

**CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS
FOR FIRST QUARTER ENDED 30 JUNE 2018**

(The figures have not been audited)

	INDIVIDUAL QUARTER CURRENT YEAR QUARTER 30/06/18 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 30/06/17 RM'000 (Restated)	CUMULATIVE QUARTER CURRENT YEAR TO DATE 30/06/18 RM'000	PRECEDING YEAR CORRESPONDING YEAR 30/06/17 RM'000 (Restated)
Revenue	23,986	46,816	23,986	46,816
Operating expenses	(16,159)	(37,683)	(16,159)	(37,683)
Other operating income	1,153	653	1,153	653
Profit from operations	<u>8,980</u>	<u>9,786</u>	<u>8,980</u>	<u>9,786</u>
Finance costs	(3,780)	(5,725)	(3,780)	(5,725)
Profit before taxation	<u>5,200</u>	<u>4,061</u>	<u>5,200</u>	<u>4,061</u>
Taxation	(484)	(1,062)	(484)	(1,062)
Profit after tax for the period	<u><u>4,716</u></u>	<u><u>2,999</u></u>	<u><u>4,716</u></u>	<u><u>2,999</u></u>
Attributable to:-				
Owners of the Parent	<u><u>4,716</u></u>	<u><u>2,999</u></u>	<u><u>4,716</u></u>	<u><u>2,999</u></u>
EPS - Basic (sen)				
Before mandatory conversion of ICULS	0.46	0.30	0.46	0.30
After mandatory conversion of ICULS	0.32	0.20	0.32	0.20
- Diluted (sen)	0.32 #	0.20 #	0.32 #	0.20 #

The assumed exercise of the Warrants at average market price is treated as an issue of ordinary share for no consideration. The dilutive effect of the assumed exercise of Warrants for the current quarter and current year to date are not considered because the Warrants are 'out of money'.

(The Condensed Consolidated Statement of Profit or Loss should be read in conjunction with the audited financial statements for the year ended 31 March 2018 and the notes to the Interim Financial Report).

ASIAN PAC HOLDINGS BERHAD (129-T)

(INCORPORATED IN MALAYSIA)

**CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER
COMPREHENSIVE INCOME FOR FIRST QUARTER ENDED 30 JUNE 2018**

(The figures have not been audited)

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING YEAR
	30/06/18 RM'000	30/06/17 RM'000 (Restated)	30/06/18 RM'000	30/06/17 RM'000 (Restated)
Profit after tax for the period	4,716	2,999	4,716	2,999
Other comprehensive income :				
Fair value income on available-for-sale financial assets	121	488	121	488
Total comprehensive income for the period	<u>4,837</u>	<u>3,487</u>	<u>4,837</u>	<u>3,487</u>
Total comprehensive income attributable to :				
Owners of the Parent	<u>4,837</u>	<u>3,487</u>	<u>4,837</u>	<u>3,487</u>

(The Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 March 2018 and the notes to the Interim Financial Report).

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT 30 JUNE 2018

(The figures have not been audited)

	AS AT END OF FINANCIAL YEAR 30/06/18 RM'000	AS AT PRECEDING FINANCIAL YEAR END 31/03/18 RM'000 (Restated)
ASSETS		
Non Current Assets		
Property, plant and equipment	6,411	10,280
Land held for property development	55,008	55,019
Investment properties	1,273,176	1,272,764
Intangible assets	503	503
Available-for-sale investments	4,856	4,735
Prepayment	5,205	5,634
Deferred tax assets	5	133
	<u>1,345,164</u>	<u>1,349,068</u>
Current Assets		
Property development costs	76,246	74,635
Inventories	29,771	30,307
Trade & other receivables	57,858	49,493
Accrued billings in respect of property development costs	45,402	39,511
Accrued income	1,822	2,274
Prepayment	1,285	980
Tax recoverable	3,122	2,829
Others investment	34,864	47,350
Cash and bank balances	49,685	53,774
	<u>300,055</u>	<u>301,153</u>
TOTAL ASSETS	<u>1,645,219</u>	<u>1,650,221</u>
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the parent		
Share capital	210,396	209,943
Reserves	3,108	2,071
ICULS	77,341	77,726
Retained profits	710,516	705,796
Total shareholder's equity	<u>1,001,361</u>	<u>995,536</u>
Non Current Liabilities		
Deferred tax liabilities	206,880	207,008
Long Term Trade Creditors	19,686	19,687
Loans and borrowings	255,822	260,233
	<u>482,388</u>	<u>486,928</u>
Current Liabilities		
Loans and borrowings	94,376	81,706
Trade & other payables	64,905	81,855
Prepayment from tenants	439	750
Progress billings in respect of property development costs	-	-
Tax payable	1,750	3,446
	<u>161,470</u>	<u>167,757</u>
Total liabilities	<u>643,858</u>	<u>654,685</u>
TOTAL EQUITY AND LIABILITIES	<u>1,645,219</u>	<u>1,650,221</u>
Net assets per share attributable to equity holders of the parent (Sen)	96.8	96.5

