SUIWAH CORPORATION BHD COMPANY NO : 253837 H (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

(The figures have not been audited)

| | Individual Quarter 3 Months Ended 28 Feb | | Cumulative 9 Months 28 Fe | Ended |
|---|--|----------------|---------------------------------|----------------|
| | 2018 RM'000 | 2017 RM'000 | 2018 RM'000 | 2017 RM'000 |
| Revenue | 115,535 | 115,082 | 316,646 | 303,832 |
| Other operating income | 674 | 436 | 1,424 | 2,784 |
| Total operating expenses | (111,479) | (111,705) | (305,774) | (295,393) |
| Profit from operations | 4,731 | 3,813 | 12,297 | 11,223 |
| Finance income | 88 | 131 | 305 | 243 |
| Finance cost | (205) | (297) | (808) | (908) |
| Share of (loss) / profit in a jointly controlled entity | (15) | 37 | (18) | 126 |
| Profit before taxation | 4,599 | 3,684 | 11,776 | 10,684 |
| Income tax | (1,702) | (1,160) | (4,225) | (3,708) |
| Profit for the period | 2,897 | 2,524 | 7,551 | 6,976 |
| Other comprehensive income: | | | | 1 (10 |
| Foreign exchange difference | (526) 2,371 | 4,138 | (826) 6,725 | 1,619 8,595 |
| | 2,371 | 4,150 | 0,725 | 0,375 |
| Profit for the period attributable to: | | | | |
| Equity holders of the Company | 2,897 | 2,525 | 7,551 | 6,979 |
| Non-controlling interests | - | (1) | | (3) |
| - | 2,897 | 2,524 | 7,551 | 6,976 |
| Total comprehensive income attributable to: | | | | |
| Equity holders of the Company | 2,371 | 4,139 | 6,725 | 8,598 |
| Non-controlling interests | 2,571 | (1) | - | (3) |
| | 2,371 | 4,138 | 6,725 | 8,595 |
| _ | | | | |
| Earnings per share attributable | | | | |
| to owners of the parent (sen per share) | 5.00 | 4 41 | 12.10 | 10.10 |
| Basic | 5.06 | 4.41 | 13.19 | 12.19 |
| Fully diluted | 5.06 | 4.41 | 13.19 | 12.19 |

SUIWAH CORPORATION BHD.

COMPANY NO: 253837 H

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

(The figures have not been audited)

| | As At End of Current Quarter 28 Feb 2018 (Unaudited) RM'000 | As At Preceding Financial Year End 31 May 2017 (Audited) RM'000 |
|--|---|---|
| ASSETS | | |
| Non-current assets | | |
| Property, plant and equipment | 221,941 | 191,918 |
| Inventory property | 6,888 | 6,888 |
| Intangible asset | 5,597 | 6,411 |
| Investment in a joint venture | 16,607 | 16,624 |
| Investment in securities | 3 | 3 |
| Goodwill on consolidation | 4,665 | 4,665 |
| Long term prepayment | 500 256,201 | 500 227,008 |
| Current assets | | |
| Inventory property | 45,978 | 41,860 |
| Inventories | 33,007 | 37,421 |
| Trade receivables | 26,547 | 25,816 |
| Other receivables | 27,339 | 11,791 |
| Tax recoverable | 3,573 | 4,377 |
| Derivative receivables | 105 | 232 |
| Short term investment | 251 | 4,408 |
| Cash and bank balances | 43,152 | 19,687 |
| | 179,952 | 145,594 |
| TOTAL ASSETS | 436,153 | 372,602 |
| EQUITY AND LIABILITIES Equity attributable to equity holders of the parent Share capital | 74,935 | 74,935 |
| Treasury shares | (5,558) | (5,558) |
| Other reserves | (5,558) | (5,558) |
| Retained earnings | 158,628 | 151,650 |
| C C | 227,964 | 221,812 |
| Minority interest | 276 | 320 |
| Total equity | 228,240 | 222,132 |
| Non-current liabilities | | |
| Long term loan | 17,599 | 8,371 |
| Government grant | 3,001 | 3,664 |
| Trade and other payables | 64,131 | 45,907 |
| Deferred tax liabilities | 1,423 | 1,423 |
| | 86,155 | 59,364 |
| Current liabilities | | |
| Short term borrowings | 16,251 | 8,331 |
| Trade payables | 82,319 | 61,250 |
| Other payables | 20,138 | 18,432 |
| Deferred revenue | 2,301 | 2,042 |
| Government grant | 641 | 665 |
| Tax payable | 109 121,758 | <u>386</u> 91,106 |
| | | |
| Total liabilities | 207,913 | 150,470 |
| TOTAL EQUITY AND LIABILITIES | 436,153 | 372,602 |
| Net assets per share attributable to equity holders of the parent (RM) | 3.20 | 3.12 |

