

**CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS  
FOR FIRST QUARTER ENDED 30 JUNE 2019**

(The figures have not been audited)

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER  30/06/19 RM'000	PRECEDING YEAR CORRESPONDING QUARTER  30/06/18 RM'000	CURRENT YEAR TO DATE  30/06/19 RM'000	PRECEDING YEAR CORRESPONDING PERIOD  30/06/18 RM'000
Revenue	26,310	23,986	26,310	23,986
Operating expenses	(17,727)	(16,159)	(17,727)	(16,159)
Other operating income	880	1,153	880	1,153
Profit from operations	<u>9,463</u>	<u>8,980</u>	<u>9,463</u>	<u>8,980</u>
Finance costs	(5,899)	(3,780)	(5,899)	(3,780)
Profit before taxation	<u>3,564</u>	<u>5,200</u>	<u>3,564</u>	<u>5,200</u>
Taxation	(1,409)	(484)	(1,409)	(484)
Profit after tax for the period	<u><u>2,155</u></u>	<u><u>4,716</u></u>	<u><u>2,155</u></u>	<u><u>4,716</u></u>
Attributable to:-				
Owners of the Parent	2,164	4,716	2,164	4,716
Non-controlling interests	(9)	-	(9)	-
	<u><u>2,155</u></u>	<u><u>4,716</u></u>	<u><u>2,155</u></u>	<u><u>4,716</u></u>
EPS - Basic (sen)				
Before mandatory conversion of ICULS	0.21	0.46	0.21	0.46
After mandatory conversion of ICULS	0.15	0.32	0.15	0.32
- Diluted (sen)	0.15 #	0.32 #	0.15 #	0.32 #

# The assumed exercise of the Warrants at average market price is treated as an issue of ordinary shares 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 2019 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 2019**

(The figures have not been audited)

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	30/06/19 RM'000	30/06/18 RM'000	30/06/19 RM'000	30/06/18 RM'000
Profit after tax for the period	2,155	4,716	2,155	4,716
Other comprehensive (loss)/income :				
<i>Other comprehensive (loss)/income that will not be reclassified to profit or loss in subsequent periods (net of tax):</i>				
Fair value gain on revaluation of property, plant and equipment	-	916	-	916
Fair value (loss)/income on financial assets at fair value through other comprehensive income	(728)	121	(728)	121
Total comprehensive income for the period	<u>1,427</u>	<u>5,753</u>	<u>1,427</u>	<u>5,753</u>
Total comprehensive income attributable to :				
Owners of the parent	1,436	4,837	1,436	4,837
Non-controlling interests	(9)	-	(9)	-
	<u>1,427</u>	<u>4,837</u>	<u>1,427</u>	<u>4,837</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 2019 and the notes to the Interim Financial Report).

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

**AS AT 30 JUNE 2019**

(The figures have not been audited)

	<b>AS AT END OF FINANCIAL PERIOD 30/06/19 RM'000</b>	<b>AS AT PRECEDING FINANCIAL YEAR END 31/03/19 RM'000</b>
<b>ASSETS</b>		
<b>Non Current Assets</b>		
Property, plant and equipment	5,372	4,894
Inventories - Land held for property development	54,326	54,326
Investment properties	1,319,652	1,319,614
Intangible assets	445	445
Non-current financial assets	3,399	4,128
Prepayment	3,659	3,797
Deferred tax assets	7	7
	<u>1,386,860</u>	<u>1,387,211</u>
<b>Current Assets</b>		
Inventories - Property development costs	131,210	130,181
Inventories - Completed properties and others	25,904	25,833
Trade & other receivables	109,233	84,475
Contract assets in respect of property development costs	16,796	25,582
Accrued income	4,297	4,284
Prepayment	1,253	1,156
Tax recoverable	5,690	5,698
Other investments	21,389	24,027
Cash and bank balances	60,011	56,653
	<u>375,783</u>	<u>357,889</u>
<b>TOTAL ASSETS</b>	<u><u>1,762,643</u></u>	<u><u>1,745,100</u></u>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity attributable to equity holders of the parent</b>		
Share capital	210,977	210,977
Reserves	1,652	2,380
ICULS	76,847	76,847
Retained profits	758,938	756,774
<b>Total shareholder's equity</b>	<u>1,048,414</u>	<u>1,046,978</u>
Non-controlling interest	2,826	2,835
<b>Total Equity</b>	<u>1,051,240</u>	<u>1,049,813</u>
<b>Non Current Liabilities</b>		
Deferred tax liabilities	229,337	228,237
Long term trade payables	57,996	57,996
Loans and borrowings	253,896	214,672
	<u>541,229</u>	<u>500,905</u>
<b>Current Liabilities</b>		
Loans and borrowings	101,658	122,477
Trade & other payables	67,653	70,719
Prepayment from tenants	400	684
Tax payable	463	502
	<u>170,174</u>	<u>194,382</u>
<b>Total liabilities</b>	<u>711,403</u>	<u>695,287</u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<u><u>1,762,643</u></u>	<u><u>1,745,100</u></u>
Net assets per share attributable to equity holders of the parent (Sen)	101.1	100.9

