

1.0 Business Policy and Overview of Business Operation

1.1 The Group's Vision, Objectives and Goal

1.1.1 The Group's Vision

To create business organisation that combines a high-trust culture which enables Ingress to develop meaningful partnerships, both inside and outside the organisation – with entrepreneurial and professional attributes.

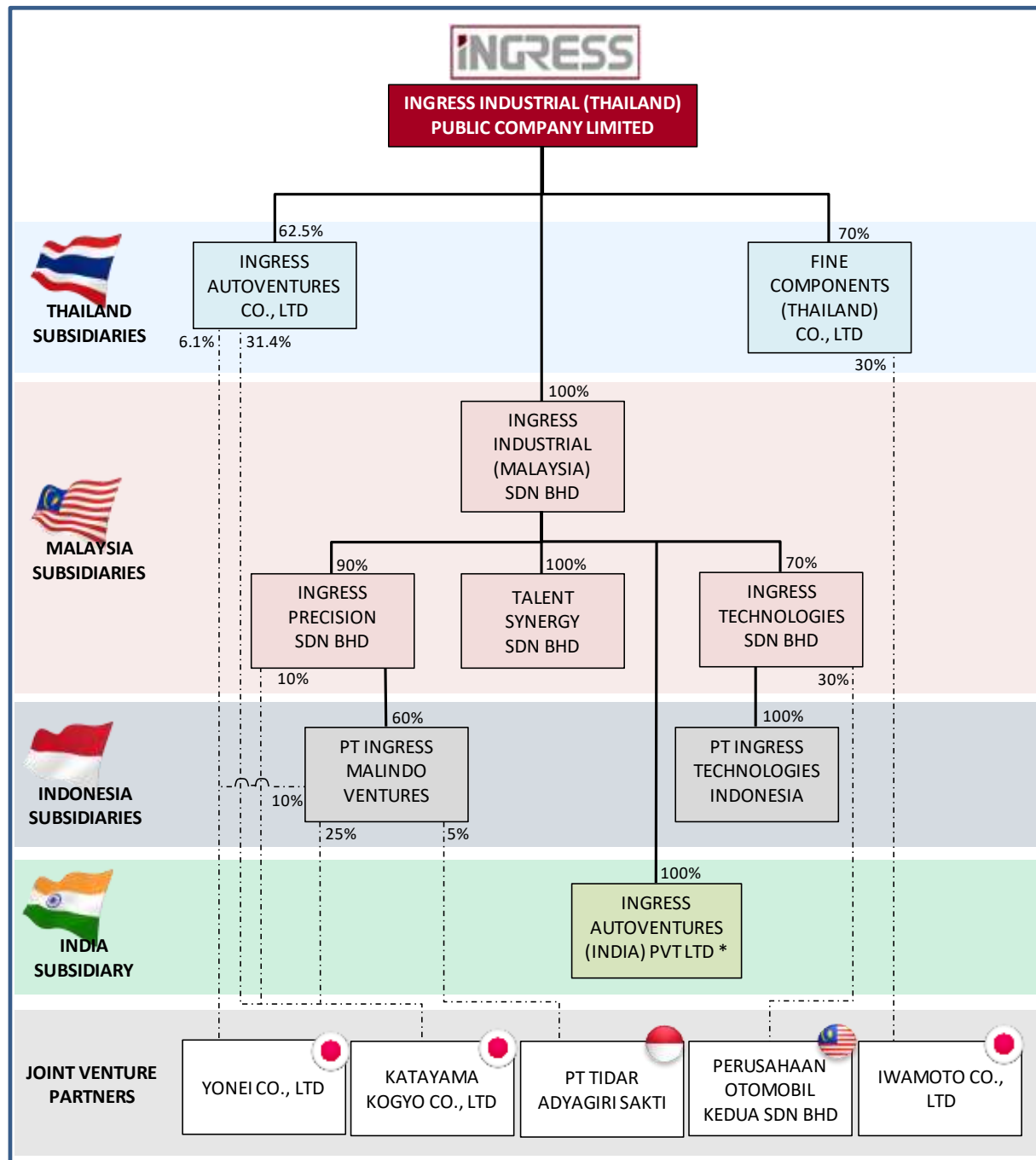
1.1.2 The Group's Business Goal and Mission

The Group aims to become the leading automotive components manufacturer in ASEAN market and globally expands customer base with advanced and widely accepted production technology.

1.1.3 The Group's Quality Policy

The Group aims to maximize customer satisfaction by enhancing the competitiveness, developing the product quality, and achieving human resource excellence.

1.2 The Group's Shareholding Structure as at 31 January 2018



* Formerly known as INGRESS MAYUR AUTO VENTURES PVT LTD

1.3 Location of Main Facilities



1.4 Key Business of Each Company under the Group

The Group aims to maximize customer satisfaction by enhancing the competitiveness, developing the product quality, and achieving human resource excellence.

1.4.1 Ingress Industrial (Thailand) Public Company Limited (“IIT”, “INGRS” or “the Company”)

INGRS was incorporated in March 2014 as an investment holding company for the automotive component manufacturing business within the Ingress Group. The establishment of INGRS enable all the components manufacturing business in Thailand, Malaysia, Indonesia and India to be grouped together, hence consolidating its strength and resources in addressing specific customers’ needs and also focusing in expanding its operation within and beyond the current plant locations.

Subsidiaries in Thailand

1.4.2 Ingress Autoventures Co., Ltd (“IAV”)

IAV runs the business in the manufacturing and distributing the co-extruded mould parts, mouldings and door frames and other automotive components which are produced by the roll-forming techniques for the OEM customers in Thailand. IAV is ranked as Tier-1 supplier who manufactures and sells the products directly to the OEMs as well as manufactures and sells some products to similar Tier-1 suppliers. Having Katayama Kogyo Co., Ltd and Yonei Co., Ltd of Japan as its partner, IAV managed to penetrate into all the leading OEM customers from Japan and United States, for example, Mitsubishi, Honda, Isuzu, AAT, Ford, Nissan, Suzuki and General Motors. IAV has 2 automotive manufacturing factories which are located at the Eastern Seaboard Industrial Estate in Rayong Province and the Hi-Tech Industrial Estate in Phra Nakhon Si Ayutthaya.

1.4.3 Fine Components (Thailand) Co., Ltd (“FCT”)

FCT is the joint venture company with Iwamoto Co., Ltd of Japan. Operating from its plant in Banchang Rayong, the company is mainly involved in the manufacturing and distributing of automotive metal parts, produced by the stamping and fine blanking technology. FCT main customers are the leading Tier-1 and Tier-2 OEM supplier of the automotive industry of Thailand. FCT also involved in design and fabrication of fine blanking and stamping press die. Beside for in-house usage, FCT also supply dies to local and oversea automotive customers.

