

MIRA INFORM REPORT

Report No. :	517269
Report Date :	03.07.2018

IDENTIFICATION DETAILS

Name :	ALL GREEN AGRITECH SDN. BHD.
Formerly Known As :	SINFLOA NET SDN BHD (03/09/1998)
Registered Office :	8, Jalan Corina 2, Taman Desa Corina, Kampung Raja, 39010 Cameron Highlands, Pahang
Country :	Malaysia
Financials (as on) :	30.06.2017
Date of Incorporation :	22.06.1993
Com. Reg. No.:	267456-D
Legal Form :	Private Limited (Limited By Share)
Line of Business :	The subject is principally engaged in the trading of growers in plantation.
No. of Employees :	7 [2018]

RATING & COMMENTS

(Mira Inform has adopted New Rating mechanism w.e.f. 23rd January 2017)

MIRA's Rating :	C
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Credit Rating	Explanation	Rating Comments
C	Medium High Risk	Business dealings permissible preferably on secured basis

Status :	Moderate
Payment Behaviour :	Slow
Litigation :	Exist

NOTES :

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Any query related to this report can be made on e-mail : infodept@mirainform.com while quoting report number, name and date.

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EXECUTIVE SUMMARY

REGISTRATION NO. : 267456-D
GST NO. : 000223354880
COMPANY NAME : **ALL GREEN AGRITECH SDN. BHD.**
FORMER NAME : SINFLORA NET SDN BHD (03/09/1998)
INCORPORATION DATE : 22/06/1993
COMPANY STATUS : EXIST
LEGAL FORM : PRIVATE LIMITED (LIMITED BY SHARE)
LISTED STATUS : NO

REGISTERED ADDRESS : 8, JALAN CORINA 2, TAMAN DESA CORINA, KAMPUNG RAJA, 39010
CAMERON HIGHLANDS, PAHANG, MALAYSIA.
BUSINESS ADDRESS : 8, JALAN CORINA 2, TAMAN DESA CORINA, KAMPUNG RAJA, 39010
CAMERON HIGHLANDS, PAHANG, MALAYSIA.
TEL.NO. : 05-4982094
FAX.NO. : 05-4982143
EMAIL : AGRITECH@HOTMAIL.COM
CONTACT PERSON : MOHAMAD BIN SALLEH (DIRECTOR)

INDUSTRY CODE : 84132
PRINCIPAL ACTIVITY : TRADING OF GROWERS IN PLANTATION
AUTHORISED CAPITAL : MYR 5,000,000.00 DIVIDED INTO
ORDINARY SHARE 5,000,000.00 OF MYR 1.00 EACH.
ISSUED AND PAID UP : MYR 3,500,000.00 DIVIDED INTO
CAPITAL : ORDINARY SHARES 3,500,000 CASH OF MYR 1.00 EACH.
SALES : MYR 14,106,956 [2017]
NET WORTH : MYR 1,406,532 [2017]

STAFF STRENGTH : 7 [2018]
BANKER (S) : MALAYAN BANKING BHD
LITIGATION : TRACED
DEFAULTER CHECK : CLEAR
FINANCIAL CONDITION : POOR
PAYMENT : SLOW
MANAGEMENT : AVERAGE
CAPABILITY

COMMERCIAL RISK : HIGH
CURRENCY EXPOSURE : MODERATE
GENERAL REPUTATION : SATISFACTORY
INDUSTRY OUTLOOK : MARGINAL GROWTH

HISTORY / BACKGROUND

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The Subject is a private limited company and is allowed to have a minimum of one and a maximum of forty-nine shareholders. As a private limited company, the Subject shall have a minimum one director. A private limited company is a separate legal entity from its shareholders. As a separate legal entity, the Subject is capable of owning assets, entering into contracts, sue or be sued by other companies. The liabilities of the shareholders are to the extent of the equity they have taken up and the creditors cannot claim on shareholders' personal assets even if the Subject is insolvent. The Subject is governed by the Companies Act, 1965 and the company must file its annual returns, together with its financial statements with the Registrar of Companies.

The Subject is principally engaged in the (as a / as an) trading of growers in plantation.

The Subject is not listed on Bursa Malaysia (Malaysia Stock Exchange).

Former Address(es)

Address	As Date	At Date
WISMA SINFLORA, 2D, JALAN KILANG 206, 46050, SELANGOR, MALAYSIA	15/02/2013	
SUITE 805, 8TH FLOOR, KOMPLEKS SELANGOR, JALAN SULTAN, 50000, WILAYAH PERSEKUTUAN, MALAYSIA	28/11/1994	
66A, JALAN MIDAH 1, TAMAN MIDAH, CHERAS, 56000, WILAYAH PERSEKUTUAN, MALAYSIA	31/03/2000	
11-4-1, JALAN 4/101C, CHERAS BUSINESS CENTRE, TAMAN CHERAS, BATU 5, JALAN CHERAS, 56100, WILAYAH PERSEKUTUAN, MALAYSIA	31/03/2015	

Share Capital History

Date	Authorised Shared Capital	Issue & Paid Up Capital
18/05/2007	MYR 5,000,000.00	MYR 3,500,000.00
02/05/2000	MYR 1,000,000.00	MYR 1,000,000.00
16/12/1998	MYR 100,000.00	MYR 25,000.00

The major shareholder(s) of the Subject are shown as follows :

Current Shareholder(s) :

Name	Address	IC/PP/Loc No	Shareholding	(%)
LOO NEE SOON +	49/49A, LIAN HOE GARDEN, JALAN KUCHAI LAMA, 58100 KUALA LUMPUR, WILAYAH PERSEKUTUAN, MALAYSIA.	E5377875C	1,715,000.00	49.00
MR. MOHAMAD BIN SALLEH +	LOT 1050, LORONG TINI, JALAN PASIR HOR, 15100 KOTA BHARU, KELANTAN, MALAYSIA.	541227-03-5331 4781425	1,225,000.00	35.00
MS. SIM YOKE KENG +	23, KAMPUNG TAI HONG, 81900 KOTA TINGGI, JOHOR, MALAYSIA.	691223-01-5476 A1481291	560,000.00	16.00
			----- 3,500,000.00 =====	----- 100.00 =====