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(The Condensed Consolidated Statement of Financial Position should be read in conjunction

with the Audited Financial Report for the financial year ended 31 May 2017 and the accompanying explanatory notes attached to the interim financial statements)

SUIWAH CORPORATION BHD. COMPANY NO: 253837 H (Incorporated in Malaysia) CONDENSED CONSOLIDATED CASH FLOW STATEMENT

| | 9 Months Ended 28 Feb 2018 RM' 000 | 9 Months Ended 28 Feb 2017 RM' 000 |
|--|---|---|
| CASH FLOW FROM OPERATING ACTIVITIES | | |
| Profit before taxation | 11,776 | 10,684 |
| Adjustments for: | | |
| Amortisation of deferred income | (495) | (459) |
| Amortisation of intangible assets | 295 | 298 |
| Bad debts recovered Bad debts written off | - 10 | (18) |
| Depreciation of property, plant and equipment | 6,318 | 18 6,199 |
| Gain on disposal of property, plant & equipment | (11) | (8) |
| Interest expense | 808 | 908 |
| Interest income | (305) | (243) |
| Unrealised foreign exchange gains | 170 | 165 |
| Property, plant and equipment written off | 5,710 | 3 |
| Share of loss / (profit) in a joint venture | 18 | (126) |
| Operating profit before working capital changes | 24,294 | 17,421 |
| Increase in inventory property | (4,118) | (15,449) |
| Increase in receivables | (15,485) | (1,607) |
| Increase in inventories | 4,415 | (1,838) |
| Increase in payables | 40,999 | 42,691 |
| Increase / (Decrease) in deferred revenue | 259 | (225) 40,993 |
| Cash generated from operations Interest paid | 50,364 (808) | 40,993 (908) |
| Interest received | 305 | 243 |
| Tax paid | (4,502) | (4,123) |
| Net cash generated from operating activities | 45,359 | 36,205 |
| CASH FLOWS FROM INVESTING ACTIVITIES | | |
| Decrease in short term investment | 4,157 | 8,841 |
| Purchase of property, plant and equipment | (42,041) | (28,537) |
| Proceed from disposal of property, plant and equipment | - | 8 |
| Distribution to non-controlling interest | (44) | (129) |
| Net cash used in investing activities | (37,928) | (19,817) |
| CASH FLOWS FROM FINANCING ACTIVITIES | | |
| Repayment of bank term loan | (656) | (626) |
| Purchase of treasury shares Term loan draw down | 17,496 | (8) |
| Net changes in bankers' acceptance | (2,295) | (2,997) |
| Dividend paid | (2,293) (573) | (2,004) |
| MIDA matching grant | (575) | 1,400 |
| Net cash used in financing activities | 13,972 | (4,235) |
| | 21 402 | 12,152 |
| NET (DECREASE) / INCREASE IN CASH AND CASH EQUIVALENTS EFFECTS OF EXCHANGE RATE CHANGES | 21,403 | 12,153 1,452 |
| CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD | (542) 14,540 | 23,812 |
| CASH AND CASH EQUIVALENTS AT BEGINNING OF FERIOD CASH AND CASH EQUIVALENTS AT END OF PERIOD | 35,401 | 37,417 |
| Cash and cash equivalents comprise: | | |
| Cash and bank balances | 42.266 | 41.420 |
| Deposit with licensed banks | 42,200 | 41,420 |
| Overdraft | (7,751) | (4,874) |
| | 35,401 | 37,417 |
| • | | |

