

AVILLION BERHAD (244521 A)

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS
FOR THE QUARTER ENDED 30 SEPTEMBER 2018

	<u>2018</u> Current Period Quarter Ended 30-Sep (RM'000)	<u>2017</u> Preceding Period Quarter Ended 30-Sep (RM'000)	<u>2018</u> Current 6 months Cumulative to date 30-Sep (RM'000)	<u>2017</u> Current 6 months Cumulative to date 30-Sep (RM'000)
Revenue	29,082	32,948	63,515	68,417
Operating Expenses	-27,455	-31,383	-61,854	-65,024
Other Operating Income	27	32	121	446
	<u>1,654</u>	<u>1,597</u>	<u>1,782</u>	<u>3,839</u>
Depreciation and amortisation	-2,253	-2,502	-4,430	-4,333
Finance Costs	-2,087	-1,740	-4,075	-3,641
Share of results of associates	0	0	0	0
Loss before tax	<u>-2,686</u>	<u>-2,645</u>	<u>-6,723</u>	<u>-4,135</u>
Taxation	-377	-553	-839	-951
Net loss for the period	<u>-3,063</u>	<u>-3,198</u>	<u>-7,562</u>	<u>-5,086</u>
Net loss Attributable to :				
Equity holders of the Parent	-2,918	-3,043	-7,218	-4,835
Non-controlling interests	-145	-155	-344	-251
	<u>-3,063</u>	<u>-3,198</u>	<u>-7,562</u>	<u>-5,086</u>
Basic losses per share (sen)	<u>(0.34)</u>	<u>(0.35)</u>	<u>(0.84)</u>	<u>(0.56)</u>
Diluted earning per share	N / A	N / A	N / A	N / A

(The Condensed Consolidated Income Statement should be read in conjunction with the Audited Financial Statements for the year ended 31st March 2018)

AVILLION BERHAD (244521 A)

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE QUARTER ENDED 30 SEPTEMBER 2018

	<u>2018</u>	<u>2017</u>	<u>2018</u>	<u>2017</u>
	Current Period	Preceding Period	Current 6 months	Preceding Year
	Quarter Ended	Quarter Ended	Cumulative to date	Period Ended
	30-Sep	30-Sep	30-Sep	30-Sep
	(RM'000)	(RM'000)	(RM'000)	(RM'000)
Net loss for the period	(3,063)	(3,198)	(7,562)	(5,086)
Items that may be reclassified subsequently to profit or loss :				
Exchange differences on translating foreign operations	396	(1,701)	851	(2,475)
Net changes in fair value of Available-for-sale	0	2	2	(7)
Total comprehensive loss for the period	<u>(2,667)</u>	<u>(4,897)</u>	<u>(6,709)</u>	<u>(7,568)</u>
Total Comprehensive loss Attributable to :				
Equity holders of the Parent	(2,522)	(4,742)	(6,365)	(7,317)
Non-controlling interests	<u>(145)</u>	<u>(155)</u>	<u>(344)</u>	<u>(251)</u>
	<u>(2,667)</u>	<u>(4,897)</u>	<u>(6,709)</u>	<u>(7,568)</u>

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31st March 2018)

AVILLION BERHAD (244521 A)

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 SEPTEMBER 2018

	As at 30-Sep-18 (RM'000) (Unaudited)	As at 31-Mar-18 (RM'000) (Audited)
ASSETS:		
Non Current Assets		
Property, plant & equipment	223,874	227,972
Investment property	3,391	3,474
Goodwill arising on consolidation	20,780	20,780
Investment in Associates	5	5
Available-for-sales financial assets	334	332
Deferred and development expenditure	54	54
Land held for development	67,106	67,568
Trade and other receivables	7,015	6,742
Total Non Current Assets	<u>322,559</u>	<u>326,927</u>
Current Assets		
Inventories	16,321	16,508
Trade and other receivables	17,165	19,715
Development properties	47,722	46,642
Fixed and call deposits	7,212	7,154
Cash and bank balances	5,229	4,660
Total Current Assets	<u>93,649</u>	<u>94,679</u>
TOTAL ASSETS	<u>416,208</u>	<u>421,606</u>
EQUITY AND LIABILITIES:		
Equity attributable to equity holders of the parent:		
Share capital	200,551	200,551
Other Reserves	104,131	103,278
Retained Profit	(33,023)	(25,805)
Attributable to equity holders of the parent	271,659	278,024
Non-controlling interest	5,352	5,696
TOTAL EQUITY	<u>277,011</u>	<u>283,720</u>
Non-Current Liabilities:		
Term Loan	53,736	62,236
Hire purchase	50	91
Deferred tax liabilities	4,570	4,570
Total Non-Current Liabilities	<u>58,356</u>	<u>66,897</u>
Current Liabilities		
Trade and other payables	23,653	21,996
Amount owing to certain director	177	177
Short term borrowings	56,565	48,640
Hire purchase	97	120
Taxation	349	56
Total Current Liabilities	<u>80,841</u>	<u>70,989</u>
TOTAL LIABILITIES	<u>139,197</u>	<u>137,886</u>
TOTAL EQUITY AND LIABILITIES	<u>416,208</u>	<u>421,606</u>