Subsidiaries in Malaysia

1.4.4 Ingress Industrial (Malaysia) Sdn Bhd (“IIM”)

IIM was incorporated in November 2014 as an investment holding company. It serves as a holding company for Ingress Technologies Sdn Bhd (“ITSB”), Ingress Precision Sdn Bhd (“IPSB”) and Talent Synergy Sdn Bhd (“TSSB”) which are the automotive businesses in Malaysia. This is to ensure that ITSB, IPSB and TSSB follow the requirements of Malaysian officials on the production license, which indicates that the ordinary person/juristic person with Malaysian nationality must have the minimum direct equity interest in both companies as required on 31 January 2018. IIM was also a holding company for Ingress Autoventures (India) Pvt Ltd (Formerly known as Ingress Mayur Auto Ventures Pvt Ltd) which is the automotive business in India.

1.4.5 Ingress Technologies Sdn Bhd (“ITSB”)

ITSB is the company having an expertise in manufacturing and assembling of medium to high tonnage press automotive parts for sales to the OEM customers in Malaysia. With technical support from AOI Kikai and Metal Tech of Japan, ITSB maintain its position as the leading Tier-1 Supplier in Malaysia. ITSB customers include major automotive manufacturers in Malaysia including Perodua, Proton and Honda. ITSB operates from two plants, in Bukit Beruntung, Selangor and Kelemak, Melaka. The plants are equipped with modern technology, high speed press machines and automated assembly lines with the latest manufacturing system.

1.4.6 Ingress Precision Sdn Bhd (“IPSB”)

IPSB was established in 1994 involved in the manufacturing and sales of car sealing system and door frames for all the major OEM in Malaysia, including Proton, Perodua, Honda and Toyota. IPSB runs its operation in Nilai Malaysia, in partnership and technical support from Katayama Kogyo Co., Ltd of Japan. Being ranked as a Tier-1, IPSB manufactures and sells the products directly to the OEMs and to other Tier-1 suppliers. Being the pioneer in roll forming technology in Malaysia, IPSB maintains as the market leader for roll forming parts in Malaysia. Additionally, IPSB provide technical assistance to IA IPL.

1.4.7 Talent Synergy Sdn Bhd (“TSSB”)

TSSB was established in Malaysia in 1995 and is mainly involved in the automation solution system provider for the automotive and food industry. TSSB focuses on the services of design, fabrication and installation of industrial automation system, customised to specific technical requirements of the customers. TSSB customers include INGRS group companies, OEM’s, other tier-1 and food manufactures. Some of TSSB products are also being used by learning institutions and testing bodies. After the delivery of works, TSSB would provide after-sales service for the customers for the mutually agreed period of time.

Subsidiaries in Indonesia

1.4.8 PT Ingress Malindo Ventures (“PTIMV”)

PTIMV was established in 2004 and operates from its factory in Jababeka Indonesia. PTIMV, in partnership with a local company PT Tidar Adyagiri Sakti, Katayama Kogyo Co., Ltd and Yonei Co., Ltd of Japan, runs the business in manufacturing and distributing car sealing system and door frames for the main OEM customers in Indonesia, including Daihatsu, Mitsubishi, Honda, Toyota, Suzuki and Hino. PT IMV is ranked as Tier-1 supplier which manufactures and sells the products directly to the OEMs as well as to similar Tier-1 suppliers.

1.4.9 PT Ingress Technologies Indonesia (“PTITI”)

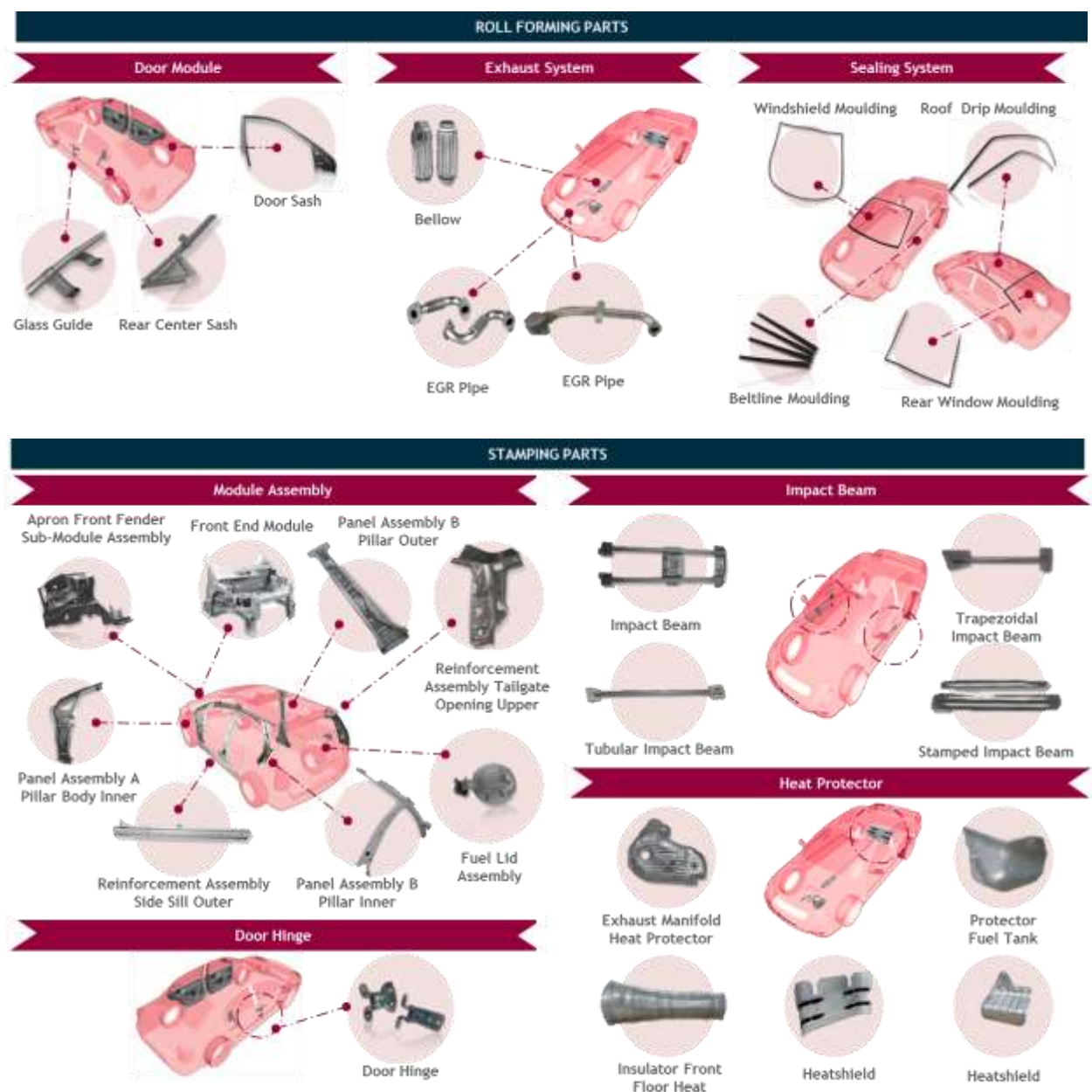
PT ITI located in Jababeka Indonesia is a wholly owned subsidiary of ITSB. PTITI is mainly involved in small parts stamping and heat shield production. PTITI manufacture and sell its products as tier-2 to tier-1 suppliers namely PTIMV and Miyuki Indonesia.