+ Also Director

Former Shareholder(s) :

Name	Country	IC/PP/Loc No	Shareholding	Last Updated
LEE GEOK KHUAN	MALAYSIA	E3903526H	N/A	N/A

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The Subject's interest in other companies (Subsidiaries/Associates) are shown as follow :

Local No	Country	Company	Status	(%)	As At
1000706H	MALAYSIA	DUTAMAS AWANA SDN. BHD.	-	50.00	28/05/2018

DIRECTORS

DIRECTOR 1

Name Of Subject : MS. SIM YOKE KENG
Address : 23, KAMPUNG TAI HONG, 81900 KOTA TINGGI, JOHOR, MALAYSIA.
IC / PP No : A1481291
New IC No : 691223-01-5476
Date of Birth : 23/12/1969
Nationality : MALAYSIAN
Date of Appointment : 01/03/2002

INTEREST CHECK

Interest in companies : see below
Interest in business : none in our databank
Former interest : see below

INTEREST IN COMPANY

No	Local No	Company	Designation	App Date	Shareholding No.	%	Profit/(loss) After Tax	Financial Year	Status	As At
1	26745 6D	ALL GREEN AGRITECH SDN. BHD.	Director	01/03/2002	560,000.00	16.00	MYR209,205.00	2017	-	28/05/2018
2	73700 5M	ALL GREEN HOLDINGS SDN. BHD.	Director	09/06/2006	255.00	25.50	MYR(2,137.00)	2017	-	28/05/2018
3	56549 8K	ASPAC FLORITECH SDN. BHD.	Director	28/11/2001	260,000.00	26.00	MYR(7,997.00)	2017	-	28/05/2018
4	48690 9T	CSN ENTERPRISE SDN. BHD.	Director	04/03/2010	1,500,000.00	50.00	MYR320,317.00	2017	-	28/05/2018
5	13993 9K	SINFLORA TRADING SDN. BHD.	Director	30/10/1996	1,020,000.00	51.00	MYR(330,952.00)	2017	-	28/05/2018

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6	30223 9P	SPLENDID FLORICULT URE SDN. BHD.	Director	01/06/2 010	0.00	-	MYR(2,748,79 0.00)	2016	-	28/05/2 018
7	18524 7H	SUNFLOWE R INDUSTRIE S SDN. BHD.	Director	09/06/1 999	1,785,00 0.00	51. 00	MYR115,393. 00	2016	-	28/05/2 018

FORMER INTEREST

No	Local No	Company	Designation	App Date	Withdrawn Date	Shareholding	Status
1	217911X	SPLENDID NET INDUSTRIES SDN. BHD.	Director	23/02/2005	25/10/2007	-	-
2	217911X	SPLENDID NET INDUSTRIES SDN. BHD.	Shareholder	-	-	30000.00	-

DIRECTOR 2

Name Of Subject : MR. MOHAMAD BIN SALLEH
Address : LOT 1050, LORONG TINI, JALAN PASIR HOR, 15100 KOTA BHARU, KELANTAN, MALAYSIA.
Other Address(es) : LORONG SMART, WAKAF CHE YEH, 15150 KOTA BHARU, KELANTAN, MALAYSIA.
IC / PP No : 4781425
New IC No : 541227-03-5331
Nationality : MALAYSIAN
Date of : 28/04/2011
Appointment

INTEREST CHECK

Interest in : see below
companies
Interest in business : none in our databank
Former interest : see below

INTEREST IN COMPANY

No	Local No	Company	Designation	App Date	Shareholding No.	Shareholding %	Profit/(loss) After Tax	Financial Year	Status	As At
1	26745 6D	ALL GREEN AGRITEC H SDN. BHD.	Director	28/04/20 11	1,225,000 .00	35.0 0	MYR209,20 5.00	2017	-	28/05/20 18
2	26676 2A	SYAWAR DAYA	Director	11/06/19 93	33,000.00	33.0 0	-	-	-	28/05/20 18

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SEJAHTE
RA SDN.
BHD.

FORMER INTEREST

No	Local No	Company	Designation	App Date	Withdrawn Date	Shareholding	Status
1	256591M	LANGKAH WAWASAN (M) SDN. BHD.	Director	18/01/1993	20/07/1997	-	-
2	514271H	RIS CAPITAL (M) SDN. BHD.	Director	02/07/2001	23/05/2006	-	-
3	514271H	RIS CAPITAL (M) SDN. BHD.	Shareholder	-	-	100000.00	-
4	663006T	SHINSEI FARM SDN. BHD.	Director	15/08/2004	14/10/2004	-	-
5	663006T	SHINSEI FARM SDN. BHD.	Shareholder	-	-	-	-
6	869094D	SL FRESCO-VEG SDN. BHD.	Director	30/08/2010	15/02/2014	-	-
7	869094D	SL FRESCO-VEG SDN. BHD.	Shareholder	-	-	10000.00	-

DIRECTOR 3

Name Of Subject : LOO NEE SOON
Address : 49/49A, LIAN HOE GARDEN, JALAN KUCHAI LAMA, 58100 KUALA LUMPUR, WILAYAH PERSEKUTUAN, MALAYSIA.
Other Address(es) : 645 EAST COAST ROAD, SINGAPORE 459031
IC / PP No : E5377875C
Date of Birth : 05/11/1956
Date of : 22/06/1993
Appointment

INTEREST CHECK

Interest in : see below companies
Interest in business : none in our databank
Former interest : none in our databank