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR FIRST QUARTER ENDED 30 JUNE 2018**

	Attributable to Equity Holders of the Parent					Non Controlling Interest	Total Equity
	Non-distributable			Distributable			
	Share Capital	Other Reserves	ICULS	Retained Profits	Total		
RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	
At 1 April 2018, as previously reported	209,943	2,071	77,726	701,550	991,290	-	991,290
Effects of adoption of MFRS Framework	-	-	-	4,246	4,246	-	4,246
As Restated	209,943	2,071	77,726	705,796	995,536	-	995,536
Total comprehensive income for the year	-	121	-	4,716	4,837	-	4,837
Revaluation surplus	-	916	-	-	916	-	916
Conversion of ICULS	453	-	(385)	4	72	-	72
At 30 June 2018	210,396	3,108	77,341	710,516	1,001,361	-	1,001,361
At 1 April 2017, as previously reported	202,064	1,226	-	657,347	860,637	(120)	860,517
Effects of adoption of MFRS Framework	-	-	-	194	194	-	194
As Restated	202,064	1,226	-	657,541	860,831	(120)	860,711
Total comprehensive income for the year	-	488	-	2,999	3,487	-	3,487
Equity component of ICULS	-	-	84,428	-	84,428	-	84,428
Warrant Reserve	-	979	-	-	979	-	979
Conversion of ICULS	1,605	-	(1,365)	(39)	201	-	201.00
At 30 June 2017	203,669	2,693	83,063	660,501	949,926	(120)	949,806

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW
FOR FIRST QUARTER ENDED 30 JUNE 2018**

(The figures have not been audited)

	30/06/18	30/06/17
	RM'000	RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation	5,200	4,061
Adjustment for non-cash items :		
Non-cash items	448	553
Non-operating items	2,795	5,129
Operating profit before working capital changes	<u>8,443</u>	<u>9,743</u>
Changes in Working Capital :		
Changes in property development cost	(928)	5,593
Changes in inventories	536	6,563
Changes in receivables	(14,249)	(24,510)
Changes in payables	(14,988)	13,135
Cash (used in) / generated from operations	<u>(21,186)</u>	<u>10,524</u>
Interest and dividend received	355	161
Taxation paid	(2,474)	(1,799)
Net cash (used in) / generated from operations	<u>(23,305)</u>	<u>8,886</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest and dividend received	310	312
Other investments/placements	12,365	(6,938)
Purchase property, plant & equipment (net of disposal)	(490)	(106)
Proceeds from government land acquisition	4,965	-
Net cash generated from / (used in) investing activities	<u>17,150</u>	<u>(6,732)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Net proceeds from issuance of ICULS	-	97,938
Repayment of hire purchase financing (net)	(118)	(119)
Drawdown of bank borrowings	15,528	4,000
Repayment of bank borrowings	(5,045)	(8,725)
ICULS Coupon paid	(2,741)	-
Interest paid	(5,558)	(4,401)
Net cash generated from financing activities	<u>2,066</u>	<u>88,693</u>
NET CHANGES IN CASH & BANK BALANCES	(4,089)	90,847
CASH & BANK BALANCES AT THE BEGINNING OF THE YEAR	<u>53,774</u>	<u>62,775</u>
CASH & BANK BALANCES AT THE END OF THE PERIOD	<u>49,685</u>	<u>153,622</u>