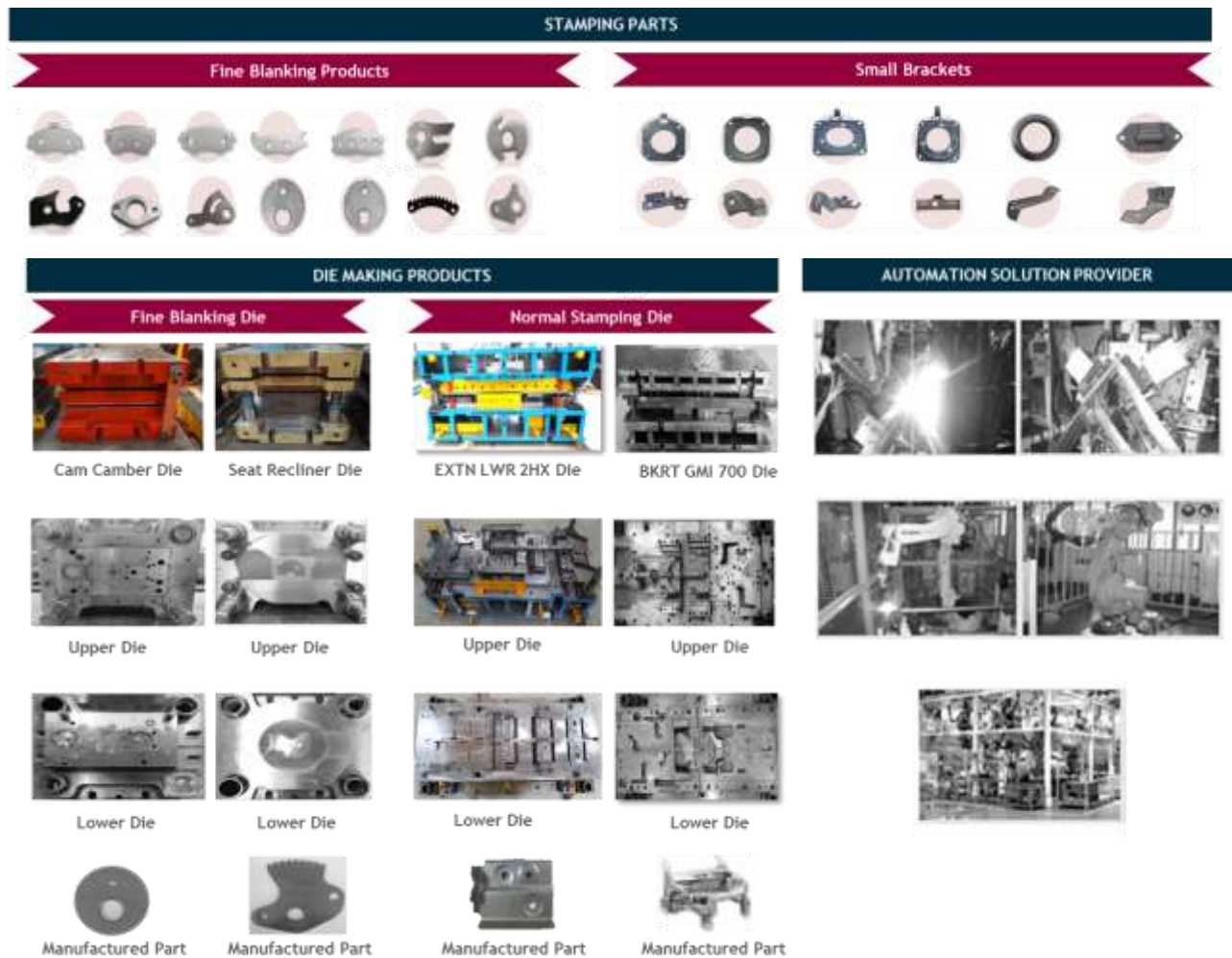
Subsidiary in India

1.4.10 Ingress Autoventures (India) Pvt Ltd ("IAIPL")

IAIPL is the company established in India in 2010. Prior to the full takeover by INGRS in November 2017, IAIPL was formerly known as Ingress Mayur Autoventures Private Limited or IMAPL. The main parts produced and sold by IAIPL are roll forming products under the sealing system module, including, weatherstrip moulding, roof drip moulding and windshield moulding. IAIPL's main OEM customers in India are Maruti Suzuki India Limited, Mahindra & Mahindra and Fiat. IAIPL manufactures and sells the products to Tier-1 and Tier-2 suppliers in India. IAIPL's manufacturing plant is located at Gurugram, Haryana, India.

1.5 Product Highlights





1.6 Shareholding Structure
























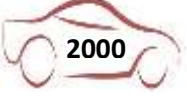



The shareholding structure of individual subsidiaries is as follows:




































Company	Nature of business	Percentage of shares with voting right		Paid-up capital as at 31 January 2018
		within the Group	Others	
IAV	A manufacturer and supplier of plastic parts, roll-formed weatherstrips, roll-formed metal automotive door sashes, and other relevant components. Classified as Tier-1 Supplier, IAV was established in Thailand.	IIT: 62.5%	KK: 31.43% Yonei: 6.07%	Baht 300,000,000
IIM	An investment holding company and IIM was established in Malaysia.	IIT: 100%	-	RM118,395,002