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY  
FOR FIRST QUARTER ENDED 30 JUNE 2019**

	Attributable to Equity Holders of the Parent					Total	Non controlling Interest	Total Equity
	Non-distributable			Distributable				
	Share Capital	Other Reserves	Revaluation Surplus	ICULS	Retained Profits			
RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	
<b>At 1 April 2019</b>	210,977	1,464	916	76,847	756,774	1,046,978	2,835	1,049,813
Total comprehensive (loss)/ income for the period	-	(728)	-	-	2,164	1,436	(9)	1,427
<b>At 30 June 2019</b>	<u>210,977</u>	<u>736</u>	<u>916</u>	<u>76,847</u>	<u>758,938</u>	<u>1,048,414</u>	<u>2,826</u>	<u>1,051,240</u>
<b>At 1 April 2018, as previously reported</b>	209,943	2,071	-	77,726	701,550	991,290	-	991,290
Effects of adoption of MFRS Framework	-	-	-	-	2,546	2,546	-	2,546
<b>At 1 April 2018, as restated</b>	209,943	2,071	-	77,726	704,096	993,836	-	993,836
Total comprehensive income for the period	-	121	916	-	4,716	5,753	-	5,753
Conversion of ICULS	453	-	-	(385)	4	72	-	72
<b>At 30 June 2018</b>	<u>210,396</u>	<u>2,192</u>	<u>916</u>	<u>77,341</u>	<u>708,816</u>	<u>999,661</u>	<u>-</u>	<u>999,661</u>

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW  
FOR FIRST QUARTER ENDED 30 JUNE 2019**

(The figures have not been audited)

	<b>30/06/19</b>	<b>30/06/18</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Profit before taxation	3,564	5,200
Adjustment for non-cash items :		
Non-cash items	768	448
Non-operating items	5,096	2,795
Operating profit before working capital changes	<u>9,428</u>	<u>8,443</u>
Changes in working capital :		
Increase in receivables	(16,052)	(14,249)
Movement in property development cost	(800)	(928)
Movement in stocks	(71)	536
Decrease in payables	(2,837)	(14,988)
Cash used in operations	<u>(10,332)</u>	<u>(21,186)</u>
Interest and dividend received	53	355
Taxation paid	(341)	(2,474)
<b>Net cash used in operating activities</b>	<u>(10,620)</u>	<u>(23,305)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Interest and dividend received	302	310
Other investments/placements	2,818	12,365
Purchase property, plant & equipment (net of disposal)	(259)	(490)
Investment in investment property	(38)	-
Proceeds from government land acquisition	-	4,965
<b>Net cash generated from investing activities</b>	<u>2,823</u>	<u>17,150</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
(Repayment)/Drawdown of lease liabilities (net)	(234)	(118)
Drawdown of bank borrowings	50,000	15,528
Repayment of bank borrowings and financing costs	(29,798)	(5,045)
Interest paid	(6,103)	(5,558)
ICULS coupon paid	(2,710)	(2,741)
<b>Net cash generated from financing activities</b>	<u>11,155</u>	<u>2,066</u>
<b>NET CHANGES IN CASH &amp; BANK BALANCES</b>	3,358	(4,089)
<b>CASH &amp; BANK BALANCES AT THE BEGINNING OF THE PERIOD</b>	<u>56,653</u>	<u>53,774</u>
<b>CASH &amp; BANK BALANCES AT THE END OF THE PERIOD</b>	<u><u>60,011</u></u>	<u><u>49,685</u></u>

(The Condensed Consolidated Statement of Cash Flow should be read in conjunction with the audited financial statements for the year ended 31 March 2019 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 2019. 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 2019.