INTEREST IN COMPANY

N o	Local No	Company	Designation	App Date	Shareholding No.	Shareholding %	Profit/(loss) After Tax	Financial Year	Status	As At
1	65122 4P	ACOMAX HOLDINGS SDN. BHD.	Director	16/02/2011	150,000.00	15.00	MYR(8,003.00)	2017	-	28/05/2018
2	26745	ALL GREEN	Director	22/06/1	1,715,00	49.	MYR209,205.	2017	-	28/05/2

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	6D	AGRITECH SDN. BHD.		993	0.00	00	00				018
3	73700 5M	ALL GREEN HOLDINGS SDN. BHD.	Shareholder	-	245.00	24.50	MYR(2,137.00)	2017	-		27/11/2017
4	56549 8K	ASPAC FLORITECH SDN. BHD.	Director	04/03/2010	0.00	-	MYR(7,997.00)	2017	-		28/05/2018
5	66300 6T	SHINSEI FARM SDN. BHD.	Shareholder	-	50,000.00	50.00	MYR7,114.00	2017	-		27/11/2017
6	13993 9K	SINFLORA TRADING SDN. BHD.	Director	27/10/1986	0.00	-	MYR(330,952.00)	2017	-		28/05/2018
7	30223 9P	SPLENDID FLORICULTURE SDN. BHD.	Director	31/05/1994	750,000.00	75.00	MYR(2,748,790.00)	2016	-		28/05/2018
8	18524 7H	SUNFLOWER INDUSTRIALS SDN. BHD.	Director	21/08/1989	1,050,000.00	30.00	MYR115,393.00	2016	-		28/05/2018

FORMER DIRECTOR(S)

Name	Address	IC/PP No	Appointed Date	Withdrawn Date
TAN NG SENG FONG MEE LING	3, JALAN USJ 5/1K, UEP SUBANG JAYA, SELANGOR, MALAYSIA	610329-10-6053	02/01/1997	01/03/2002
LOO NEE SOON	9, JALAN USJ 14/1B, SUBANG JAYA, SELANGOR, MALAYSIA	7064525	01/01/1970	02/01/1997
	APT BLOCK 299, BEDOK, SOUTH AVENUE B, #04-07, SINGAPORE 469298	1183363B	22/06/1993	26/12/2017

Note: The above information was generated from our database.

MANAGEMENT

- 1) Name of : MOHAMAD BIN SALLEH
Subject Position : DIRECTOR

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AUDITOR

Firm No	Firm Name	Address	As Date	At Date
AF1383	CHEONG, LIM & ASSOCIATES	DIAMOND SQUARE COMMERCIAL CENTRE, 23-5-2, JALAN SEMARAK API 2, OFF JALAN GOMBAK, 53000 KUALA LUMPUR, WILAYAH PERSEKUTUAN, MALAYSIA.	30/06/2017	
AF0970	YAP & ASSOCIATES	DIAMOND SQUARE COMMERCIAL CENTRE, NO.23-5-2 (5TH FLOOR),JLN SEMARAK API 2, OFF JALAN GOMBAK, 53000 KUALA LUMPUR, WILAYAH PERSEKUTUAN, MALAYSIA.	30/06/2001	
AF0344	J.F. LAW & CO.	ROOM 33, 3RD FLOOR, BANGUNAN WING ON LIFE, JALAN SILANG, 50050 KUALA LUMPUR, WILAYAH PERSEKUTUAN, MALAYSIA.	30/06/1994	

COMPANY SECRETARIES

- 1) Company Secretary : MR. TAN NG SENG
IC / PP No : 6184166
New IC No : 610329-10-6053
Address : 3, JALAN USJ 5/1K, UEP SUBANG JAYA, 47610 SUBANG JAYA, SELANGOR, MALAYSIA.
Date of Appointment : 29/11/1994

BANKING

Banking relations are maintained principally with :

- 1) Name : MALAYAN BANKING BHD

ENCUMBRANCE (S)

Charge No	Creation Date	Charge Description	Chargee Name	Total Charge	Status
1	12/06/2008	FIRST PARTY LEGAL CHARGE	MALAYAN BANKING BERHAD	MYR 4,500,000.00	Unsatisfied
2	07/06/2010	N/A	MALAYAN BANKING BERHAD	MYR 8,000,000.00	Satisfied
3	13/03/2012	FACILITIES AGREEMENT	MALAYAN BANKING BERHAD	MYR 2,500,000.00	Unsatisfied

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4	13/03/2012	FACILITIES AGREEMENT	MALAYAN BANKING BERHAD	MYR 1,500,000.00	Unsatisfied
5	13/03/2012	FACILITIES AGREEMENT	MALAYAN BANKING BERHAD	MYR 2,500,000.00	Unsatisfied
6	13/03/2012	FIRST PARTY MEMORANDUM DEPOSIT	MALAYAN BANKING BERHAD	-	Unsatisfied
7	19/01/2014	FACILITY AGREEMENT	MALAYAN BANKING BERHAD	MYR 10,000,000.00	Unsatisfied
8	29/10/2014	FACILITY AGREEMENT	MALAYAN BANKING BERHAD	MYR 10,500,000.00	Unsatisfied
9	10/08/2015	FIRST PARTY TENTH LEGAL CHARGE	MALAYAN BANKING BERHAD	MYR 5,000,000.00	Unsatisfied

CIVIL LITIGATION CHECK - SUBJECT COMPANY AS A DEFENDANT

** A check has been conducted in our databank against the Subject whether the Subject has been involved in any litigation. Our databank consists of 99% of the wound up companies in Malaysia.*

No winding up petition was found in our databank.