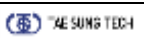




Company	Nature of business	Percentage of shares with voting right		Paid-up capital as at 31 January 2018
		within the Group	Others	
FCT	A manufacturer and supplier of plastic parts, roll-formed weatherstrips, roll-formed metal automotive door sashes, and other relevant components. Classified as Tier-1 Supplier, IAV was established in Thailand.	IIT: 70% (The investment in FCT made by IIT represented 85% of the total paidup capital of FCT)	Iwamoto: 30% (Iwamoto's investment in FCT represented 15% of the total paid-up capital of FCT)	Baht 220,000,000
ITSB	A manufacturer and assembler of medium to high tonnage press parts. Classified as Tier-1 Supplier, ITSB was established in Malaysia.	IIT: 70%	Perodua: 30%	RM20,000,000
IPSB	A manufacturer and supplier of roll-formed metal automotive door sashes (door frames) and relevant components. Classified as Tier-1 Supplier, IPSB was established in Malaysia.	IIM: 90%	KK: 10%	RM7,000,000
TSSB	Automation solution provider and TSSB was established in Malaysia.	IIM: 100%	-	RM500,000
PTIMV	A manufacturer and supplier of sash-related components for the automotive industry. Classified as Tier-1 Supplier, PTIMV was established in Indonesia.	IPSB: 60%	KK: 25% Yonei: 10% PT Tidar: 5%	IDR59,999,996,625
PTITI	Stamping small parts. Classified as Tier-2 Supplier, PTITI was established in Indonesia.	ITSB: 100%	-	IDR6,077,164,863
IAIPL	A manufacturer and supplier for automotive sealing system and operates facilities for plastic extrusions, roll forming and bending of plastic parts. IAIPL was established in India.	IIM: 100%	-	INR89,998,750

1.7 Milestone

The Group's business milestones are as follows:

YEAR	MILESTONES
 1991	Incorporation of Ingress Group  (Establishment of Ingress Engineering Sdn Bhd ("IESB") in Malaysia  on 7 May 1991)
 1992	IESB entered into a Technical Assistance Agreement ("TAA") with Katayama Kogyo Co., Ltd ("KK")  from Japan on manufacturing of moulding parts
 1993	First delivery by IPSB to PROTON  (Moulding related parts)
 1994	Establishment of Ingress Precision Sdn Bhd ("IPSB") in Malaysia  on 5 January 1994, Joint Venture ("JV") with KK  for manufacturing of door sash and related automotive components
 1995	Relocation of IPSB to Nilai, Negeri Sembilan.
	First delivery by IPSB to PROTON  (Sash related parts) Establishment of Talent Synergy Sdn Bhd ("TSSB") in Malaysia  on 13 July 1995
 1996	Establishment of Ingress Autoventures Co., Ltd ("IAV") in Thailand  on 17 September 1996, JV with KK  and Yonei Co., Ltd  for manufacturing of automotive components
	First delivery by IESB to PERODUA  (Moulding related parts)
 1997	IAV started to operate its automotive parts plant in Rayong, Thailand
	Establishment of Ingress Technologies Sdn Bhd ("ITSB") in Malaysia  on 3 September 1997, JV with PERODUA  for manufacturing and assembly of medium to high tonnage press automotive parts
	First delivery by ITSB to PERODUA  (Stamping related parts)
 1998	First delivery by IAV to AAT  (Sash related parts)
	First delivery by IAV to MITSUBISHI  (Moulding related parts)
 1999	Establishment of Ingress Corporation Sdn. Bhd. ("ICB") in Malaysia  on 9 August 1999
 2000	ITSB started to operate its automotive parts plant located in Bukit Beruntung, Malaysia to produce doors-in-white for Perodua.
	ICB was converted into a public company (change its name to Ingress Corporation Berhad) on 2 March 2000.
 2001	ICB was listed on Bursa Malaysia Stock Exchange  (2 nd Board)
	First delivery by ITSB to PROTON  (Stamping related parts)

YEAR	MILESTONES
 2002	First delivery by IAV to HONDA  (Sash and moulding related parts) First delivery by IAV to ISUZU  (Moulding related parts)
 2003	Establishment of PT Ingress Malindo Ventures ("PTIMV") in Indonesia  on 19 March 2003, JV with PT Tidar Adyagiri Sakti 
 2004	ICB was transferred to Main Board of Bursa Malaysia Stock Exchange  First delivery by PTIMV to MITSUBISHI  (Moulding related parts) First delivery by PTIMV to SUZUKI  (Sash related parts)
 2005	First delivery by IAV to MITSUBISHI  (Sash related parts) First delivery by IPSB to PERODUA  (Sash related parts) First delivery by IPSB to TOYOTA  (Moulding related parts) First delivery by PTIMV to TOYOTA  (Sash related parts)
 2006	IAV established an automotive parts plant in Rojana Industrial Park, Phra Nakhon Si Ayutthaya, Thailand, with the main purpose to manufacture and distribute automotive components to Honda, Thailand. Acquisition of 100% shares in Fine Components (Thailand) Co., Ltd ("FCT") in Thailand  from Singaporean shareholders. First delivery by IAV to NISSAN  (Sash related parts) First delivery by ITSb to NAZA  (Stamping related parts)
 2007	First delivery by PTIMV to SUZUKI  (Moulding related parts) First delivery by PTIMV to DAIHATSU  (Moulding related parts)
 2008	Establishment of Ingress Autoventures (India) Pvt Ltd ("IAIPL") in India  on 24 July 2008
 2010	First delivery by IAIPL to MARUTI SUZUKI  (Moulding related parts)
 2011	PTIMV JV with KK  and Yonei Co., Ltd  for manufacturing of automotive components First delivery by IAV to GENERAL MOTOR  (Sash related parts) First delivery by IPSB to SUZUKI  (Moulding related parts) First delivery by PTIMV to DAIHATSU  (Sash related parts)
 2012	Establishment of PT Ingress Technologies Indonesia ("PTITI") in Indonesia  on 3 rd October 2012. First delivery by IAV to SUZUKI  (Moulding related parts)

YEAR	MILESTONES
	ICB was delisted from Malaysia' Bursa Stock Exchange  on 22 July 2013
	First delivery by PTIMV to HONDA  (Sash related parts)
	First delivery by PTIMV to GENERAL MOTOR  (Sash related parts)
	First delivery by PTITI (through PTIMV) to TOYOTA  (Stamping related parts)
	Ingress Group's Restructuring started to be listed on Stock Exchange of Thailand ("SET") 
	Establishment of the Company, Ingress Industrial (Thailand) Co., Ltd ("INGRS") in Thailand  on 13 March 2014 with its aimed to operate as a holding company, offer shares, and be listed on the SET
	Establishment of Ingress Industrial (Malaysia) Sdn Bhd ("IIM") in Malaysia  on 21 February 2014 as a holding company of an automotive parts company in Malaysia to ensure that ITSB's and IPSB's permit for manufacturing operations complied with Malaysian Law
	FCT entered into JV Agreement with Iwamoto Co., Ltd ("Iwamoto") 
	First delivery by IPSB to HONDA  (Moulding and sash related parts)
	First delivery by PTIMV to HINO  (Sash related parts)
	First delivery by PTIMV to HONDA  (Moulding related parts)
	First delivery by PTITI (through PTIMV) to HONDA  (Stamping related parts)
	First delivery by ITSB to HONDA  (Stamping related parts)
	Ingress Group's Restructuring completed on 30 January 2015
	INGRS was converted into public company (change its name to Ingress Industrial (Thailand) Public Company Limited) on 9 December 2015
	ITSB entered into a TAA with Metaltech Limited  from Japan for the development of new project
	ITSB started to operate its automotive parts plant in Malacca, Malaysia for HONDA
	TSSB entered into a TAA with Tae Sung Tech Co., Ltd  from Korea for automation solution
	First delivery by ITSB to HONDA  (Stamping related parts) from Malacca Plant
	Acquisition of 100% shares in TSSB and 40% shares in IA IPL by IIM from ICB
	INGRS was listed on the Stock Exchange of Thailand ("SET")  on 9 August 2017
	ITSB entered into a TAA with AOI Kikai Co., Ltd  from Japan for the development of new model
	Acquisition of the remaining 60% shares in IA IPL from Mayur Industries Pvt Ltd by IIM resulted in IA IPL become a wholly owned subsidiary of IIM which was completed on 13 November 2017