(The Condensed Consolidated Statement of Cash Flow should be read in conjunction with the financial statements for the year ended 31 March 2018 and Notes to the Interim Financial Report)

PART A : EXPLANATORY NOTES PURSUANT TO MFRS 134

A1 Basis of Preparation

The interim financial statements are unaudited and have been prepared in accordance with the requirements of Malaysian Financial Reporting Standards ("MFRS") 134 : Interim Financial Reporting and Chapter 9, Part K of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the year ended 31 March 2018. The explanatory notes attached to the 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 financial year ended 31 March 2018.

The financial statements of the Group for the three months period ended 30 June 2018 are the first set of interim financial statements prepared in accordance with MFRS Framework, hence MFRS 1 First-time Adoption of Malaysian Financial Standards has been applied. The MFRS Framework is effective for the Group from 1 April 2018 and the date of transition to the MFRS Framework for the purpose of preparation of MFRS compliant interim financial report is 1 April 2017.

The accounting policies and methods of computation adopted in this interim financial statements are consistent with those adopted in the preparation of the audited financial statements for the year ended 31 March 2018, except for the adoption of the MFRS framework. The Group has consistently applied the same accounting policies in its opening MFRS statement of financial position as at 1 April 2017 and throughout all comparable interim periods presented, as if these policies has always been in effect. Comparative information in these interim financial statements have been restated to give effect to above changes. The two newly effective standards which were adopted pursuant to the adoption of MFRS Framework, namely MFRS 9 Financial Instruments and MFRS 15 Revenue from Contracts with Customers has resulted in the following key changes to the financial statements:

MFRS 9: Financial Instruments

The key effect of the adoption of this standard on the Group and the Company would principally be in respect of the assessment of impairment losses of outstanding external and internal debts based on an "expected credit loss model" instead of the "incurred loss" model. This may have the effect of accelerating the recognition of impairment losses in respect of these debts, if any.

MFRS 15: Revenue from Contracts with Customers

The key effects as a result of adopting this standard on the property development activities of the Group are as follows:

- (i) in respect of sales of properties that do not come under the purview of Financial Reporting Standards Implementation Committee ("FRSIC") Consensus 23 Application of MFRS 15 on Sale of Residential Properties issued by the Malaysian Institute of Accountants, the Group has to assess if the property has an alternative use to the Group and whether the sales and purchase arrangement provides the Group with an enforceable right to payment for work completed to date, in determining whether or not the sale of property units should be recognised at a point in time (completion method) or over time (percentage of completion method);
- (ii) it requires the identification of separate performance obligations arising from the sale of property units from the various property development projects of the Group, such as the sale of property with complimentary giveaways, and may result in the acceleration or deferment of revenue recognition relating to these separate performance obligations depending on whether the related goods and/or services are delivered or satisfied. This would affect the timing of revenue recognition for the property development activities;
- (iii) it requires that expenses attributable to securing contracts with customers such as commission expense be capitalised and expensed by reference to the progress towards complete satisfaction of the performance obligation; and

A1 Basis of Preparation (Continued)

MFRS 15: Revenue from Contracts with Customers (Continued)

(iv) it views the expenses absorbed on behalf of purchasers (such as legal fees, GST and any other expenses) and liquidated ascertained damages ("LAD") payable when the developer fails to deliver vacant possession within the stipulated period as consideration payable to customers and is presented as a reduction of the transaction price which would then be accounted for in the profit or loss over the tenure of the property development project instead of being accounted for as a direct charge to the profit or loss when the obligation arises.