There is/are CLOSED litigation case(s) on the Subject in our database as below:

- 1 case(s) filed in year 2018

According to the Credit Reporting Agencies Act 2010, consent from the Subject is required for the disclosure of this credit information. In order to have the consent from the Subject, we need to serve a notice to the Subject by disclose the following according to the Act Section 23(1) :

- 1) Enquirer or Company who request for this credit information.
- 2) Contact person of Enquirer
- 3) Purpose of this credit information being used.
- 4) Contact person of the Subject.

We shall appreciate if you can furnish us the above in order for us to serve a notice or inform the Subject accordingly. Otherwise, we are prohibited to disclose this credit information if there is no consent from the Subject according to the Act Section 24(1)(a).

CRIMINAL CHECK - SUBJECT COMPANY AS A DEFENDANT

** A check has been conducted in our databank against the Subject whether the Subject has been involved in any litigation. Our databank consists of 99% of the wound up companies in Malaysia.*

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No criminal record was found in our databank.

CIVIL LITIGATION CHECK - SUBJECT COMPANY AS A PLAINTIFF

** A check has been conducted in our databank against the Subject whether the Subject has been involved in any litigation. Our databank consists of 99% of the wound up companies in Malaysia.*

No plaintiff record was found in our databank.

CRIMINAL RECORDS CHECK - SUBJECT COMPANY AS A PLAINTIFF

** A check has been conducted in our databank against the Subject whether the Subject has been involved in any litigation. Our databank consists of 99% of the wound up companies in Malaysia.*

No plaintiff record was found in our databank.

DEFAULTER CHECK AGAINST SUBJECT

** We have checked through the Subject in our defaulters' database which comprised of debtors that have been listed by our customers and debtors that have been placed or assigned to us for collection.*

No defaulter record & debt collection case was found in our defaulters' databank.

RED ALERT FROM CENTRAL BANK OF MALAYSIA

** A check has been conducted with the Central Bank of Malaysia whether the Subject has carried out any illegal or suspicious financial activities.*

The Subject has not been carried out any illegal money services business without licence under the Money Services Business Act 2011.

The Subject has not been placed under the Financial Consumer Alert list by the Central Bank of Malaysia.

INVESTOR ALERT BY SECURITIES COMMISSION MALAYSIA & BURSA MALAYSIA

* A check has been conducted with the Securities Commission Malaysia whether the Subject has involved in any unlicensed capital market activities under the Securities Laws and Bursa Malaysia should the Subject is listed as Practice Note (PN) 17 or Guidance Note (GN) 3.

The Subject has not been carried out any unlicensed capital market activities.

PAYMENT RECORD

SOURCES OF RAW MATERIALS:

Local : YES
Overseas : YES

The Subject refused to provide any name of trade/service supplier and we are unable to conduct any trade enquiry. However, from financial historical data we conclude that :

OVERALL PAYMENT HABIT

Prompt 0-30 Days	[]	Good 31-60 Days	[]	Average	61-90	[]
Fair 91-120 Days	[X]	Poor >120 Days	[]	Days		

CLIENTELE

Local	: YES	Percentage	: 100%
Domestic	: MALAYSIA		
Markets			
Overseas	: NO		
Credit Term	: 30 - 60 DAYS		
Payment Mode	: CHEQUES		

OPERATIONS

Goods : GROWERS IN PLANTATION
Traded

Total Number of Employees:

YEAR	2018	2017	2016	2015	2014
------	------	------	------	------	------

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GROUP	N/A	N/A	N/A	N/A	N/A
COMPANY	7	7	7	10	10

Branch : NO

Other Information:

The Subject is principally engaged in the (as a / as an) trading of growers in plantation.

The Subject aspires to be a leading and trusted agriculture company with its core in quality tomatoes.

The Subject offerings extend beyond wholesale markets, supermarkets, and restaurants - people across the world and from different cultures enjoy the tastes and value that their tomatoes add to their culinary experience.

Besides that, they have the capacity to supply quality tomatoes in bulk at a fixed price to their customers.

RECENT DEVELOPMENT

We have checked with the Malaysian National News Agency's (BERNAMA) database, but no recent development was noted during the time of inspection.

CURRENT INVESTIGATION

Latest fresh investigations carried out on the Subject indicated that :

Telephone Number Provided By : N/A

Client

Current Telephone Number : 05-4982094

Match : N/A

Address Provided by Client : 8 JALAN CORINA 2 TAMAN DESA CORINA KAMPUNG RAJA 59010

Current Address : 8, JALAN CORINA 2, TAMAN DESA CORINA, KAMPUNG RAJA,
39010 CAMERON HIGHLANDS, PAHANG, MALAYSIA.

Match : NO

Latest Financial Accounts : YES

Other Investigations

We have contacted one of the staff from the Subject and she provided some information.

The postcode provided is incorrect.

The address provided is incomplete.

FINANCIAL ANALYSIS

Profitability

Turnover	:	Erratic	[2013 - 2017]
Profit/(Loss) Before Tax	:	Increased	[2013 - 2017]
Return on Shareholder Funds	:	Unfavourable	[(0.85%)]
Return on Net Assets	:	Unfavourable	[(1.38%)]

The fluctuating turnover reflects the fierce competition among the existing and new market players. The management had succeeded in turning the Subject into a profit making company. The profit could be due to better control of its operating costs and efficiency in utilising its resources. The Subject's unfavourable returns on shareholders' funds indicate the management's inefficiency in utilising its assets to generate returns.

Liquidity

Current Ratio	:	Unfavourable	[0.27 Times]
---------------	---	--------------	---	------------	---

Due to its weak liquidity position, the Subject will be faced with problems in meeting all its short term obligations if no short term loan is obtained or additional capital injected into the Subject.

Solvency

Liability Ratio	:	Unfavourable	[(1.58 Times)]
-----------------	---	--------------	---	--------------	---

The Subject has an unfavourable liabilities ratio and it may face financial difficulties if no additional capital is injected.