(The Condensed Consolidated Cash Flow Statement should be read in conjunction with the Audited Statements for the year ended 31 May 2017 and the accompanying explanatory notes attached to the interim financial statements)

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SUIWAH CORPORATION BHD. COMPANY NO : 253837 H (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

DAFT FOR DISCUSSION

(The figures have not been audited) For The Nine Months Ended 28 Feb 2018

| | Attributable to equity holders of the Company | | | | | | | |
|--|---|----------------------------|------------------------------|-----------------------------|-----------------------------------|------------------|--|---------------------------|
| • | < | | Non-distributable - | > | Distributable | | | |
| | Share Capital RM'000 | Share Premium RM'000 | Treasury Shares RM'000 | Other Reserves RM'000 | Retained Earnings RM'000 | Total RM'000 | Non Controlling Interest RM'000 | Total Equity RM'000 |
| Opening balance at 1 June 2017 | 74,935 | - | (5,558) | 785 | 151,650 | 221,812 | 320 | 222,132 |
| Total comprehensive income | - | - | - | (826) | 7,551 | 6,725 | - | 6,725 |
| | - | - | - | (826) | 7,551 | 6,725 | - | 6,725 |
| Transaction with owners: Purchase of treasury shares | - | - | - | - | - | - | - | - |
| Distribution to non-controlling interest | - | - | - | - | - | - | (44) | (44) |
| First and final dividend Closing balance at 28 Feb 2018 | 74,935 | - | (5,558) | (41) | (573) 158,628 | (573) 227,964 | 276 | (573) 228,240 |

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For The Nine Months Ended 28 Feb 2017

| | Attributable to equity holders of the Company >>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>>> | | | | | | | |
|--|--|----------------------------|------------------------------|-----------------------------|--------------------------------|-----------------|-----------------------------------|---------------------------|
| • | ← Non-distributable → Distributable | | | | | | | |
| | Share Capital RM'000 | Share Premium RM'000 | Treasury Shares RM'000 | Other Reserves RM'000 | Retained Earnings RM'000 | Total RM'000 | Controlling Interest RM'000 | Total Equity RM'000 |
| Opening balance at 1 June 2016 | 61,000 | 13,935 | (5,550) | (488) | 144,066 | 212,963 | 255 | 213,218 |
| Total comprehensive income | - | - | - | 1,619 | 6,979 | 8,598 | (3) | 8,595 |
| | - | - | - | 1,619 | 6,979 | 8,598 | (3) | 8,595 |
| Transaction with owners: | | | | | | | | |
| Purchase of treasury shares | - | - | (8) | - | - | (8) | - | (8) |
| Distribution to non-controlling interest | - | - | - | - | - | - | (129) | (129) |
| First and final dividend | - | - | - | - | (2,004) | (2,004) | - | (2,004) |
| Closing balance at 28 Feb 2017 | 61,000 | 13,935 | (5,558) | 1,131 | 149,041 | 219,549 | 123 | 219,672 |

(The Condensed Consolidated Statement of Changes in Equity should be read in conjuction with the Audited Financial Statements for the year ended 31 May 2017 and the explanatory notes attached to the interim financial statements)

SUIWAH CORPORATION BHD. (Company No: 253837 H) INTERIM REPORT FOR THE NINE-MONTHS PERIOD ENDED 28 FEBRUARY 2018 NOTES TO INTERIM FINANCIAL REPORT PART A – EXPLANATORY NOTES PURSUANT TO MFRS134

A1. Basis of preparation

These condensed consolidated interim financial statements, for the period ended 31 May 2018 are unaudited, have been prepared in accordance with Malaysian Financial Reporting Standards("MFRS") 134: *Interim Financial Reporting* and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad. These condensed consolidated interim financial statements also comply with IAS 34 Interim Financial Reporting issued by the International Accounting Standards Board.