As a result, the following comparatives in the interim financial report have been restated:

**Consolidated Statement of Profit or Loss
For the financial period ended 30 June 2017**

	As previously stated	Adjustments	As Restated
	RM'000	RM'000	RM'000
Revenue	51,095	(4,279)	46,816
Operating expenses	(40,843)	3,160	(37,683)
Other operating income	653	-	653
Profit from operations	<u>10,905</u>	<u>(1,119)</u>	<u>9,786</u>
Finance costs	(5,725)	-	(5,725)
Profit before taxation	<u>5,180</u>	<u>(1,119)</u>	<u>4,061</u>
Taxation	<u>(1,331)</u>	<u>269</u>	<u>(1,062)</u>
Profit after tax for the quarter	<u><u>3,849</u></u>	<u><u>(850)</u></u>	<u><u>2,999</u></u>
Attributable to:-			
Owners of the Parent	<u><u>3,849</u></u>	<u><u>(850)</u></u>	<u><u>2,999</u></u>

**Consolidated Statement of Profit or Loss and Other Comprehensive Income
For the financial period ended 30 June 2017**

	As previously stated	Adjustments	As Restated
	RM'000	RM'000	RM'000
Profit after tax for the period	3,849	(850)	2,999
Other comprehensive income/(expense) :			
Fair value income on available-for-sale financial assets	488	-	488
Total comprehensive income for the period	<u><u>4,337</u></u>	<u><u>(850)</u></u>	<u><u>3,487</u></u>
Total comprehensive income attributable to :			
Owners of the Parent	<u><u>4,337</u></u>	<u><u>(850)</u></u>	<u><u>3,487</u></u>

ASIAN PAC HOLDINGS BERHAD (129-T)
(INCORPORATED IN MALAYSIA)

A1 Basis of Preparation (Continued)

As a result, the following comparatives in the interim financial report have been restated: (Continued)

Consolidated Statement of Financial Position
As at 31 March 2018

	As previously stated	Adjustments	As Restated
	RM'000	RM'000	RM'000
ASSETS			
Non Current Assets			
Property, plant and equipment	10,280	-	10,280
Land held for property development	55,019	-	55,019
Investment properties	1,272,764	-	1,272,764
Intangible assets	503	-	503
Available-for-sale investments	4,735	-	4,735
Prepayment	5,634	-	5,634
Deferred tax assets	97	36	133
	<u>1,349,032</u>	<u>36</u>	<u>1,349,068</u>
Current Assets			
Property development costs	74,999	(364)	74,635
Available-for-sale investments	-	-	-
Inventories	30,381	(74)	30,307
Trade & other receivables	49,575	(82)	49,493
Accrued billings in respect of property development costs	33,378	6,133	39,511
Accrued income	2,274	-	2,274
Prepayment	980	-	980
Tax recoverable	2,829	-	2,829
Others investment	47,350	-	47,350
Cash and bank balances	53,774	-	53,774
	<u>295,540</u>	<u>5,613</u>	<u>301,153</u>
TOTAL ASSETS	<u><u>1,644,572</u></u>	<u><u>5,649</u></u>	<u><u>1,650,221</u></u>
EQUITY AND LIABILITIES			
Equity attributable to equity holders of the parent			
Share capital	209,943	-	209,943
ICULS	77,726	-	77,726
Reserves	2,071	-	2,071
Retained profits	701,550	4,246	705,796
Total shareholder's equity	<u>991,290</u>	<u>4,246</u>	<u>995,536</u>
Non Current Liabilities			
Deferred tax liabilities	205,605	1,403	207,008
Long Term Trade Creditors	19,687	-	19,687
Loans and borrowings	260,233	-	260,233
	<u>485,525</u>	<u>1,403</u>	<u>486,928</u>
Current Liabilities			
Loans and borrowings	81,706	-	81,706
Trade & other payables	81,855	-	81,855
Prepayment from tenants	750	-	750
Tax payable	3,446	-	3,446
	<u>167,757</u>	<u>-</u>	<u>167,757</u>
Total liabilities	<u>653,282</u>	<u>1,403</u>	<u>654,685</u>
TOTAL EQUITY AND LIABILITIES	<u><u>1,644,572</u></u>	<u><u>5,649</u></u>	<u><u>1,650,221</u></u>

A2 Audit Qualification

The audit report of the preceding annual financial statements was not qualified.

A3 Seasonal or Cyclical Factors

The Group's activities are not affected by any seasonal or cyclical factors.

A4 Nature and Amount of Unusual Items

There were no items of an exceptional or unusual nature that have affected the assets, liabilities, equity, net income or cashflows of the Group during the current quarter.