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31st March 2018)

AVILLION BERHAD (244521 A)

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE QUARTER ENDED 30 SEPTEMBER 2018

	← Attributable to Equity Holders of the Parent →						Non-Controlling Interest	Total Equity
	← Non-Distributable →			Distributable				
	Share Capital (RM'000)	Foreign Currency Translation Reserve (RM'000)	Available-for-sale Reserve (RM'000)	Revaluation Reserve (RM'000)	Retained Profits (RM'000)	Total (RM'000)		
6 months quarter ended 30 September 2018								
Balance at beginning of year as at 1 Apr. 2018	200,551	(675)	(4,681)	108,634	(25,805)	278,024	5,696	283,720
Total comprehensive income/ (loss) for the period	0	851	2	0	(7,218)	(6,365)	(344)	(6,709)
Balance at end of period	200,551	176	(4,679)	108,634	(33,023)	271,659	5,352	277,011
6 months quarter ended 30 September 2017								
Balance at beginning of year as at 1 Apr. 2017	200,551	2,688	(4,634)	108,634	(14,964)	292,275	6,004	298,279
Total comprehensive income/ (loss) for the period	0	(2,475)	(7)	0	(4,835)	(7,317)	(251)	(7,568)
Balance at end of period	200,551	213	(4,641)	108,634	(19,799)	284,958	5,753	290,711

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the year ended 31st March 2018)

AVILLION BERHAD (244521 A)

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE QUARTER ENDED 30 SEPTEMBER 2018

	2018	2017
	6 months	6 months
	ended	ended
	30-Sep	30-Sep
	(RM'000)	(RM'000)
CASH FLOW FROM OPERATING ACTIVITIES		
Loss before taxation	(6,723)	(4,135)
Adjustments for :		
Non-cash items	4,069	3,570
Non-operating items (which are investing / financing)	3,932	3,621
Operating profit before changes in working capital	<u>1,278</u>	<u>3,056</u>
Changes in working capital :		
Net Change in current assets & receivables	2,100	(5,484)
Net Change in current liabilities	1,341	2,122
Cash generated from operations	<u>4,719</u>	<u>(306)</u>
Interest paid	(4,075)	(3,641)
Tax Paid	(724)	(761)
Net cash flows generated from operating activities	<u>(80)</u>	<u>(4,708)</u>
CASH FLOW FROM INVESTING ACTIVITIES		
Other investment	143	284
Proceeds from disposal of investment in associate, net	0	14,893
Proceeds from disposal of investment / land/ property, plant and equipment	1,882	0
Purchase of property, plant and equipment	(252)	(199)
Purchase of land held for development	(674)	(891)
Net cash flows generated from investing activities	<u>1,099</u>	<u>14,087</u>
CASH FLOW FROM FINANCING ACTIVITIES		
Net Bank Borrowings	(3,430)	(6,948)
Repayment to certain director	0	(3,104)
Net cash flows used in financing activities	<u>(3,430)</u>	<u>(10,052)</u>
Net change in cash & cash equivalents	(2,411)	(673)
Cash & cash equivalents at beginning of period	(11,794)	(15,961)
Effects of exchange rate changes on cash & cash equivalents at end of period	247	(306)
Cash & cash equivalents at end of period	<u>(13,958)</u>	<u>(16,940)</u>
Cash & cash equivalents comprise the following:		
Fixed and call deposits	7,212	11,862
Cash and bank balances	5,229	4,389
Bank overdraft	(26,399)	(33,191)
	<u>(13,958)</u>	<u>(16,940)</u>

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the year ended 31st March 2018)

AVILLION BERHAD (244521 A)

A. NOTES TO THE INTERIM FINANCIAL REPORT

A1 Basis of Preparation

The interim financial statements are unaudited and have been prepared in accordance with IAS 34 Interim Financial Reporting, Malaysian Financial Reporting Standards ("MFRS") 134 Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the audited financial statements for the year ended 31 March 2018. These 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 year ended 31 March 2018.