YEAR	MILESTONES
	<p>First delivery by IAIPL to MAHINDRA  (Moulding related parts)</p> <p>First delivery by PTIMV to MITSUBISHI  (Sash related parts)</p> <p>First delivery by PTITI (through PTIMV) to MITSUBISHI  (Stamping related parts)</p>

2.0 Nature of Business Operation

The Group business is mainly linked to automotive industry. Having operations in main ASEAN countries and also India with 8 operating factories, INGRS has elevated its position to become one of the “preferred Tier-1 suppliers” in the region.

Thailand being the Automotive Hub of the region emerged as one of INGRS main revenue contributor. Since the start of Thailand Automotive Industry of more than 50 years ago, Thailand’s automotive sector has developed to be the biggest in Southeast Asia and one of the largest in the world. Thailand emerged as the key automotive base in ASEAN are mainly due to its geographically strategic location, reliable supplier base, experienced industry expertise, larger production capacity and good infrastructure.

2.1 INGRESS AUTOVENTURES CO., LTD. (“IAV”)

2.1.1 IAV Business Strategy

Riding on the continued growth of automotive sector in Thailand, IAV will put emphasis in improving its manufacturing efficiencies whilst securing more business. Efforts in enhancing the “Lean’ policy across the organization is in line with INGRS quest for continuous improvement and manufacturing excellence.

In IAV, best manufacturing practices has always been its main management policy. A good example is the SMPQCD management system, consisting of:

- S - Safety – Safety mind at all times
- M - Morale – An essence to becomes a dynamic and conducive organization
- P - Productivity – Improvement through automation concept
- Q - Quality – Build Quality in Process to achieve 0 ppm
- C - Cost – Managing cost and elimination of waste
- D - Delivery – 100% On Time Delivery

IAV’s quest for excellence is also testament to the IAV’s efforts in the implementation of Ingress Lean System or ILS. The latest initiatives include “Just-In-Time” approach in maintaining reasonable stock level and eliminate waste at each stages of production. IAV also committed to transform the manual operations into automation processes, hence creating a multi skill working environment which results in improving productivity, consistent product quality and higher degree of safety.

In line with the Intelligent Technology and as part of our initiative towards “Thailand Industry 4.0”, IAV has established a model line to record real time production information. The “Ingress Production On-Line System” or I-POS will be further extended to cover other production lines progressively. It is aimed that the I-POS will assist the management to make fast and accurate decision.

IAV will also continue with its Cost Awareness and Cost Reduction Program in identifying areas in the organization that can contribute to reduction in the gross margin.

2017 has been an active year for IAV. The continuous efforts in giving added value has been well recognized by the customers. Some of the prestigious awards received by IAV in the year are:

1. MMTH – Quality Award
2. AAT – Q Award (represents both achievement in Quality and Delivery)

IAV also qualify in customers audits for new supplier from Toyota Thailand and Nissan.

2.1.2 IAV Future Project

Major automakers are constantly lining-up new models for domestic consumption and export market. Over the next few years, many new models are expected to be released by the major automakers in Thailand ranges from Pickup, Passenger Car and Sport Utility Vehicle (SUV). While the new models are expected to come with better performance and fuel economy, there is also heavy competition in new technologies being introduced in new cars, such as safety as well as infotainment and intelligent drive systems.

The Eco-car program in Thailand has smoothly progressed based on the guidelines set by Board of Investment (BOI). Out of the 10 manufacturers, five companies had already invested in the first phase. Upon full implementation of Eco-car programs phase 1 and phase 2, BOI hopes to achieve a combined production capacity of 930,000 units in 2019.

The OEMs are expected to introduce new models commencing 2018 onwards. These models are expected to continue to receive favorable market acceptance with totally new design and technologies with better fuel efficiencies.

Despite of Eco-car program, official policy is shifting its emphasis toward the development of Electric Vehicle (EV) technology with the hope that Thailand will become the regional EV production center. This will encourage Thai vehicle manufacturers to expedite the EV production plans and increasing investment in EV-battery development in Thailand.

2.2 INGRESS PRECISION SDN. BHD. (“IPSB”)

2.2.1 IPSB Business Strategy

IPSB is a joint venture between Ingress and Katayama Kogyo Co. Ltd of Japan. IPSB established in 1994 with the core expertise is in the manufacturing and supply of:

- Roll-formed metal automotive door sash and related components.
- Roll-formed plastic co-extruded mouldings and weather-strips.
- Extrusion moulding and weather-strips.
- Heat Management system.
- Door Impact systems.

IPSB utilises the high-tech and high-precision manufacturing techniques which ensures the superior quality required in the production of those products for the complete assembly of car door module and sealing system. IPSB major products are beltline moulding, weather-strip inner moulding, roof moulding and windshield moulding under the sealing system. As for door module category, IPSB’s products are

door sash, rail assembly or inner sash and glass guide. Currently, IPSB is a sole supplier for door sash in Malaysia.

In ensuring its position as the internationally recognized manufacturing, IPSB had been certified with TS16949, OHSAS 18001 and MS ISO 14001. IPSB is also adopting best manufacturing practices in the work place with the implementation of Lean management system, 5S, Morning market, Kaizen and Management shop floor audits. Since 2017, IPSB embarked on process automation starting with the glass guide assembly for process stability and consistency.

IPSB major customers are the key assemblers in Malaysia namely Proton, Perodua and Honda, as well as second tier supplier to door trim manufacturers namely APM Plastic Sdn Bhd and De-Lloyd Industries Sdn Bhd.