Overall Assessment :

The Subject's turnover showed a volatile trend but its losses were lower when compared to the previous corresponding period. This could suggest that the Subject was more efficient in its operating cost control and was more competitive. Due to its weak liquidity position, the Subject will be faced with problems in meeting all its short term obligations if no short term loan is obtained or additional capital injected into the Subject. The Subject has high financial risks. If its shareholders do not inject more capital into the company or if its business performance does not improve, its going concern may be in question.

Overall financial condition of the Subject : POOR

MALAYSIA ECONOMIC / INDUSTRY OUTLOOK

Major Economic Indicators:	2014	2015	2016	2017*	2018**
Population (Million)	30.0	31.0	31.6	32.1	32.9
Gross Domestic Products (%)	6.0	4.6	4.2	5.3	5.4
Domestic Demand (%)	6.4	6.2	4.3	6.3	6.4
Private Expenditure (%)	7.9	6.9	7.8	7.4	7.3
Consumption (%)	6.5	6.1	5.1	6.9	6.8
Investment (%)	12.0	8.1	10.0	9.3	8.9
Public Expenditure (%)	2.3	4.2	3.3	5.3	5.5
Consumption (%)	2.1	4.3	2.0	2.7	1.3
Investment (%)	2.6	(1.0)	1.1	3.4	3.8
Balance of Trade (MYR Million)	82,480	91,577	88,145	94,593	96,993
Government Finance (MYR Million)	(37,414)	(37,194)	(38,401)	(39,887)	(39,790)
Government Finance to GDP / Fiscal Deficit (%)	(3.4)	(3.2)	(3.1)	(3.0)	(2.8)
Inflation (% Change in Composite CPI)	3.2	4.0	2.1	3.5	3.0

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Unemployment Rate	2.9	3.1	3.4	3.4	3.3
Net International Reserves (MYR Billion)	428	441	451	450	423
Average Risk-Weighted Capital Adequacy Ratio (%)	4.00	3.50	-	-	-
Average 3 Months of Non-performing Loans (%)	2.10	2.00	1.90	-	-
Average Base Lending Rate (%)	6.85	6.79	6.81	6.73	-
Business Loans Disbursed(%)	18.6	2.2	-	-	-
Foreign Investment (MYR Million)	43,486.6	43,435.0	-	-	-
Consumer Loans (%)	-	-	-	-	-
Registration of New Companies (No.)	49,203	45,658	43,255	47,871	-
Registration of New Companies (%)	6.1	(7.2)	(5.3)	10.7	-
Liquidation of Companies (No.)	33,226	34,667	36,778	38,632	-
Liquidation of Companies (%)	0.5	4.3	6.1	5.0	-
Registration of New Business (No.)	332,723	364,230	376,720	484,029	-
Registration of New Business (%)	1.0	9.0	3.0	29.0	-
Business Dissolved (No.)	26,966	-	-	-	-
Business Dissolved (%)	48.5	-	-	-	-
Sales of New Passenger Cars (' 000 Unit)	588.3	591.3	514.6	527.8	-
Cellular Phone Subscribers (Million)	44.0	44.2	44.0	-	-
Tourist Arrival (Million Persons)	27.4	25.7	30.2	30.1	-
Hotel Occupancy Rate (%)	63.6	58.8	61.2	-	-
Credit Cards Spending (%)	5.8	6.8	6.3	-	-
Bad Cheque Offenders (No.)	-	-	-	-	-
Individual Bankruptcy (No.)	22,351	18,457	19,588	18,227	-
Individual Bankruptcy (%)	1.7	(17.4)	6.1	(7.0)	-
INDUSTRIES (% of Growth):	2014	2015	2016	2017*	2018**
Agriculture	2.0	1.3	(5.1)	5.6	2.4
Palm Oil	6.7	7.0	(12.7)	11.8	-
Rubber	(10.4)	(11.0)	(6.3)	10.8	-
Forestry & Logging	(4.2)	(7.2)	(3.0)	(15.0)	-
Fishing	2.7	2.1	2.2	0.2	-
Other Agriculture	6.2	6.0	5.1	2.4	-
Industry Non-Performing Loans (MYR Million)	303.8	343.7	420.3	-	-
% of Industry Non-Performing Loans	1.4	1.5	1.8	-	-
Mining	3.3	5.3	2.2	0.5	0.9
Oil & Gas	3.0	3.5	4.5	-	-
Other Mining	46.6	47.1	42.6	-	-
Industry Non-performing Loans (MYR Million)	63.5	180.1	190.0	-	-
% of Industry Non-performing Loans	0.3	0.8	0.8	-	-
Manufacturing #	6.1	4.9	4.4	5.5	5.3
Exported-oriented Industries	7.1	6.5	4.3	6.5	-
Electrical & Electronics	11.8	9.2	6.8	9.3	-
Rubber Products	(1.3)	5.1	5.0	6.9	-

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Wood Products	7.8	7.0	7.8	7.3	-
Textiles & Apparel	10.8	7.5	7.5	7.4	-
Domestic-oriented Industries	7.7	4.7	3.4	6.2	-
Food, Beverages & Tobacco	6.1	8.9	7.5	11.0	-
Chemical & Chemical Products	1.4	3.5	4.5	3.5	-
Plastic Products	2.7	3.9	5.1	-	-
Iron & Steel	2.8	1.6	2.2	-	-
Fabricated Metal Products	2.8	4.6	5.6	4.6	-
Non-metallic Mineral	6.9	6.8	6.3	5.4	-
Transport Equipment	14.4	5.2	(3.1)	4.7	-
Paper & Paper Products	4.7	3.2	5.4	5.8	-
Crude Oil Refineries	13.0	14.3	13.7	-	-
Industry Non-Performing Loans (MYR Million)	5,730.8	4,243.7	4,214.1	-	-
% of Industry Non-Performing Loans	25.6	19.0	18.5	-	-
Construction	11.7	8.2	7.4	7.6	7.5
Industry Non-Performing Loans (MYR Million)	1,666.4	1,638.0	1,793.9	-	-
% of Industry Non-Performing Loans	7.5	7.3	7.9	-	-
Services	6.6	5.1	5.6	5.9	5.8
Electric, Gas & Water	3.8	3.6	5.4	2.5	2.6
Transport, Storage & Communication	7.70	7.55	6.85	7.35	7.30
Wholesale, Retail, Hotel & Restaurant	7.70	6.65	6.65	7.05	6.65
Finance, Insurance & Real Estate	5.15	2.90	4.70	5.70	5.90
Government Services	6.3	4.0	4.9	4.4	4.5
Other Services	4.8	4.7	4.8	5.3	5.3
Industry Non-Performing Loans (MYR Million)	5,373.5	6,806.6	7,190.6	-	-
% of Industry Non-Performing Loans	24.1	30.5	31.5	-	-