The financial information presented herein has been prepared in accordance with the accounting policies to be used in preparing the annual consolidated financial statements for 31 March 2018 under the Malaysian Financial Reporting Standards (MFRSs) framework except for the adoption of the following MFRSs and interpretations:

Amendments to MFRS 1 MFRS 2	First-time Adoption of Malaysian Financial Reporting Standards Share-based Payment – Classification and Measurement of Share- based Payment Transactions
MFRS 9	Financial Instruments (IFRS 9 as issued by IASB in July 2014)
MFRS 15	Revenue from Contracts with Customers
Amendments to MFRS 128	Investments in Associates and Joint Ventures
Amendments to MFRS 140	Investment Property- Transfer of Investment Property
IC Interpretation 22	Foreign Currency Transactions and Advance Consideration

MFRS 9 Financial Instruments

MFRS 9 introduced expected credit losses ("ECL") model on impairment replacing the previously used, incurred loss impairment model in MFRS 139. The ECL model is forward-looking and eliminates the need for a trigger event to have occurred before credit losses are recognised.

The Group has assessed the impact of the adoption of MFRS 9 and may not have any significant impact to the financial performance or position of the Group.

MFRS 15 Revenue from Contracts with Customers

The adoption of MFRS 15 reform the timing of revenue recognition for the property development activities of the Group which requires distinct identification of separate performance obligation in the contract with customer where revenue are recognised when each distinct performance obligation is satisfied, depending on the substance of the contract which may be at a point in time (completion method) or over time (percentage of completion method). However, at the date of this report, there are no transaction of sale of properties completed.

The Group have not adopted the following MFRSs, Amendments to MFRSs and interpretations that have been issued by the Malaysian Accounting Standard Board but are not yet effective:

Effective for annual period beginning on or after 1 January 2019

MFRS 16	Leases
Amendments to MFRS 3	Business Combinations
Amendments to MFRS 9	Financial Instruments – Prepayment Features with Negative Compensation
Amendments to MFRS 11	Joint Arrangements
Amendments to MFRS 112	Income Taxes
Amendments to MFRS 119	Employee Benefits
Amendments to MFRS 123	Borrowing Costs
Amendments to MFRS 128	Investments in Associates and Joint Ventures – Long-term Interests in Associates and Joint Ventures
IC Interpretation 23	Uncertainty over Income Tax Treatments

Effective for annual period beginning on or after 1 January 2020

Amendments to MFRS 2	Share-based Payment
Amendments to MFRS 3	Business Combinations
Amendments to MFRS 6	Exploration for and Evaluation of Mineral Resources
Amendments to MFRS 14	Regulatory Deferral Accounts
Amendments to MFRS 101	Presentation of Financial Statements
Amendments to MFRS 108	Accounting Policies, Changes in Accounting Estimates and Errors
Amendments to MFRS 134	Interim Financial Reporting
Amendments to MFRS 137	Provisions, Contingent Liabilities and Contingent Assets
Amendments to MFRS 138	Intangible Assets
Amendments to IC Interpretation 12	Service Concession Arrangements
Amendments to IC Interpretation 19	Extinguishing Financial Liabilities with Equity Instruments
Amendments to IC Interpretation 20	Stripping Costs in the Production Phase of a Surface Mine
Amendments to IC Interpretation 22	Foreign Currency Transactions and Advance Consideration
Amendments to IC Interpretation 132	Intangible Assets - Web Site Costs

Effective for annual periods beginning on or after 1 January 2021

MFRS 17

Insurance Contracts

The Group will adopt the above MFRSs, Amendments to MFRSs and interpretations when they become effective in the respective financial periods. These MFRSs and interpretations may have an impact on the amounts reported and disclosure made in the financial statements. However, it is not practicable to provide a reasonable estimate of the financial impacts of the above accounting standards until the Group performs the detailed review.

A2 Audit Report of Preceding Annual Financial Statement

The annual audited financial statement in the preceding year was not qualified.