IPSB has completed the development of two new models in 2017 for Perodua Myvi and Honda BR-V. The Malaysian Best-Selling Car and the third generation of Perodua Myvi was successfully launched in October 2017 whilst the Honda BR-V in January 2017.

Capitalizing from INGRS Group of having operations in Malaysia, Indonesia and Thailand, the components for Honda BR-V model was developed by PTIMV Indonesia which is then commonly supply for use in Honda Malaysia and Thailand. This approach managed to shorten the development leadtime and cost, which eventually benefits the customers.

2.2.2 IPSB Future Project

IPSB had participated in supplying parts for almost all models launched by Proton, Perodua and Honda. Generally, IPSB will be adopting the following strategies for future projects.

- New products for existing customers.
- Existing products for new customers.

Upon successful development of Perodua Myvi and Honda BR-V, both customers awarded IPSB with another new future model. Currently the development of Perodua's new model that been carried out and expected to be launched in 2018. Similarly, Honda also awarded the Company with new Letter of Intent (LOI) for Honda new model that is expected to be launched in 2019.

IPSB aims to penetrate two potential customers in 2018 for the supply of heatshield, besides targeting new RFQ (Request for Quotation) for Honda and Perodua new models that are expected to be launched in 2020 and 2021 respectively.

Internal process improvement is always a major emphasis by IPSB. SAP computerization system for Procurement, Manufacturing and Logistic which started development in 2017 had successfully been commissioned in February 2018. Besides continuous efforts on operational improvement and automation program, IPSB will also embark on the introduction of Industry 4.0, mainly on the integration between SAP System and manufacturing processes.

Through Perodua's vendor development initiative, IPSB has been identified as one of the local Malaysian companies to participate in the research and vendor commercialization grant by the Malaysian Government. The project is scheduled to commence in Q3 2018.

2.3 PT. INGRESS MALINDO VENTURES (“PTIMV”)

2.3.1 PTIMV Business Strategy

The automotive industry in Indonesia has become an important pillar of the country's manufacturing sector as many of the world's well-known car assemblers have opened manufacturing plants or expanded production capacity in Southeast Asia's largest economy. Moreover, Indonesia experienced a remarkable transition as it evolves from being a merely export oriented car production center (especially for the Southeast Asian region) into a major (domestic) car sales market due to rising per capital GDP.

In terms of market size, Indonesia is the biggest car market in Southeast Asia and ASEAN. Indonesia accounts for about one-third of total annual car sales in ASEAN, followed by Thailand in the second position. Indonesia not only has a large population but is also characterized by having a rapidly expanding middle class. Together, these two factors created a powerful consumer force.

The year 2017 was an interesting year for PTIMV as it managed to maintain a consistent growth of revenue from 2016. PTIMV had also put focus on maintaining all the existing customers and striving to secure new project through aggressive participation in customers' new project bidding.

Currently, PTIMV had managed to supply its product to all major key car assemblers in Indonesia and is still making effort to penetrate into new potential customer. PTIMV's commitment in gearing up its production capacity together with the right marketing and pricing strategy are the key factors to enhance and ensure the successfulness of the customer engagement process.

Based on the supply volume and sales revenue in the year 2017, Toyota, Daihatsu, Honda, Suzuki and Mitsubishi continued to be the major customer for PTIMV. Mitsubishi is forecasted to be PTIMV's main revenue contributor in the year 2018, especially after the successful launching of its new model MPV Xpander into the market in September 2017.

Besides working on the new projects, PTIMV will continue its efforts in ensuring replacement of the phased-out models. This would ensure the constant revenue stream for the future.

2.3.2 PTIMV Future Project

PTIMV enter the year of 2018 with a number of new projects under development of which the LOIs had been awarded. Among the projects in hand are Honda weather strip outer and inner moulding, Suzuki fuel tank protector and jack assembly and Nissan sash assembly for their new model.

PTIMV is making a concerted effort to introduce more products for a wider range of customer in the country.

2.4 INGRESS TECHNOLOGIES SDN. BHD. (“ITSB”)

2.4.1 ITSB Business strategy

Since its inception in September 1997, ITSB is one of the fastest growing companies and major player for medium stamping business in Malaysia. With more than two decades of manufacturing experiences, ITSB has embarked into the business of body assembly and functional parts such as Jack Assembly, Door Hinges and Brake/Clutch Pedal Assembly. ITSB's state-of-the-art manufacturing facility coupled with modernization of automation assembly line has positioned ITSB ahead of its competitor. Meanwhile,

stringent quality control and total implementation of manufacturing best practices such as Lean Production System, Poka-yoke, Just-In-Time (JIT) and 5S has enabled ITSB to meet the customer's requirement especially in Quality (Q), Delivery (D) and Cost (C). ITSB major customers are Perodua, Honda, Proton and as the Tier-2 supplier to PHN Industry Sdn. Bhd that supply to OEM.

In 2015, ITSB signed Technical Assistance Agreement ("TAA") with Metaltech Ltd, a Japanese base company to strengthen its position as Tier 1 to OEMs in Malaysia. ITSB's technical capability is further being enhanced with the signing of another TAA with AOI Machine Co. Ltd., Japan in August 2017. Under this collaboration, ITSB will acquire and access to technology transfer especially in production using high tensile material and higher tonnage press machine.

Realizing the importance of industry evolution, ITSB has actively participated in seminars and conference related to Industrial Revolution 4.0 (IR4.0). This has led ITSB to use the real-time monitoring production data base. The Malaysian Government through its agency – Malaysia International Trade and Industry (MITI) with Malaysia Automotive Institute (MAI) has selected ITSB to receive a grant amounting to RM 1 million under Industry 4.0 initiatives. By 2018, ITSB will be using real-time production monitoring system known as Delmia Apriso developed by Dassault System. At the same time, ITSB is exploring any opportunity to fully utilize government grant under Industry 4.0 initiatives.

2.4.2 ITSB Future Project

As Malaysia is one of important automotive market in ASEAN, global OEMs are continuously introducing new models into the market. Currently, Malaysia market is being dominated by Passenger Car segment and Sports Utility Vehicle (SUV) segment is increasingly becoming customer's preference.

In response to market demand, Perodua has started the development of new model for its model lineup. ITSB has received the Letter of Intent (LOI) from Perodua in November 2017. This model is expected to have a design and features that will be attractive to the market. Perodua is also preparing for future model development with the introduction of Daihatsu Global New Architecture (DGNA) which utilize common platform throughout to all its new models.

Honda has successfully remained its No.1 market position for Malaysian non-national category in 2017. In order to retain its position, Honda will introduce replacement models for their existing models in the next few years. Attractive design, mobility connectivity and safety features are the key selling points of Honda cars.