* Estimate / Preliminary

** Forecast

Based On Manufacturing Production Index

INDUSTRY ANALYSIS

MSIC

CODE

84132 : Agriculture and rural development affairs

INDUSTRY ECONOMY

:

The Malaysian economy will remain resilient in 2018, with real GDP expanding between 5% and 5.5%, led by domestic demand. Private sector expenditure continues to be the primary driver of growth with private investment and consumption growing 8.9% and 6.8%, respectively. Meanwhile, public sector expenditure is forecast to decline, in line with lower capital outlays by public corporations. On the supply side, growth is expected to be broadbased, with all sectors registering positive growth. Malaysia's external position is forecast to remain favourable supported by global growth and trade. Against this backdrop, the nominal GNI per capita is expected

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to increase 5.1% from RM40,713 in 2017 to RM42,777 in 2018.

With investment growing at a faster pace, the savings-investment gap will narrow to 2.3% of GNI. The economy will continue to operate under conditions of full employment with an unemployment rate of below 4%, while inflation remains benign. In line with fiscal consolidation efforts, the fiscal deficit will further decline to 2.8% of GDP in 2018 (2017: 3%). Accordingly, the Federal Government debt remains sustainable within the prudent limit of 55% of GDP. These developments will further strengthen the nation's economic fundamentals and resilience to further propel the country towards the milestones of an advanced and high-income nation by 2020, doubling the size of the economy to RM2 trillion in 2025 and joining the ranks of top 20 countries by 2050.

Malaysia's economy recorded robust growth of 5.6% in the first quarter of 2017 (1Q17) against the 4.1% registered in the same quarter of 2016, boosted by strong domestic demand and private expenditure. According to Bank Negara Malaysia (BNM), growth for the just ended quarter was the best since the corresponding quarter of 2015, which saw gross domestic product (GDP) at 5.8%.

During the 1Q17, domestic demand increased to 7.7% supported by continued expansion in private sector expenditure, which grew by 8.2% and the turnaround in public sector expenditure. Private consumption rose 6.6%, while investments grew sharply by 12.9% following continued capital spending in the services and manufacturing sectors. Investments in machinery and equipment were higher during the quarter, supported by the implementation of several large-scale projects in the manufacturing sector.

Public consumption recorded a 7.5% growth in 1Q17 due to higher spending on both emoluments as well as supplies and services, while investments improved 3.2%, driven mainly by higher spending on fixed assets by public corporations. Meanwhile, headline inflation rose by 4.3% due to higher fuel oil prices with RON95 petrol averaging RM2.23 per litre compared to RM1.73 in the same quarter of 2016. The first quarter GDP performance those anticipate inflation to range between 3%-4% for 2017.

The household debt had reduced to 88.4% during the said quarter from 89% at end-2016 on the back of stable labour market conditions and adequate financial buffers. Demand for home financing remained a key contributor to the debt level during the reviewed quarter, adding, outstanding housing loans expanded 8.5% annually. The overall housing loans approval rate remained high at 74.2% with banks approving RM22.3 billion to 90,137 borrowers during the quarter, of which half, was for affordable housing units priced below RM500,000.

Going forward, the economy was on track to register higher growth of between 4.3% and 4.8% in 2017 on anticipation of a further expansion in domestic demand, better export growth, and moderate inflation in the coming quarters.

OVERALL INDUSTRY OUTLOOK : Marginal Growth

CREDIT RISK EVALUATION & RECOMMENDATION

Incorporated in 1993, the Subject is a Private Limited company, focusing on trading of growers in plantation. The Subject has been in business for over two decades. It has built up a strong clientele base and satisfactory reputation will enable the Subject to further enhance its business in the near term. The Subject is expected to enjoy a stable market shares. Presently, the issued and paid up capital of the Subject stands at MYR 3,500,000. The Subject does not have strong shareholders' backing. Without a strong shareholders' backing, the opportunity of the Subject to expand its business is limited.

Investigation revealed that the Subject concentrates only on the local market. This narrow market segment has placed the Subject at high business risk and limits its business expansion opportunities. Any adverse changes to the local economy might have a negative impact on the Subject's business performance. The Subject's business operation is supported by 7 employees. Overall, we regard that the Subject's management capability is average.

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This indicates that the Subject has greater potential to improve its business performance and raising income for the Subject.

We noted that both the turnover and profits have increased compared to the previous year. The higher profit could be due to increase in turnover and better control over its operating costs. The Subject has generated an unfavourable return on shareholders' funds indicating that the management was inefficient in utilising its funds to generate return. Due to its weak liquidity position, the Subject may face working capital deficiency in meeting its short term financial obligations if no fresh capital are injected into the Subject. The Subject has an unfavourable liabilities ratio and it may face financial difficulties if no additional capital is injected. The Subject's unfavourable financial performance over the years has wiped out its shareholders' funds to a deficit of MYR -24,636,277. Therefore, the Subject as a going concern is much dependent on its ability to generate sufficient cash flow and obtain additional financing to meet its future obligations.