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the year ended 31 May 2017. The explanatory notes attached to these condensed consolidated interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the year ended 31 May 2017.

A2. Significant accounting policies

The significant accounting policies adopted in preparing these condensed consolidated interim financial statements are consistent with those of the audited financial statements for the year ended 31 May 2017 except for the adoption of the following new MFRSs and Interpretations, and amendments to certain MFRSs and Interpretations with effect from 1 June 2017:.

| Amendments to MFRS 10/ Disclosures Initiatives |
|---|
| Amendments to MFRS 116 and MFRS 112 Recognition of Deferred tax for Unrealised Losses |
| Annual Improvements to MFRSs 2014 – 2016 (Amendments to MFRS 12 Disclosure of Interest in Other Entities) |

The adoption of the above standards and interpretations did not have material impact on the financial statements upon the initial application on 1 June 2017.

The standards and interpretations are issued but not yet effective up to the date of issuance of these condensed consolidated interim financial statements are disclosed below. The Group and the Company intend to adopt these standards, if applicable, when they become effective.

| MFRSs, Amendments to MFRSs and IC Interpretations | Effective for annual periods beginning on or after |
|--|--|
| Annual Improvements to MFRSs 2014 – 2016 (Amendments to MFRS 1 First Time Adoption of Malaysian Financial Reporting Standards) | 1 January 2018 |
| Annual Improvements to MFRSs 2014 – 2016 (Amendments to MFRS 128 Investment in Associates and Joint Ventures) | 1 January 2018 |
| Amendments to MFRS 4: Applying MFRS 9 Financial Instruments with MFRS 4 Insurance Contracts | 1 January 2018 |
| Amendments to MFRS 140: Transfer of Investment Property | 1 January 2018 |
| IC Interpretation 22 Foreign Currency Transactions and Advance Consideration | 1 January 2018 |
| Amendments to MFRS 2: Classification and Measurement of Share-based Payment Transactions | 1 January 2018 |
| MFRS 15: Revenue from Contracts with Customers | 1 January 2018 |
| MFRS 15: Classification to MFRS 15 | 1 January 2018 |
| MFRS 9: Financial Instruments | 1 January 2018 |
| MFRS 16: Leases | 1 January 2019 |
| IC Interpretation 23 Uncertainty Over Income Tax Treatments | 1 January 2019 |
| MFRS 17: Insurance Contracts | 1 January 2021 |
| Amendments to MFRS 10 and MFRS 128: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture | Deferred |

The directors expect that the adoption of the above standards and interpretations will have no material impact on the financial statements in the period of initial application, other than for MFRS 15 Revenue from Contracts with Customers and MFRS 9 Financial Instruments and MFRS 16 Leases. The Group is still in the process of assessing the impact of MFRS 15, MFRS 9 and MFRS 9

A3. Auditors' Report on Preceding Annual Financial Statements

The auditors' report of the annual financial statements for the financial year ended 31 May 2017 was not subject to any qualification.

A4. Comments About Seasonal or Cyclical Factors

The business operations of retail segment generally performed better during major local festivals, school holidays and carnival sales.

Manufacturing arm, Qdos Group is expected to remain profitable for financial year 2018.

A5. 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 under review and financial year to date.

A6. Changes in Estimates

There was no material changes in estimates of amount reported in prior interim period or financial period that have a material effect in the current year.

A7. Carrying Amount of Revalued Assets

The valuations of property, plant and equipment have been brought forward without amendment from the financial statements for the year ended 31 May 2017.

A8. Debt and Equity Securities

There were no share buyback during the quarter. A total number of 3,750,100 shares are held as treasury shares as at 28 February 2018.

A9. Dividends Paid

The first and final single tier dividend in respect of financial year ended 31 May 2017, 1.0% of 57,250,100 ordinary shares amounting to total dividend payable of RM572,501 (1 sen per share) has been approved by the shareholders at the Company's Annual General Meeting held on 15 November 2017 and has been subsequently paid on 30 November 2017.