ITSB aggressively exploring potential project with other OEMs in Malaysia. Nissan, Mitsubishi, Isuzu and Mazda are among the new customer base targeted by ITSB. Expanding customers base is very important to ITSB as part of company's strategy to be less dependent only a few existing customers.

2.5 PT INGRESS TECHNOLOGIES INDONESIA ("PTITI")

2.5.1 PTITI Business Strategy

PTITI is a wholly owned subsidiary of ITSB and was established on 5 October 2012 based on Indonesian industry law and regulations. It started its operation in November 2012 by supplying small brackets of Suzuki APV model to PT Ingress Malindo Ventures. Currently the core expertise is in the manufacturing and supply of:

- Small stamping products
- Stamping of Heat Shield products

PTITI major products are small stamping parts (below 200 tonnes) and car heatshield products. In order to achieve the international standard manufacturing company, PTITI had developed the quality system and had been certified with ISO 9001:2015 in October 2017. PTITI has also adopting best manufacturing culture in the work place like lean management system, 5S, and kaizen. Ingress Lean System was implemented since 2016.

PTITI major customers are PT Ingress Malindo Ventures and PT Miyuki Indonesia that supply direct to the OEMs.

2.5.2 PTITI Future Project

PTITI had secured the supply of stamping child parts for Jack Assembly with PTIMV for new Suzuki replacement model.

Moving forward, a team was set up to look in the business expansion into medium stamping in Indonesia.

2.6 FINE COMPONENTS (THAILAND) CO., LTD. ("FCT")

2.6.1 FCT Business Strategy

FCT is a joint venture company between Ingress and Iwamoto Co. Ltd of Japan. Established in 1980, FCT is the pioneer in Fine Blanking parts manufacturing in South East Asia. Since then, FCT had progressively evolved into a complete stamping manufacturer with various related core businesses:

- Fine Blanking stampers for precision automotive parts
- Normal Stamping for automotive brackets and accessories
- Die Making Services
- Die Maintenance Services

FCT utilises its expertise in precision fine blanking technology to supply components to various automotive Tier 1 and Tier 2 companies in Thailand. With the expertise, FCT also able to supply high precision normal stamping parts to its customers. To complement its stamping business, FCT had also embarked on die making and maintenance with support from its partner, Iwamoto Co., Ltd.

FCT major products are brake pad plates, cam camber, seat recliner gears, latches as well as normal stamping parts such as compressor flanges, door brackets and others. FCT major customers for its stamping business are Thai Asakawa, Valeo Group, Bridgestone, Siam Sera and Adient.

As for the die making, FCT had supplied stamping dies for both fine blanking and normal stamping. Its current expertise and facilities enable FCT to produce dies ranging from small to large dies for both progressive and tandem die types. Currently, FCT supplying its dies to companies in Thailand, Malaysia, Indonesia and Japan which includes Topre, Hiruta, Ingress group, Valeo group and others.

As part of its commitment to achieve the international standard in manufacturing management, FCT had applied and been certified with IATF16949 and ISO 14001. For its die making & maintenance, FCT was

certified with ISO9001. As part of our continuous improvement efforts, FCT is also adopting best manufacturing practices in the work place like lean management system, 5S, morning market, kaizen and management shop floor visit. In 2017, the Company had also initiated various initiatives in process stability and consistency for high volume models.

In 2017, the stamping business benefited from various new products launched in Thailand and abroad, for Complete Knock down (CKD) parts. FCT has completed the development of 5 projects in 2017 for namely Topre, Valeo and Thai Asakawa.

As for die making business, FCT had completed several developments for customers in Thailand, Malaysia and Indonesia. Among the projects are Perodua's MyVi for Perodua and ITSB in Malaysia and Hiruta in Indonesia. Other projects are dies and checking fixtures for Valeo, Thai Asakawa, Bridgestone and others for Thailand market.

2.6.2 FCT Future Project

The volume outlook for Thailand automotive this year is forecasted to grow by 5%, compared to 2017. There are also various new models to be launched in the next few years. Honda will launch replacement models for its current models in the next few years. Nissan, Toyota, Isuzu, Mitsubishi, Suzuki, Ford and General Motors will also actively adding new models in the next few years. This positive development bodes well with stampers as well as die makers and makes 2018 a busy year for tooling development.

For 2018, FCT forecasted to start mass production for both Topre and Minamida which both are now under final stage of development. As a continuous effort, our marketing focuses this year is to get Request for Quotations ("RFQ") from more customers.

For die making, FCT are currently undertaking developments of new project for ITSB, Minamida, BEW, Valeo, Siam's Heater Header and several retooling projects.

To ensure that our business stay competitive, FCT will continuously upgrade its competitive advantage. In 2018, FCT will further upgrade the die making capability with additional double column machine and Coordinate Measuring Machine (CMM) Laser scanner. As per stamping business, on top of implementing best practices, more automation will be introduced to improve FCT productivity and quality.

2.7 INGRESS AUTOVENTURES (INDIA) PVT LTD. ("IAIPL") (formerly known as Ingress Mayur Autoventures Privale Limited)

2.7.1 IAIPL Business Strategy

The Indian automotive industry is one of the largest in the world. The industry accounts for 7.1% of the country's GDP. It is poised to become fourth largest manufacturer of automobiles globally by 2020 after China, US and Japan. Not to mention, India is currently world's largest manufacturer of tractors, 2nd largest two-wheeler manufacturer, 5th largest in Heavy Truck Manufacturing and 8th largest manufacturer of Commercial Vehicles.

The Government of India's Automotive Mission Plan (AMP) 2026 has set stringent targets for Indian automotive industry (including OEMs and Component Manufacturers). It envisages that industry will grow 3.5 to 4.0 times in value from its current output.

Disruptive landscape triggered by electric vehicles, digitization and connectivity are the trends that are hard to ignore. This coupled with fast migration to stricter safety and emission norms are realities that offer challenges and opportunities to the automotive industry.

On 13 November 2017, Ingress Mayur Auto Ventures Pvt Ltd (“IMAPL”) became a 100% owned subsidiary of Ingress Industrial Malaysia Sdn Bhd (“IIM”) and subsequently change the Company name on 19 March 2018 to IA IPL.

IA IPL is engaged in the business of manufacturing of automotive sealing system and operates facilities for plastic extrusions, roll forming and bending of plastic parts. IA IPL’s product range includes mouldings, trim door openings, seat catches and PVC beading.

Key OEM customers of IA IPL include Maruti Suzuki Industries Limited (“MSIL”), Mahindra & Mahindra (“Mahindra”) and Fiat India Automobile Limited (“Fiat”). Others are Tier 1 & 2 customers (which in turn supply to OEM’s).