Adoption of new and amended standards

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 2019, except for the adoption of the following amendments to Malaysian Financial Reporting Standards (MFRS) which are applicable for the Group's financial year beginning 1 April 2019:-

MFRS 16	Leases
IC Interpretation 23	Uncertainty over Income Tax Treatments
Amendment to MFRS 9	Prepayment Features with Negative Compensation
Amendments to MFRS 128	Long-term Interests in Associates and Joint Ventures
Amendment to MFRS 3 and MFRS 11	Previously Held Interest in a Joint Operation (Annual Improvements to MFRSs 2015 - 2017 Cycle)
Amendments to MFRS 112	Income Taxes Consequences of Payments on Financial Instruments Classified as Equity (Annual Improvements MFRSs 2015 - 2017 Cycle)
Amendments to MFRS 119	Plan Amendment, Curtailment or Settlement
Amendments to MFRS 123	Borrowing Costs Eligible for Capitalisation (Annual Improvements to MFRSs 2015 - 2017 Cycle)

The main effects of the adoption of MFRS 16 Leases are summarised as below:

**MFRS 16 : Leases**

MFRS 16 will replace MFRS 117 Leases, IC Interpretation 4 Determining Whether an Arrangement contains a Lease, IC Interpretation 115 Operating Leases-Incentives and IC Interpretation 127 Evaluating the Substance of Transactions Involving the Legal Form of a Lease. MFRS 16 sets out the principles for the recognition, measurement, presentation and disclosure of leases and requires lessee to account for all leases under a single on-balance sheet model similar to the accounting for finance leases under MFRS 117.

At the commencement date of a lease, a lessee will recognise a liability to make lease payments and an asset representing the right to use the underlying asset during the lease term. Lessees will be required to recognise interest expense on the lease liability and the depreciation expense on the right-of-use asset.

Lessor accounting under MFRS 16 is substantially the same as the accounting under MFRS 117. Lessors will continue to classify leases using the same classification principle as in MFRS 117 and distinguish between two types of leases: operating and financial leases.

**A1 Basis of Preparation (Cont'd.)**

**MFRS 16 : Leases (Cont'd.)**

**a) Changes in accounting policies**

Upon adoption of MFRS 16, for all leases for which the Group is a lessee:

- i) Recognises right-of-use ("ROU") assets and lease liabilities in the Consolidated Statement of Financial Position, initially measured at the present value of future lease payments;
- ii) Recognises depreciation of ROU assets and interest on lease liabilities in the Consolidated Income Statement; and
- iii) Classification of the total amount of cash paid as financing activities in the Statement of Cash Flows.

The Group adopted the following accounting policy choices and elected to apply the following practical expedients:

- i) Fixed non-lease components embedded in the lease contract are not separated out from lease payments in measuring lease liabilities and are capitalised as ROU assets;
- ii) Leases with a lease term of 12 months or shorter are exempted from recognition; and
- iii) Leases for low-value assets, largely office equipments, are exempted from recognition.

**b) Impact of adoption of MFRS 16**

The Group assess whether a contract is or contains a lease based on the definition of a lease and related guidance set out in MFRS 16.

The Group recognised ROU assets and liabilities for leases previously classified as operating leases, except for short-term leases and leases of low-value assets. Lease liabilities were recognised based on the present value of the remaining lease payments, discounted using the incremental borrowing rate at the date of initial application. The Group has opted for the ROU assets to be carried at an amount equal to the lease liabilities.

In summary, the impact of adopting MFRS 16 to the opening balances in the Consolidated Statement of Financial Position is as follows:

Extract of Consolidated Statement of Financial Position as at 1 April 2019

	As previously reported RM'000	Impact of MFRS 16 RM'000	After MFRS 16 Adoption RM'000
<b>Assets</b>			
Non-current assets			
Rights-of-use assets	-	748	748
Other non-current assets	1,387,211	-	1,387,211
	<u>1,387,211</u>		<u>1,387,959</u>
Current assets	357,889		357,889
Total assets	<u>1,745,100</u>		<u>1,745,848</u>
<b>Equity</b>	1,049,813	-	1,049,813
<b>Liabilities</b>			
Non-current liabilities			
Lease liabilities	-	293	293
Other non-current liabilities	500,905		500,905
	<u>500,905</u>		<u>501,198</u>
Current liabilities			
Lease liabilities	-	455	455
Other current liabilities	194,382	-	194,382
	<u>194,382</u>		<u>194,837</u>
Total liabilities	<u>695,287</u>		<u>696,035</u>
Total equity and liabilities	<u>1,745,100</u>		<u>1,745,848</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**

There were no other issuances, cancellations, repurchases, resale and repayment of debt and equity securities in the current quarter.