A10. Segmental Information

| | Individual Quarter | | Cumulative Qu | arter |
|--|--------------------|-----------|---------------|-----------|
| | Current | Preceding | Current | Preceding |
| | RM'000 | RM'000 | RM'000 | RM'000 |
| Segment Revenue | | | | |
| Retail | 96,346 | 89,519 | 248,425 | 231,673 |
| Manufacturing | 18,065 | 24,441 | 59,862 | 68,765 |
| Property investment and development | 1,194 | 827 | 3,268 | 2,915 |
| Trading | 930 | 295 | 5,091 | 479 |
| Group revenue | 115,535 | 115,082 | 316,646 | 303,832 |
| Segment Results | | | | |
| Retail | 3,375 | 2,414 | 9,183 | 6,474 |
| Manufacturing | 2,920 | 2,228 | 6,192 | 6,594 |
| Property investment and development | (1,684) | (1,021) | (3,718) | (2,560) |
| Trading | 3 | 26 | 137 | 50 |
| Share of profit /(loss) in a joint venture | (15) | 37 | (18) | 126 |
| Group profit before tax | 4,599 | 3,684 | 11,776 | 10,684 |
| Taxation | 1,702 | 1,160 | 4,225 | 3,708 |
| Group profit after tax | 2,897 | 2,524 | 7,551 | 6,976 |

The directors are of the opinion that inter-segment transactions are minimal and have been entered into in the normal course of business and have been established on terms and conditions that are not materially different from that obtainable in transactions with unrelated parties.

Further analysis of the segments performance is disclosed in notes B1.

A11. Related Party Transactions

During the current quarter under review and up to the date of this announcement, the Group did not enter into any related party transactions or recurrent related party transactions of a revenue or trading nature that has not been included or exceeded the estimated value by 10% or more which had been mandated by the shareholders during the Annual General Meeting held on 15 November 2017.

A12. Subsequent Material Events

There were no material events subsequent to the end of this interim period.

A13. Changes in the Composition of the Group

There were no changes to the composition of the Group for the quarter under review.

A14. Changes in Contingent Liabilities

As at the period ended 28 Feb 2018, the Company has given corporate guarantees amounting to RM33,849,959 to secure banking facilities granted to its subsidiaries.

A15. Capital Commitments

The Group's capital commitments as at 20 April 2018 are as follow:

| | RM'000 |
|------------------------------|--------|
| Approved and contracted for: | |
| Property, plant & equipment | 30,019 |
| Total | 30,019 |

SUIWAH CORPORATION BHD. (Company No: 253837 H)

PART B: EXPLANATORY NOTES PURSUANT TO BURSA MALAYSIA LISTING REQUIREMENTS: CHAPTER 9, APPENDIX 9B, PART A

B1. Review of Performance of the Group

Quarter Results:

For the current quarter ended 28 Feb 2018, the Group recorded total revenue of RM115.535 million, an increase of 0.39% from RM115.082 million recorded in the preceding year corresponding quarter ended 28 Feb 2017. The Group profit before tax for the period under review was RM4.599 million as compared with profit before tax of RM3.684 million previously, an increase of 24.84%.

Manufacturing segment experienced 26.09% decrease in revenue from RM24.441 million to RM18.065 million, due to significant drop in foreign exchange USDMYR rate and softer demand from key customers. Profit before tax for the period under review was RM2.920 million as compared to profit before tax of RM2.228 million previously, an increase of 31.06%, arising from favorable forex hedging contracts, better sales mixed and lower operating costs.

Retail business segment registered 7.63% increase in revenue from RM89.519 million to RM96.346 million. Profit before tax for the period under review was RM3.375 million as compared to profit before tax of RM2.414 million previously, an increase of 39.81%. Higher consumer spending and better control of operating expenses contributed to the overall improvement in retail revenue and profitability.

Sale of one unit of semi d for Taman Jawi Ria project contributed to an increase of revenue of 44.38%, from RM0.827 million to RM1.194 million for property development segment. However, the positive growth in revenue was offset by higher operational cost, such as staff cost and depreciation incurred during the current reporting period. Due to this, loss for the reporting period was RM1.684 million as compared to loss of RM1.021 million previously.