A5 Changes in estimates

There are no significant changes in estimates in the current quarter.

A6 Debt and Equity Securities

Other than disclosed below, there were no other issuances, cancellations, repurchases, resale and repayment of debt and equity securities in the current quarter:-

- On 23 May 2018, the ICULS holder converted RM277,800 ICULS into 1,389,000 new Asian Pac shares on the basis of 1 ICULS for 5 new Asian Pac shares.
- On 19 June 2018, the ICULS holder converted RM174,900 ICULS into 874,500 new Asian Pac shares on the basis of 1 ICULS for 5 new Asian Pac shares.

A7 Dividend

There were no dividend paid during the current quarter ended 30 June 2018.

A8 Subsequent Events

There were no material events subsequent to the first quarter ended 30 June 2018 up to the date of this report, which is likely to substantially affect the results of the operations of the Group.

A9 Effects of Changes in the Composition of the Group

There were no changes in the composition of the Group during the current quarter.

A10 Contingent Liabilities

Contingent liabilities of the Group as at the date of this report, are in respect of guarantees given to government bodies and service providers amounting to RM2,374,950.

A11 Capital Commitment

The following is the capital commitment as at the date of this announcement.

RM'000

Acquisition of land as stated in Note B6(b)

270,000

A12 Related Party Transactions

There were no significant related party transactions as at the date of this announcement.

**PART B : EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA
SECURITIES BERHAD**

B1 Review of Performance of the Operating Segments

	CUMULATIVE QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	30/06/18 RM'000	30/06/17 RM'000 (Restated)	30/06/18 RM'000	30/06/17 RM'000 (Restated)
<u>Revenue</u>				
Investment holding and others	1,035	719	1,035	719
Property development	7,572	39,256	7,572	39,256
Property investment	345	325	345	325
Mall operations	19,415	16,336	19,415	16,336
Carpark operations	2,249	2,063	2,249	2,063
	<u>30,616</u>	<u>58,699</u>	<u>30,616</u>	<u>58,699</u>
Adjustments and eliminations	(6,630)	(11,883)	(6,630)	(11,883)
Total revenue	<u>23,986</u>	<u>46,816</u>	<u>23,986</u>	<u>46,816</u>
<u>Results</u>				
Investment holding and others	1,213	(924)	1,213	(924)
Property development	(2,735)	4,530	(2,735)	4,530
Property investment	871	199	871	199
Mall Operations	4,347	1,576	4,347	1,576
Carpark operations	1,504	1,393	1,504	1,393
	<u>5,200</u>	<u>6,774</u>	<u>5,200</u>	<u>6,774</u>
Adjustments and eliminations	-	(2,713)	-	(2,713)
Profit before tax	<u>5,200</u>	<u>4,061</u>	<u>5,200</u>	<u>4,061</u>

Current Quarter vs Previous Year Corresponding Quarter

For the current quarter under review, the Group recorded a lower revenue of RM22.8 million as compared to preceding year corresponding quarter of RM46.8 million. The lower revenue in current quarter was mainly due to decrease in Property Development division's revenue of RM31.7 million. Currently, there is only one (1) project, namely Fortune Centra that is under construction as the Group had delivered vacant possession for two (2) other projects in the previous financial year.

Nevertheless, both the Mall and Car Park operations had generated an increase in revenue of RM3.1 million and RM186,000 respectively due to higher occupancy and turnover rent for the Mall division and increase in the volume of traffic for car park division.

The Group recorded a profit before tax of RM5.2 million in the current quarter as compared to RM4.1 million in the preceding year corresponding quarter. The increase in profit before tax was mainly contributed by Mall division due to higher occupancy rate and increase in base rent upon renewal of retail tenancies commencing from April 2018 and higher turnover rent.