The Subject's supplier are from both the local and overseas countries. This will eliminates the risk of dependency on deliveries from a number of key suppliers and insufficient quantities of its raw materials. Overall the Subject has a good control over its resources.

The Subject's overall payment habit is fair and this clearly implied a weak credit control of the Subject.

The industry has reached its maturity stage and only enjoying a marginal growth. The steady growth of the country's economy will further enhance the industry activities. Thus, the Subject's future performance is very much depend on its marketing strategies in order to retain its position in the market.

Based on the above unfavourable condition, we regard granting credit to the Subject to be quite risky. Hence, credit is not recommended.

PROFIT AND LOSS ACCOUNT

THE FINANCIAL STATEMENTS WERE PREPARED IN ACCORDANCE WITH MALAYSIAN FINANCIAL REPORTING STANDARDS(FRS) ALL GREEN AGRITECH SDN. BHD.

Financial End	Year	2017-06-30	2016-06-30	2015-06-30	2014-06-30	2013-06-30
Months		12	12	12	12	12
Consolidated Account	Company	Company	Company	Company	Company	Company
Audited Account	YES	YES	YES	YES	YES	YES
Unqualified Auditor's Report (Clean Opinion)	YES	YES	YES	YES	YES	YES
Financial Type	SUMMARY	FULL	FULL	FULL	FULL	FULL
Currency	MYR	MYR	MYR	MYR	MYR	MYR
TURNOVER	14,106,956	11,774,417	16,972,127	28,509,470	27,825,991	
Other Income	-	(10,514,471)	(15,743,668)	(26,568,496)	(26,756,942)	
Total Turnover	14,106,956	1,259,946	1,228,459	1,940,974	1,069,049	

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PROFIT/(LOSS) FROM OPERATIONS	340,491	(944,754)	(1,887,244)	141,869	168,581
PROFIT/(LOSS) BEFORE TAXATION	340,491	(944,754)	(1,887,244)	141,869	168,581
Taxation	(131,286)	(45,744)	14,293	(241,262)	(118,329)
PROFIT/(LOSS) AFTER TAXATION	209,205	(990,498)	(1,872,951)	(99,393)	50,252
RETAINED PROFIT/(LOSS) BROUGHT FORWARD					
As previously reported	(2,302,673)	(1,312,175)	560,776	660,169	609,917
As restated	(2,302,673)	(1,312,175)	560,776	660,169	609,917
PROFIT AVAILABLE FOR APPROPRIATION S	(2,093,468)	(2,302,673)	(1,312,175)	560,776	660,169
RETAINED PROFIT/(LOSS) CARRIED FORWARD	(2,093,468)	(2,302,673)	(1,312,175)	560,776	660,169
	=====	=====	=====	=====	=====
	=	=	=	=	=
INTEREST EXPENSE (as per notes to P&L)					
Bankers' acceptance	-	385,851	214,752	-	-
Hire purchase	-	96,495	151,247	163,090	165,599
Lease interest	-	239,134	344,160	235,552	-
Term loan / Borrowing	-	1,235,667	1,196,827	1,002,286	883,308
Others	-	304,526	290,254	148,586	176,150
	-	2,261,673	2,197,240	1,549,514	1,225,057
	-	=====	=====	=====	=====
	-	=	=	=	=
DEPRECIATION	-	1,331,998	1,394,756	1,660,046	971,987

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(as per notes to
P&L)

AMORTIZATION	-	4,883	4,884	4,883	4,883
Total Amortization And Depreciation	-	1,336,881	1,399,640	1,664,929	976,870
	=	=	=	=	=

BALANCE SHEET

ALL GREEN AGRITECH SDN. BHD.

ASSETS

EMPLOYED:

FIXED ASSETS	6,700,999	4,503,262	5,638,165	8,568,805	2,866,186
LONG TERM INVESTMENTS/OTH ER ASSETS					
Others	-	22,458,909	20,440,686	23,328,771	20,904,461
TOTAL LONG TERM INVESTMENTS/OTH ER ASSETS	26,042,809	22,458,909	20,440,686	23,328,771	20,904,461
TOTAL LONG TERM ASSETS	32,743,808	26,962,171	26,078,851	31,897,576	23,770,647
CURRENT ASSETS					
Trade debtors	-	4,945,336	7,211,094	9,163,002	8,762,803
Other debtors, deposits & prepayments	-	8,614,674	12,600,820	7,547,607	4,913,854
Short term deposits	-	638,462	517,658	400,000	200,000
Cash & bank balances	-	181,713	447,168	75,502	5,275
TOTAL CURRENT ASSETS	7,630,989	14,380,185	20,776,740	17,186,111	13,881,932
TOTAL ASSET	40,374,797	41,342,356	46,855,591	49,083,687	37,652,579
	==	==	==	==	==

CURRENT LIABILITIES

Trade creditors	-	7,288,049	5,530,170	4,771,070	2,353,626
Other creditors & accruals	-	810,983	1,261,399	318,603	1,020,599