Trading in construction materials continue to register increase in revenue from RM0.295 million to RM0.816 million. Trading in organic and natural products, which commenced business during the current reporting period, gave rise to additional revenue of RM0.114 million. Profit before tax for the period under review was RM0.003 million as compared to RM0.026 million previously, impacted by additional operating expenses, resulted from the commencement of trading in organic and natural products, during the reporting quarter.

Other than the above mentioned the results for the current financial period have not been affected by any transactions, or events of a material or unusual nature that has arisen between 28 Feb 2018 and the date of this report.

Financial Year-To-Date Results:

The Group's revenue for the 9 months period ended 28 Feb 2018, amounting RM316.646 million, an increase of 4.22% from RM303.832 million recorded in the preceding year corresponding period ended 28 Feb 2017. The Group profit before tax for the period under review was RM11.776 million, as compared with the profit before tax of RM10.684 million previously, an increase of 10.22%.

The significant decrease in average foreign exchange USDMYR rate has caused manufacturing segment to record a 12.95% decrease in revenue and profit before tax decrease by 6.10%, as compared previously.

Total revenue registered by the retail business segment for financial year to date increased by 7.23% to RM248.425 million compared to RM231.673 million recorded in the preceding year corresponding period. Profit before tax recorded an improved growth rate, i.e. 41.84%, due to the improved sales from the existing stores and better control of operating expenses during the current reporting period.

Property investment and development segment registered an increase in revenue of 12.11%, from RM2.915 million to RM3.268 million. Loss for the reporting period was RM3.718 million as compared to loss before tax of RM2.560 million, recorded in the preceding corresponding period ended 28 Feb 2017, mainly due to higher operating cost incurred.

Trading in construction materials continue to register positive growth in revenue from RM0.479 million to RM4.977 million. Commencement of trading in organic and natural products contributed to additional RM0.114 million in revenue. Profit before tax for the period under review was RM0.137 million as compared to RM0.05 million previously, as a result of higher turnover recorded during the reporting period.

Other than the above mentioned the results for the current financial period have not been affected by any transactions, or events of a material or unusual nature that has arisen between 28 February 2018 and the date of this report.

B2. Material Changes in the Quarterly Profit before Taxation

The Group's profit before tax for the current quarter was RM4.599 million, as compared with profit before tax of RM2.504 million recorded in the preceding quarter, increase by 83.67%.

Retail - profit before tax increase by 52.78 % from RM2.209 million to RM3.375 million, resulted from higher consumer spending during Chinese New Year, recorded in the current reporting period.

Manufacturing – profit before tax increase by 156.37%, from RM1.139 million to RM2.920 million, mainly due to significant lower forex losses, better sales mixed and lower operating costs.

Property investment and development – recorded loss before tax of RM1.684 million compared to loss of RM0.906 million, mainly due higher operating cost, recorded in the current reporting quarter.

Trading – profit before tax decrease by 95.24%, from RM0.063 million to RM0.003 million, resulted from lower sales of construction materials, i.e. a decrease of 52.45% from RM1.716 million to RM0.816 million in revenue during the reporting period. The commencement of trading in organic and natural products, contributed to additional RM0.059 million in operating overheads, during the current reporting period.

B3. Commentary on Prospects

The consumers' profile is rapidly evolving, and so are their preferences. In order to meet these challenges, plans are underway for the use of the analysis of Big Data and associated software to come out with a better customers' profile and to meet with their expectation.

Manufacturing revenue was slow this quarter due to delay in some customers' product launch and is expected to pick up next quarter. The new expansion project at Batu Kawan Square 1, is progressing well and going through final testing and commissioning.

B4. Variance from Profit Forecast and Profit Guarantee

This is not applicable to the Group.