A3 Seasonal or Cyclical Factors

The Group is principally engaged in the following business operations:

- a) Hotel
- b) Property
- c) Travel

The major festivities and school holidays generally affect the performance of Hotel & Travel Division. The performance of Property Division is affected by the sentiments of the property cycle, as the division's profitability is dependent on the sale of its properties.

A4 Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flow

There were no unusual items affecting assets, liabilities, equity, net income or cash flows of the Group.

A5 Accounting Estimates

There were no changes in estimates of amounts reported in prior financial quarters of the current financial year or in prior financial years that have a material effect in the current financial quarter.

A6 Issuance or Repayment of Debt and Equity Securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities for the current financial year to date.

A7 Dividend Paid

There were no dividends paid during the year under review.

A8 Segmental Reporting

a) Revenue

	Individual Quarter		Cumulative Period	
	Current Quarter Ended 30.09.2018 (RM'000)	Preceding Quarter Ended 30.09.2017 (RM'000)	Current Year Ended 30.09.2018 (RM'000)	Preceding Year Ended 30.09.2017 (RM'000)
Continuing Operations				
Hotel	10,179	10,765	18,347	20,832
Property	2,401	3,348	4,841	5,731
Travel	16,335	18,656	40,036	41,511
Holding company & others	167	179	291	343
Grand Total	29,082	32,948	63,515	68,417

b) Profit/(Loss) before taxation

	Individual Quarter		Cumulative Period	
	Current Quarter Ended 30.09.2018 (RM'000)	Preceding Quarter Ended 30.09.2017 (RM'000)	Current Year Ended 30.09.2018 (RM'000)	Preceding Year Ended 30.09.2017 (RM'000)
Continuing Operations				
Hotel	37	(42)	(1,691)	389
Property	(1,199)	(1,006)	(2,101)	(1,265)
Travel	(112)	(293)	(243)	(837)
Holding company & others	(1,412)	(1,304)	(2,688)	(2,422)
Share of results of associates	0	0	0	0
Grand Total	(2,686)	(2,645)	(6,723)	(4,135)

A9 Material events subsequent to the end of the financial year

There were no material events subsequent to the end of the current financial period ended 30 September 2018 and up to the date of this report.

A10 Changes in the Composition of the Group

There were no changes in the composition of the Group for the current financial period ended 30 September 2018 and up to the date of this report.

A11 Significant related party transactions

There were no significant related party transactions for the current financial period ended 30 September 2018 and up to the date of this report.

**B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENT OF
BURSA MALAYSIA SECURITIES BERHAD**

B1 Review of Performance of the Company and its Principal Subsidiaries

Group Revenue performance compared to the preceding year's same quarter has reduced by 11.7%. The Hotel division registered a drop in revenue mainly due to cuts in corporate and government spending and slower consumer consumption. Travel division remained challenging due to the slowdown tourist arrivals.

The Group registered a consolidated losses before tax of RM2.686 million compared to consolidated loss of RM2.645 million in preceding year same quarter.

B2 Material Changes in the Quarterly Results as compared to the Preceding quarter

The Group consolidated revenue for the reporting quarter has reduced by 15.5% in comparison to the preceding quarter. While Hotel Division registered a 25% improvement in revenue as compared to the Preceding quarter, the dropped in revenue was mainly from the Travel Division as a result of slowdown in tourist arrivals and traditionally 2nd quarter is a weaker quarter for the Travel Division.

However, the Group registered a consolidated losses before tax of RM2.686 million as compared to consolidated loss of RM4.037million in preceding quarter. The lower loss was mainly due to lower operation cost at Travel Division due to cost rationalization.

B3 Variance from Profit Forecast

Not applicable.

B4 Commentary on Prospect

Hotel Division

The next 6 month's outlook is expected to improve against the same period last year. For the next quarter, we expect to see better performance from both Corporate and Government meetings as well as domestic leisure travel as demand improve due to a more stable political and economic environment as well as the up-coming holiday season.

Property Division

The mix development project in Desa Impian, Bandar Tenggara, Johor is on its second phase.

Phase 2A was launched in June'2018 and we have submitted for approvals from the local authorities for Phase 2B development and target to launch in year 2019.

Travel Division

The Travel Division is undergoing a rationalization exercise hence it is expected to have leaner structure and optimizing revenue. However, we remain cautious of the performance of this Division as margins are pressured and consolidation within the industry.