**A7 Dividend**

There were no dividend paid during the current quarter ended 30 June 2019.

**A8 Subsequent Events**

There were no material events subsequent to the first quarter ended 30 June 2019 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 RM2,426,500.

**A11 Capital Commitment**

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

**RM'000**

Approved and contracted for:

Acquisition of land as stated in Note B6(b)

248,150

Acquisition of loan assets

23,200

**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
	30/06/19 RM'000	30/06/18 RM'000	30/06/19 RM'000	30/06/18 RM'000
<u>Revenue</u>				
Investment holding and others	1,162	1,035	1,162	1,035
Property development	7,743	7,572	7,743	7,572
Property investment	318	345	318	345
Mall operations	21,327	19,415	21,327	19,415
Carpark operations	2,755	2,249	2,755	2,249
	<u>33,304</u>	<u>30,616</u>	<u>33,304</u>	<u>30,616</u>
Adjustments and eliminations	(6,995)	(6,630)	(6,995)	(6,630)
Total revenue	<u>26,310</u>	<u>23,986</u>	<u>26,310</u>	<u>23,986</u>
<u>Results</u>				
Investment holding and others	(393)	1,213	(393)	1,213
Property development	(2,647)	(2,735)	(2,647)	(2,735)
Property investment	180	871	180	871
Mall Operations	6,045	4,347	6,045	4,347
Carpark operations	1,314	1,504	1,314	1,504
	<u>4,499</u>	<u>5,200</u>	<u>4,499</u>	<u>5,200</u>
Adjustments and eliminations	(935)	-	(935)	-
Profit before tax	<u>3,564</u>	<u>5,200</u>	<u>3,564</u>	<u>5,200</u>

**Current Quarter vs Previous Year Corresponding Quarter**

For the current quarter under review, the Group recorded a higher revenue of RM2.3 million or 9.7% as compared to preceding year corresponding quarter of RM24.0 million. This is mainly contributed from Mall operations and Car Park operations which increased by RM1.9 million and RM506,000 respectively with higher occupancy and higher turnover rent for the Mall division and the additional new car park operations in 4th Quarter of last financial year.

The Group recorded a profit before tax of RM3.6 million in the current quarter as compared to RM5.2 million in the preceding year corresponding quarter. The decrease in profit before tax of RM1.6 million was mainly from Investment Holding Division due to lower interest income receivable and higher financing cost in current quarter. In addition, the shortfall in profit before tax from Property Investment Division in the current quarter as compared to preceding year corresponding quarter was due to gain on disposal of a partial land for MRT project in the preceding year corresponding quarter.

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

	<b>Current Quarter 30/6/19 RM'000</b>	<b>Preceding Quarter 31/3/19 RM'000</b>	<b>Variance  RM'000</b>
Profit before tax	3,564	59,701	(56,137)

The Group recorded a lower pre-tax profit of RM56.1 million as compared to preceding quarter was mainly due to fair value gain on investment properties of RM46.1 million in the preceding quarter and lower revenue generated from the Mall operations of RM3.3 million as yearly turnover rent was accrued in the preceding quarter. In addition, lower profit recognised from the development project of RM6.7 million due to termination of a main building contractor for breach of terms and conditions of contract in the current quarter.

**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 soft demand for residential and commercial properties. The Group will monitor this trend closely to time the sales launch of new projects.

**B4 Profit Forecast / Guarantee**

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

**B5 Taxation**

Taxation comprises:-

	<b>INDIVIDUAL QUARTER</b>		<b>CUMULATIVE QUARTER</b>	
	<b>CURRENT YEAR QUARTER 30/06/19 RM'000</b>	<b>PRECEDING YEAR CORRESPONDING QUARTER 30/06/18 RM'000</b>	<b>CURRENT YEAR TODATE 30/06/19 RM'000</b>	<b>PRECEDING YEAR CORRESPONDING PERIOD 30/06/18 RM'000</b>
<b>Company Level</b>				
- current taxation	(47)	(69)	(47)	(69)
- prior year	-	-	-	-
<b>Subsidiary Companies</b>				
- current taxation	(1,362)	(415)	(1,362)	(415)
- prior year	-	-	-	-
	<u>(1,409)</u>	<u>(484)</u>	<u>(1,409)</u>	<u>(484)</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:

<b>Purpose</b>	<b>Allocation RM'000</b>	<b>Utilisation RM'000</b>	<b>Re-allocation RM'000</b>	<b>Balance utilised RM'000</b>	<b>Intended timeframe for utilisation from completed date</b>
Acquisition of new land	62,550	(62,550)	-	-	Within 24 months
Working capital	10,006	(10,367)	361	-	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	(1,339)	(361)	-	Within 3 months
	<u>99,256</u>	<u>(99,256)</u>	<u>-</u>	<u>-</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:

<b>Name</b>	<b>As at 23 August 2019</b>			
	<b>No. of Asian Pac Shares</b>	<b>%</b>	<b>No. of ICULS</b>	<b>No. of Warrants</b>
Mah Sau Cheong	182,068,669	17.56	RM58,800,411	117,600,822
Chin Lai Kuen	5,260,000	0.51	0	0
<b>Total</b>	<b>187,328,669</b>	<b>18.07</b>	<b>RM58,800,411</b>	<b>117,600,822</b>

- 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:

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

- iv) As at 30 June 2019, the following are the outstanding ICULS and Warrants:

- ICULS	RM90,343,961
- No. of warrants	198,512,922

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

**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. Asian Pac had obtained the approval of the shareholders at the extraordinary general meeting held on 21 September 2018. The proposed acquisition is subject to the following approvals to be obtained:

- i) the relevant State Consent to transfer the Lands from the Vendor to BHB; and
- ii) any other relevant authorities/parties, if required.

**B7 Group Borrowings as at 30 June 2019 are as follows:**

	<b>RM'000</b>
<b>a) Current</b>	
<b>Secured:-</b>	
Term loans and Revolving Credits	101,041
Obligation under finance lease	617
	<hr/>
	101,658
	<hr/>
<b>b) Non-current</b>	
<b>Secured:-</b>	
Term loans	197,549
Redeemable Preference Shares	48,778
Obligation under finance lease	336
	<hr/>
	246,663
<b>Non-secured:-</b>	
Liability portion of ICULS	7,233
	<hr/>
	253,896
	<hr/>
<b>Total Borrowings</b>	<hr/> <b>355,554</b> <hr/>

**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 2019.

**B10 Earnings Per Share**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TODATE	PRECEDING YEAR CORRESPONDING PERIOD
	30/06/19 RM'000	30/06/18 RM'000	30/06/19 RM'000	30/06/18 RM'000
<b>a) Basic earnings per share</b>				
Net profit attributable to owners of the parent	2,164	4,716	2,164	4,716
Weighted average no. of ordinary share in issue	1,037,127	1,033,964	1,037,127	1,033,964
Assumed full conversion of ICULS ('000)	451,720	454,623	451,720	454,623
Adjusted weighted average number of ordinary shares in issue and issuable ('000)	1,488,847	1,488,587	1,488,847	1,488,587
<b>Basic earnings per share (sen)</b>				
- Before mandatory conversion of ICULS (sen)	0.21	0.46	0.21	0.46
- After mandatory conversion of ICULS (sen)	0.15	0.32	0.15	0.32
<b>b) Diluted earning per share</b>				
Net profit attributable to ordinary equity holders of the parent	2,164	4,716	2,164	4,716
Weighted average no. of ordinary share in issue	1,037,127	1,033,964	1,037,127	1,033,964
<u>Effects of dilution:</u>				
Assumed full conversion of ICULS ('000)	451,720	454,623	451,720	454,623
Assumed exercise of Warrants	#	#	#	#
	1,488,847	1,488,587	1,488,847	1,488,587
<b>Diluted earning per share (sen)</b>	0.15	0.32	0.15	0.32

# The assumed exercise of the Warrants at average market price is treated as an issue of ordinary shares 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'.

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

**B11 Profit Before Tax**

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

	<b>CURRENT YEAR QUARTER 30/06/19 RM'000</b>	<b>CURRENT YEAR TODATE 30/06/19 RM'000</b>
<b>Charging:</b>		
Depreciation	571	571
Finance cost	5,899	5,899
Property, Plant & Equipment written off	2	2
Allowance of doubtful debts	25	25
<b>And crediting:</b>		
Interest income	405	405
Gain on disposal of property, plant and equipment	44	44
Write back allowance for doubtful debts	4	4
Fair value gain on short term investment	180	180
Other income	373	373

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 : 23 August 2019  
Kuala Lumpur, Malaysia

By order of the Board  
Chan Yoon Mun  
Secretary