B5. Taxation

Taxation comprises:-

| | Individual O | Quarter | Cumulative Quarter | | |
|---------------------------|-------------------|---------|--------------------|-----------|--|
| | Current Preceding | | Current | Preceding | |
| | RM'000 | RM'000 | RM'000 | RM'000 | |
| Tax expense for the year | 1,730 | 1,270 | 4,258 | 3,760 | |
| Deferred tax for the year | (28) | (110) | (33) | (52) | |
| Total | 1702 | 1,160 | 4,225 | 3,708 | |

B6. Status of Corporate Proposals

There were no changes to the composition of the Group for the quarter under review.

B7. Group Borrowings

The Group's total borrowings as at end of the financial period under review are:

- (a) Secured by way of:
 - Fixed charged over a freehold land and building with a net book values of RM35,551,976
 - a corporate guarantee by the Company
- (b) Short term borrowings

| Term Ioan Overdraft Bankers Acceptance | RM | 8,499,844 7,750,980 - |
|--|--------|-----------------------------|
| (c) Long term borrowings | RM | |
| Term loan | | 17,599,135 |

(d) There were no borrowings or debt securities denominated in foreign currencies

B8. Financial Instruments

(a) Contract value and fair value of derivatives as at 28 February 2018

The Group has no outstanding derivatives financial instruments as at 28 February 2018.

(b) Gain/(losses) arising from fair value changes of financial liabilities

The gain/(loss) arising from fair value changes of financial liabilities had no significant impact on the financial position and results of the Group for the current quarter 28 February 2018.

There is no change in the significant policy for mitigating or controlling the interest rate risk, credit risk, liquidity risk and foreign currency risk for the Group nor the related accounting policies except for those changes which have been disclosed under Note A2 Changes in Accounting Policies of this quarterly report. Other related information associated with the financial instruments are consistent with the disclosures in the audited financial statements for the financial year ended 31 May 2017.

B9. Material Litigation

As of the date of this announcement, neither the Company nor any of its subsidiary companies are aware of or engaged in any material litigation, claims or arbitration, either as plaintiff or defendant, and the Directors of the Company are not aware of any proceedings pending or threatened against the Company and its subsidiary companies or of any facts likely to give rise to any proceedings which might materially and/or adversely affect the position or business of the Group

B10. Dividend

The first and final single tier dividend in respect of financial year ended 31 May 2017, 1.0% of 57,250,100 ordinary shares amounting to total dividend payable of RM572,501 (1 sen per share) has been approved by the shareholders at the Company's Annual General Meeting held on 15 November 2017 and has been subsequently paid on 30 November 2017.

B11. Earnings Per Share

The basic earnings per share has been calculated by dividing the Group's net profit for the period attributable to ordinary equity holders of the Company by the weighted number of ordinary shares in issue in the respective periods as follows:

| | Current Quarter ended 28.2.2018 | Preceding Quarter ended 28.2.2017 | Current Cumulative Quarter ended 28.2.2018 | Preceding Cumulative Quarter ended 28.2.2017 |
|---|---------------------------------|--------------------------------------|--|--|
| Profit attributable to equity holders of the Company (RM'000) | 2,897 | 2,525 | 7,551 | 6,979 |
| Weighted number of ordinary shares in issue ('000) | | | | |
| - Basic - Diluted | 57,250 57,250 | 57,251 57,251 | 57,250 57,250 | 57,251 57,251 |
| Basic earnings per share (sen) | 5.06 | 4.41 | 13.19 | 12.19 |
| Diluted earnings per share (sen) | 5.06 | 4.41 | 13.19 | 12.19 |

B12. Disclosure of Realised and Unrealised Profit / Losses

| | Current financial period ended 28 February 2018 (RM'000) | As at preceding financial period ended 31 May 2017 (RM'000) |
|--|---|--|
| Total retained profits / (loss) of the | | |
| Group: | | |
| - Realised | 186,437 | 177,382 |
| - Unrealised | (372) | 116 |
| | 186,065 | 177,498 |
| Less : Consolidation adjustments | (27,437) | (25,848) |
| Total Group retained profits | 158,628 | 151,650 |

B13. Authorisation for Issue

The interim financial statements were authorized for issue by the Board of Directors in accordance with a resolution of the directors on 20 April 2018.