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Hire purchase & lease creditors	-	568,122	744,075	803,383	713,032
Short term borrowings/Term loans	-	12,879,195	15,743,796	8,403,104	6,206,969
Amounts owing to director	-	3,583,365	10,017,817	14,608,145	15,616,362
Provision for taxation	-	8,142	-	3,556	21,133
Lease payables	-	1,221,542	1,105,490	1,000,464	-
TOTAL CURRENT LIABILITIES		28,533,031	26,359,398	34,402,747	29,908,325
NET CURRENT ASSETS/(LIABILITIES)		(20,902,042)	(11,979,213)	(13,626,007)	(12,722,214)
LONG TERM LIABILITIES					
Long term loans	-	12,751,715	7,449,861	10,425,554	5,865,071
Lease obligations	-	556,129	1,777,671	2,883,161	-
Hire purchase creditors	-	462,677	914,609	1,594,161	1,621,614
Deferred taxation	-	15,110	122,878	211,710	74,004
TOTAL LONG TERM LIABILITIES		10,435,234	13,785,631	10,265,019	15,114,586
TOTAL NET ASSETS		1,406,532	1,197,327	2,187,825	4,060,776
SHARE CAPITAL					
Ordinary share capital	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000
TOTAL SHARE CAPITAL	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000
RESERVES					
Retained profit/(loss) carried forward	(2,093,468)	(2,302,673)	(1,312,175)	560,776	660,169
TOTAL RESERVES	(2,093,468)	(2,302,673)	(1,312,175)	560,776	660,169
SHAREHOLDERS' FUNDS/EQUITY	1,406,532	1,197,327	2,187,825	4,060,776	4,160,169

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FINANCIAL RATIO

ALL GREEN AGRITECH SDN. BHD.

TYPES OF FUNDS

Cash	-	820,175	964,826	475,502	205,275
Net Liquid Funds	-	820,175	964,826	475,502	205,275
Net Liquid Assets	(20,902,042)	(11,979,213)	(13,626,007)	(12,722,214)	(12,049,789)
Net Current Assets/(Liabilities)	(20,902,042)	(11,979,213)	(13,626,007)	(12,722,214)	(12,049,789)
Net Tangible Assets	1,406,532	1,197,327	2,187,825	4,060,776	4,160,169
Net Monetary Assets	(31,337,276)	(25,764,844)	(23,891,026)	(27,836,800)	(19,610,478)

PROFIT & LOSS ITEMS

Earnings Before Interest & Tax (EBIT)	-	1,316,919	309,996	1,691,383	1,393,638
Earnings Before Interest, Taxes, Depreciation And Amortization (EBITDA)	-	2,653,800	1,709,636	3,356,312	2,370,508

BALANCE SHEET ITEMS

Total Borrowings	-	27,217,838	26,630,012	24,109,363	14,406,686
Total Liabilities	38,968,265	40,145,029	44,667,766	45,022,911	33,492,410
Total Assets	40,374,797	41,342,356	46,855,591	49,083,687	37,652,579
Net Assets	1,406,532	1,197,327	2,187,825	4,060,776	4,160,169
Net Assets Backing	1,406,532	1,197,327	2,187,825	4,060,776	4,160,169
Shareholders' Funds	1,406,532	1,197,327	2,187,825	4,060,776	4,160,169
Total Share Capital	3,500,000	3,500,000	3,500,000	3,500,000	3,500,000
Total Reserves	(2,093,468)	(2,302,673)	(1,312,175)	560,776	660,169

GROWTH RATIOS (Year on Year) (%)

Revenue	19.81	(30.62)	(40.47)	2.46	0.65
Profit/(Loss) Before Tax	136.04	49.94	(1,430.27)	(15.85)	(35.62)
Profit/(Loss) After Tax	121.12	47.12	(1,784.39)	(297.79)	(43.59)
Total Assets	(2.34)	(11.77)	(4.54)	30.36	5.15
Total Liabilities	(2.93)	(10.13)	(0.79)	34.43	5.66

LIQUIDITY (Times)

Cash Ratio	-	0.03	0.03	0.02	0.01
Liquid Ratio	-	0.55	0.60	0.57	0.54
Current Ratio	0.27	0.55	0.60	0.57	0.54

WORKING CAPITAL CONTROL (Days)

Debtors Ratio	-	153	155	117	115
Creditors Ratio	-	226	119	61	31

SOLVENCY RATIOS (Times)

Gearing Ratio	-	22.73	12.17	5.94	3.46
Liabilities Ratio	27.71	33.53	20.42	11.09	8.05
Times Interest Earned Ratio	-	0.58	0.14	1.09	1.14
Assets Backing Ratio	0.40	0.34	0.63	1.16	1.19

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PERFORMANCE (%)	RATIO				
Operating Profit Margin	2.41	(8.02)	(11.12)	0.50	0.61
Net Profit Margin	1.48	(8.41)	(11.04)	(0.35)	0.18
Return On Net Assets	24.21	109.99	14.17	41.65	33.50
Return On Capital Employed	2.88	8.47	2.35	8.47	11.21
Return On Shareholders' Funds/Equity	14.87	(82.73)	(85.61)	(2.45)	1.21

FOREIGN EXCHANGE RATES

Currency	Unit	Indian Rupees
US Dollar	1	INR 68.62
UK Pound	1	INR 90.43
Euro	1	INR 79.95
MYR	1	INR 17.02

Note : Above are approximate rates obtained from sources believed to be correct

INFORMATION DETAILS

Analysis Done by :	PRI
Report Prepared by :	TPT

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RATING EXPLANATIONS

Credit Rating	Explanation	Rating Comments
A++	Minimum Risk	Business dealings permissible with minimum risk of default
A+	Low Risk	Business dealings permissible with low risk of default
A	Acceptable Risk	Business dealings permissible with moderate risk of default
B	Medium Risk	Business dealings permissible on a regular monitoring basis
C	Medium High Risk	Business dealings permissible preferably on secured basis
D	High Risk	Business dealing not recommended or on secured terms only
NB	New Business	No recommendation can be done due to business in infancy stage
NT	No Trace	No recommendation can be done as the business is not traceable

NB is stated where there is insufficient information to facilitate rating. However, it is not to be considered as unfavourable.

This score serves as a reference to assess SC's credit risk and to set the amount of credit to be extended. It is calculated from a composite of weighted scores obtained from each of the major sections of this report. The assessed factors are as follows:

- Financial condition covering various ratios
- Company background and operations size
- Promoters / Management background
- Payment record
- Litigation against the subject
- Industry scenario / competitor analysis
- Supplier / Customer / Banker review (wherever available)

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