B2 Comment on Financial Results (Current quarter compared with the preceding quarter)

	Current Quarter 30/6/18 RM'000	Preceding Quarter 31/3/18 RM'000 (Restated)	Variance RM'000
Profit before tax	5,200	49,285	(44,085)

The Group's pre-tax profit was lower by RM44.1 million as compared to preceding quarter. This was mainly due to recognition of fair value gain from valuation of investment property and unwinding of discount amounting to RM35.3 million and RM1.1 million respectively in preceding quarter. In addition, the revenue for the current quarter was lower by RM37.8 million as compared to the preceding quarter restated amount of RM61.7 million, mainly attributable to completion of two (2) development projects in the preceding quarter, lower value of work certified for ongoing project, Fortune Centra and lower turnover rent from the Mall Division, as compared to preceding quarter. However, the decrease in profit before tax was softened by lower cost of sales from the development activities and lower administrative expenses.

B3 Prospects

The Group currently has three active divisions contributing to the Group's results, namely, Property Development, Mall Operations and the Car Park Operations. The Group anticipates the Mall and Car Park operations will continue to contribute positively to the Group's performance and is cautious of its Property Development Division's performance due to the current lacklustre demand for residential and commercial properties.

B4 Profit Forecast / Guarantee

There were no profit forecast or profit guarantee issued by the Group.

B5 Taxation

Taxation comprises:-

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER 30/06/18 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 30/06/17 RM'000 (Restated)	CURRENT YEAR TODATE 30/06/18 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 30/06/17 RM'000 (Restated)
Company Level				
- current taxation	(69)	-	(69)	-
- prior year	(0)	-	(0)	-
Subsidiary Companies				
- current taxation	(415)	(1,062)	(415)	(1,062)
- prior year	-	-	-	-
	<u>(484)</u>	<u>(1,062)</u>	<u>(484)</u>	<u>(1,062)</u>

The tax charge in the current quarter and current year-to-date arises from the operating and investment income of subsidiary companies.

The difference between the income tax expense at the statutory income tax rate and the income tax expense at the effective income tax rate of the Group is due to certain income not subject to tax, certain expenses not deductible for tax purposes, utilisation of previously unrecognised tax losses and deferred tax assets not recognised during the current quarter and current year-to-date.

B6 Status of Corporate Proposals

a) Rights Issue of ICULS with Warrants:

Pursuant to the Rights Issue of ICULS with Warrants, the Group wishes to announce the following:

- i) The utilisation of proceeds of RM99,256,000 from the Rights Issue of ICULS with Warrants as at the date of announcement is as follows:

Purpose	Allocation RM'000	Utilisation RM'000	Re-allocation RM'000	Balance utilised RM'000	Intended timeframe for utilisation from completed date
Acquisition of new land	62,550	(30,000)	-	32,550	Within 24 months
Working capital	10,006	(5,014)	361	5,353	Within 9 months (Extended another 15 months)
Repayment of bank borrowings	25,000	(25,000)	-	-	Within 3 months
Payment of expenses in connection with corporate exercise	1,700	(1,700)	(361)	(361)	Within 3 months
	<u>99,256</u>	<u>(61,714)</u>	<u>-</u>	<u>37,542</u>	

- ii) The number and percentage of voting shares or voting rights and the conversion or subscription rights or options in Asian Pac held by Mr. Mah Sau Cheong and Ms. Chin Lai Kuen as at latest practicable date prior to the disclosure are as below:

Name	As at 28 August 2018			
	No. of Asian Pac Shares	%	No. of ICULS	No. of Warrants
Mah Sau Cheong	182,068,669	17.6	58,800,411	117,600,822
Chin Lai Kuen	5,260,000	0.5	0	0
Total	187,328,669	18.1	58,800,411	117,600,822

- iii) The maximum potential voting shares or voting rights of Mr. Mah Sau Cheong and Ms. Chin Lai Kuen in Asian Pac, if only Mr. Mah Sau Cheong and Ms. Chin Lai Kuen (but not other holders) exercise the conversion or subscription rights or options in full are as below:

Name	Maximum Potential	
	No. of Asian Pac Shares	%
Mah Sau Cheong	593,671,546	36.96%
Chin Lai Kuen	5,260,000	0.33%
Total	598,931,546	37.29%

- iv) As at 30 June 2018, the following are the outstanding ICULS and Warrants:

- ICULS	RM90,924,661
- No. of warrants	198,512,922

B6 Status of Corporate Proposals (Continued)

b) Proposed acquisition of five parcels of leasehold lands

BH Builders Sdn Bhd ("BHB"), a wholly-owned subsidiary of Asian Pac Holdings Berhad ("Asian Pac") had on 25 May 2018 entered into a conditional Sale and Purchase Agreement ("SPA") with Jiwa Murni Sdn Bhd ("Vendor") to acquire 5 parcels of leasehold lands in Mukim Petaling, Daerah Petaling, Selangor measuring approximately 74 acres in total for a total cash consideration of RM300 million. The proposed acquisition will provide good opportunity for the Group to acquire land of a substantial size in a strategic location within the vicinity of Klang Valley and it is subject to the following approvals to be obtained:

- i) the approval of the shareholders of Asian Pac at an extraordinary general meeting to be convened;
- ii) the relevant State Consent to transfer the Lands from the Vendor to BHB; and
- iii) any other relevant authorities/parties, if required.

As at the date of this announcement, the deposit and part consideration of RM30,000,000 was paid for the above acquisition.

B7 Group Borrowings as at 30 June 2018 are as follows:

	RM'000
a) Current	
Secured:-	
Term loans and Revolving Credits	90,332
Bank Overdraft	3,624
Obligation under finance lease	421
	<hr/>
	94,376
b) Non-current	
Secured:-	
Term loans	246,098
Obligation under finance lease	316
	<hr/>
	246,414
Non-secured:-	
Liability portion of ICULS	9,408
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	255,822
	<hr/>
Total Borrowings	<u>350,199</u>

B8 Material Litigation

The Directors are not aware of any material litigation that would adversely affect the operations and financial affairs of the Group as at the date of this announcement.

B9 Proposed Dividend

The Directors do not recommend any dividend for the 1st quarter ended 30 June 2018.

B10 Earnings Per Share

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR	PRECEDING YEAR	CURRENT YEAR	PRECEDING YEAR
	QUARTER	CORRESPONDING QUARTER	TODATE	CORRESPONDING PERIOD
	30/06/18 RM'000	Restated 30/06/17 RM'000	30/06/18 RM'000	Restated 30/06/17 RM'000
a) Basic earnings per share				
Net profit attributable to owners of the parent	4,716	2,999	4,716	2,999
Weighted average no. of ordinary share in issue ('000)	1,033,964	999,225	1,033,964	999,225
Assumed full conversion of ICULS ('000)	454,623	488,257	454,623	488,257
Adjusted weighted average number of ordinary shares in issue and issuable ('000)	1,488,587	1,487,482	1,488,587	1,487,482
Basic earnings per share (sen)				
- Before mandatory conversion of ICULS (sen)	0.46	0.30	0.46	0.30
- After mandatory conversion of ICULS (sen)	0.32	0.20	0.32	0.20
b) Diluted earning per share				
Net profit attributable to ordinary equity holders of the parent	4,716	2,999	4,716	2,999
Weighted average no. of ordinary share in issue ('000)	1,033,964	999,225	1,033,964	999,225
<u>Effects of dilution:</u>				
Assumed full conversion of ICULS ('000)	454,623	488,257	454,623	488,257
Assumed exercise of Warrants	#	#	#	#
	1,488,587	1,487,482	1,488,587	1,487,482
Diluted earning per share (sen)	0.32	0.20	0.32	0.20

The assumed exercise of the Warrants at average market price is treated as an issue of ordinary share for no consideration. The dilutive effect of the assumed exercise of Warrants for the current quarter and current year todate are not considered because the Warrants are 'out of money'.

B11 Profit Before Tax

The following amounts have been included in arriving at profit before tax:

	CURRENT YEAR QUARTER 30/06/18 RM'000	CURRENT YEAR TODATE 30/06/18 RM'000
Charging:		
Depreciation	576	576
Finance cost	3,780	3,780
Fair value loss on short term investment	121	121
Allowance for doubtful debts	53	53
And crediting:		
Interest income	609	609
Gain on disposal of investment property	677	677
Other income	197	197

The gain or loss on derivatives is not applicable to the Group as the Group's policy states that no trading in derivative financial instruments shall be undertaken.

Dated : 28 August 2018
Kuala Lumpur, Malaysia

By order of the Board
Chan Yoon Mun
Secretary