revenue recorded in Q4'2020 was RM0.32 million compared to RM0.08 million in Q4'2019. The loss before interest and tax was RM0.3 million in Q4'2020 as compared to loss before interest and tax of RM1.25million in Q4'2019. The loss was mainly due to impairment loss on machineries in year 2019 which not able to generate sufficient income to the company.

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

(i) Property development

The revenue recorded in year ended 31 December 2020 was RM157.43 million as compared to RM191.70 million in year ended 31 December 2019. The Group recorded a profit before interest and tax of RM19.58 million in year ended 31 December 2020 as compared to profit before interest and tax of RM56.88 million achieved in year ended 31 December 2019. The decrease in revenue and profit was mainly due to the completion of development project City of Dreams in September'2020.



#### Notes to the Unaudited Interim Financial Report

#### **10.2** Segmental analysis (continued)

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

(ii) Manufacturing

The revenue recorded in year ended 31 December 2020 was RM34.79 million as compared to RM39.79 million in year ended 31 December 2019. The profit before interest and tax for the year ended 31 December 2020 was RM1.66 million compared to profit before interest and tax of RM0.31 million in year ended 31 December 2019. The decrease of revenue was mainly due to the negative impact of the Covid-19 pandemic and the increase in profit was due to strengthen in MYR against USD this year.

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

The segment recorded consistent revenue of RM7.09 million and RM7.27million for the year ended 31 December 2020 and 2019. The profit before interest and tax for the year ended 31 December 2020 was RM2.10 million as compared RM3.4 million in year 2019. The decrease in profit was mainly due to fair value loss on investment properties of RM1.2million during last quarter of 2020.

#### (iv) Ecommerce

The revenue of this segment was RM0.86million and RM0.39million for year ended 31 December 2020 and 2019. The loss before interest and tax was RM0.45 million and RM1.39 million for year 2020 and 2019 respectively.

#### 11. Variation of results against preceding quarter

	3 Months Ended 31 December 2020 RM'000	3 Months Ended 30 September 2020 RM'000	Changes
Revenue	40,335	83,914	-51.93%
Profit before interest and			
taxation	2,281	9,239	-75.31 %
Profit before taxation	2,868	8,649	-66.84%
Profit after taxation	39	6,546	-99.40%

The Group recorded a revenue of RM40.34 million in Q4'2020 as compared to RM83.91 million in Q3'2020 and the Group reported a profit before taxation of RM2.87 million in Q4'2020 against profit before taxation of RM8.65 million in Q3'2020. The decrease was mainly due to the completion of construction for Project City of Dreams in September'2020.



#### Notes to the Unaudited Interim Financial Report

12. Valuation of property, plant and equipment and investment properties

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

Valuation had been performed by independent valuer and the fair value changes of investment properties as follow:

	31 December 2020 RM'000	31 December 2019 RM'000	Fair value changes RM'000
Ewein Land Sdn Bhd Kelpen Plastic Technology	76,213	77,469	(1,256)
Sdn Bhd	8,800	8,770	30
	85,013	86,239	(1,226)

**13.** Other investment

There is no other investment made by the Company.

14. Changes in Group's composition

There were no material changes in the composition of the Group during the financial period ended, except for subsequent events as disclosed in item 15.

15. Events subsequent to the balance sheet date

On 11 January 2021, the Management have commenced members' voluntarily winding-up for the following subsidiaries:

- 1) Precision Press Industries Sdn. Bhd.; and
- 2) MBM Industries Sdn. Bhd..

The Voluntary Winding-Up of the abovementioned Subsidiaries will not have a material financial and operational impact on the Group for the financial year ending 31 December 2021.

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 31 December 2020 to be disclosed as at the date of this report.



#### Notes to the Unaudited Interim Financial Report

18. **Prospects for 2021** 

The Group's prospects for the year 2021 in the respective operating segments are explained as follows:

(i) Property development

For the property development segment, Project City of Dreams was completed on September'20 and the Company is actively marketing for the unsold units to monetise the developed properties.

(ii) Manufacturing

The manufacturing segment remains competitive but management is optimistic due to long term relationships with existing customers.

(iii) Investment holding, property management and letting

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

(iv) Ecommerce

The Group has disposed of coffee vending machines and beverage vending machines in Ewein Ecommerce Sdn. Bhd., mainly due to the current economic condition which affected by Covid-19 pandemic.

**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 as at 31 December 2020 to be disclosed as at the date of this report.



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

## Notes to the Unaudited Interim Financial Report

21. Borrowings

		As at 31 December 2020				As at 31 December 2019			
	Interest	Secu	ired	Total	Interest	Secured		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	-	46,825	46,825	
Term loans	1.95	3,695	-	3,695	1.95-5.65	4,248	-	4,248	
		3,695	-	3,695		4,248	46,825	51,073	
Non-current:									
Term loans	1.95	17,825	-	17,825	1.95-5.65	24,174	32,203	56,377	
		17,825	-	17,825		24,174	32,203	56,377	
Total		21,520	-	21,520		28,422	79,222	107,450	



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

#### Notes to the Unaudited Interim Financial Report

#### 22. Material litigation

Ewein Group is not engaged in any material litigation for the year ended 31 December 2020.

#### 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 Quarter 12 Months Ended		
	31 December 2020 RM'000	31 December 2019 RM'000	31 December 2020 RM'000	31 December 2019 RM'000	
Profit attributable to owners of the Company (RM'000)	80	328	12,333	37,818	
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	(200)	(11.100)	(700)		
share buyback ('000)	(608)	(11,138)	(608)	(11,138)	
Total weighted average number of ordinary shares ('000)	300,977	290,447	300,977	290,447	
Basic earnings per share (sen)	0.03	0.11	4.10	13.02	

#### **Diluted earnings per share**

The diluted per share were not presented as there were no dilutive potential ordinary shares outstanding at the end of the reporting period.



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

#### Notes to the Unaudited Interim Financial Report

#### 24. Profit before taxation

	Current Quarter Ended		Cumulative Quarter Ended	
	31 December 2020 RM '000	31 December 2019 RM '000	31 December 2020 RM '000	31 December 2019 RM '000
Profit before tax is arrived at after crediting/(charging):				
Interest income	(316)	(4,380)	(3,792)	(7,535)
Interest expense	903	1,467	1,867	2,067

#### 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: 25 February 2021