B5 Loss before taxation

Loss before taxation is derived after charging / (credited) of the following:

	Individual Quarter		Cumulative Period	
	Current Quarter Ended 30.09.2018 (RM'000)	Preceding Quarter Ended 30.09.2017 (RM'000)	Current Year Ended 30.09.2018 (RM'000)	Preceding Year Ended 30.09.2017 (RM'000)
Interest income	(18)	(150)	(143)	(284)
Gain on disposal of investment in associate /land/ Property, plant & equipment	0	0	(362)	(376)
Rental income	(6)	(6)	(12)	(12)
Realised gain on foreign exchange	0	0	0	(10)

B6 Taxation

	Individual Quarter		Cumulative Period	
	Current Quarter Ended 30.09.2018 (RM'000)	Preceding Quarter Ended 30.09.2017 (RM'000)	Current Year Ended 30.09.2018 (RM'000)	Preceding Year Ended 30.09.2017 (RM'000)
a) Income Tax i) Current taxation	377	553	839	951
b) Total	377	553	839	951

The Group tax rate is higher than the statutory tax rate applicable due to the Provision of taxation on profit by certain subsidiary companies.

B7 Corporate proposals

There were no other corporate proposals announced during the current quarter.

B8 Group Borrowings

a) Banking Facilities

	As at 30.09.2018			As at 30.09.2017		
	Secured (RM'000)	Unsecured (RM'000)	Total (RM'000)	Secured (RM'000)	Unsecured (RM'000)	Total (RM'000)
a) Short term borrowings						
i. Overdraft	25,094	1,305	26,399	31,243	1,948	33,191
ii. Revolving Credit	13,500	-	13,500	13,500	-	13,500
iii. Long term loans repayable within 12 months	16,666	-	16,666	11,282	-	11,282
iv. Hire Purchase repayable within 12 months	97	-	97	133	-	133
v. Total	<u>55,357</u>	<u>1,305</u>	<u>56,662</u>	<u>56,158</u>	<u>1,948</u>	<u>58,106</u>
b) Long term borrowings						
i. Long term loans	70,402	-	70,402	69,768	-	69,768
Less portion of long term loans payable within 12 months	<u>(16,666)</u>	<u>-</u>	<u>(16,666)</u>	<u>(11,282)</u>	<u>-</u>	<u>(11,282)</u>
	<u>53,736</u>	<u>0</u>	<u>53,736</u>	<u>58,486</u>	<u>0</u>	<u>58,486</u>
ii. Hire purchase	147	-	147	279	-	279
Less portion of Hire purchase payable within 12 months	<u>(97)</u>	<u>-</u>	<u>(97)</u>	<u>(133)</u>	<u>-</u>	<u>(133)</u>
	<u>50</u>	<u>0</u>	<u>50</u>	<u>146</u>	<u>0</u>	<u>146</u>
iii. Total	<u>53,786</u>	<u>0</u>	<u>53,786</u>	<u>58,632</u>	<u>0</u>	<u>58,632</u>
c) Total borrowings	109,143	1,305	110,448	114,790	1,948	116,738

b) Foreign currency borrowings included in the above in Ringgit Malaysia equivalent as at 30 September 2018 was RM4.196 million (HKD7.929 million) and as at 30 September 2017 was RM7.779 million (HKD14.372 million).

B9 Derivative Financial Instruments

The Group is not a party to any financial instruments, which may have an effect to the derivative financial instruments at the date of this report.

B10 Material Litigation

There was no material litigation pending as at the date of this announcement.

B11 Losses Per Share

a) Basic

Basic losses per share is calculated by dividing the net loss attributable to the shareholders for the current financial period ended 30 September 2018 as follows:

	Individual Quarter		Cumulative Period	
	Current Quarter Ended 30.09.2018 (RM'000)	Preceding Quarter Ended 30.09.2017 (RM'000)	Current Year Ended 30.09.2018 (RM'000)	Preceding Year Ended 30.09.2017 (RM'000)
Net loss attributable to Equity holders of the Parent (RM'000)	(2,918)	(3,043)	(7,218)	(4,835)
Basic ('000)				
Total Weighted average number of ordinary shares	858,552	858,552	858,552	858,552
Basic losses per share(sen)	(0.34)	(0.35)	(0.84)	(0.56)

b) Diluted

Diluted earnings per share were not computed as the Company does not have any dilutive potential ordinary shares in issue as at the end of the current financial period ended 30 September 2018.

B12 Authorisation for Issue

The condensed consolidated interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the Directors on 23 November 2018.