IA IPL has been steadily progressing on its Growth Strategy set forth in 2016 as summarized below:

Organic Growth Through Related Expansion

- Tapping into its competencies of existing products for getting new customers.
- Leveraging INGRS Group’s competencies for new products to existing and new customers.
- Leveraging INGRS Group customer relations for incubating business relation in India.

Organic Growth Through Linked Related Expansion

- Leveraging IA IPL’s credentials of strong Tier-1 collaborative association with Global Sealing System Manufacturing Company for access to the other OEMs.

Organic Growth Through Related Diversification

- Expand into Commercial Vehicle Segment with related products.
- Expand into Two-Wheeler Segment through new product using IA IPL existing technologies.

MSIL with almost 51% market share and more than 1.8 million vehicles annual production continues to be IA IPL’s main customer. Going forward, IA IPL aims to further strengthen its presence in MSIL supply chain through new products in new projects.

IA IPL aims to consolidate business with FCA Group brands i.e. Fiat and Jeep. IA IPL is already supplier to Fiat platforms and aims to supply for Jeep platforms.

Mahindra is the biggest Utility Vehicle player in India. IA IPL starts supplies to Mahindra from this financial year and would focus on furthering its product portfolio on new Mahindra Platforms.

In ensuring compliance with OEM system requirements IA IPL will transform from TS 16949 certification to IATF 16949. IA IPL has also been certified with OHSAS 18001 and ISO 14001.

IA IPL also plans to adopt Lean Manufacturing System to compliment best practices in the work place such as 5S, Kaizen and morning market. IA IPL plans to implement SAP Management Information Platform to optimize processes and reporting.

2.7.2 IA IPL Future Project

India is expected to become third largest Passenger Vehicle market by year 2020 with a total volume expected to reach 4.2 million passenger vehicles per year. A growth rate of 9.4% is expected to sustain till year 2025.

MSIL and Suzuki Motors Gujarat are well on track to achieving targeted volume of 2.0 million vehicles by year 2020. MSIL is likely to increase capacity at Suzuki Gujarat plant by 0.75 million vehicles by year 2025 taking combined capacity to 3.0 million vehicles per year.

MSIL continues as main customer for IA IPL. IA IPL has quoted for two new projects and expected to receive RFQs for new projects in FY2018/19. IA IPL is also in process of submitting quotations for JEEP platform from FCA stable within FY2018/19.

Two new projects for Mahindra, a Utility Vehicle and a Sport Utility Vehicle are under development and will commence mass production from May 2018 and July 2018 respectively. IA IPL is also in process of submitting proposal for a new Sport Utility Vehicle RFQ by early FY2018/19.

Volkswagen, Honda and Piaggio will be IA IPL next target in the Passenger cars and two wheelers category.

2.8 TALENT SYNERGY SDN. BHD. (TSSB)

2.8.1 TSSB Business Strategy

TSSB was established in 1995 and has been incorporated into Ingress Group in 1997. TSSB main activities are design, prototype development, fabrication, control system, assembly, testing, integration, installation/commissioning and after sale service.

TSSB core competencies are:

- Robotic and Programmable Logic Controller (PLC)
- System Integrator (SI)
- Simulation
- Design
- Engineering Services
- Industry 4.0

Their main products are:

1. Automated cell type lines for automotive and food industries
2. Specialized machineries
3. Testing equipments
4. Jigs and fixtures
5. Palletizing Robot
6. Engineering services

Since 2015, TSSB had initiated in-house self-development program and had finally supplied fully automated system for Inner Sash assembly lines for IPSB and IAV. TSSB also had successfully supplied and installed the Press Tending Automation line for ITSB utilizing the TAA with Korean Engineering Company.

To fulfill the Ingress Group ambition to increase automation level for productivity, quality and engineering capability, TSSB has signed a TAA with Tae Sung Tech Co. Ltd, Korea on 16 May 2016. The objective of the TAA with Tae Sung Tech Co., Ltd is to enhance TSSB capability to be full-fledge machineries and automation system integrator.

TSSB also has signed the agency agreement with various renowned companies to be the authorized dealer for the following products in Malaysia:

- Yajima Giken, INC Japan – Authorized dealer for various kinds of feeder system
- Fuji Yusoki Kogyo Co. Ltd, Japan – Authorized dealer for palletizing robot
- Nawootec Co. Ltd, Korea – Authorized dealer for welding equipment

In enhancing INGRS competitiveness, TSSB has helped the Group gradually transforming the manual to fully automated cell type production line using the above technology.

2.8.2 TSSB Future Project

TSSB had mostly participated in automotive automation projects in INGRS companies such as IAV, ITSB, IPSB and PTIMV.

Moving forward, TSSB will explore a vast potential automation projects which also includes outside automotive industry. In December 2017, TSSB received a letter of intent (LOI) to supply and develop a high-speed filling machine and robotized packaging lines from local company (Organic Gain Sdn Bhd - OGSB). The project is categorized under food industry.

TSSB also now working to enter furniture and beverages industry. Furthermore, initial discussion towards a win-win collaboration with renowned design house and robot integration companies is already being held.

As the government now embarks on industry 4.0 implementation in all industries, TSSB has been assigned to initiate and coordinate the implementation of the system in the Group. TSSB also has been shortlisted as one of the recipient for Industry 4.0 grant via Malaysia Automotive Institute (MAI) from MITI. This grant will further enhance TSSB core competencies to support TSSB and INGRS business vision.

Currently TSSB is studying on establishing a complete Industry 4.0 pilot projects at IPSB and IAV. With these projects, TSSB will offer customer with a “complete automated line” with linkages to SAP System and Production Monitoring System (PMS) whereby information will be in real-time connected to computers and mobiles.

3.0 Risk Factors

Ingress Industrial (Thailand) Public Company Limited remains committed in meeting its vision and strategic objectives. In order to achieve our commitment, it is critical for the Company to possess the capability of managing risks to an acceptable level for the achievement of strategic objectives in line with its vision. The Board has a stewardship responsibility to understand these risks, provide guidance on dealing with these risks and to ensure risks are managed proactively, in a structured and consistent manner.

The Group Risk Management unit has been assigned to embark into Enterprise Risk Management (“ERM”) framework where it will be used as a tool to manage Ingress’s key risks on a continuous basis. ERM risk policy was developed, which has been communicated and implemented throughout the organization. ERM process covers all activities in a systematic and productive way to reduce the magnitude of impact and likelihood of occurrence of an event that causes a company to not achieve its objectives and goals.

For the financial year ended 31 January 2018, together with the management, the Group Risk Management unit has reviewed and assessed IIT’s key risk factors which can be categorized and described as follows:

3.1 STRATEGIC RISKS

3.1.1 Changes in government’s policies & regulations

As a result of political or socio-economic instability of any foreign country, where Thailand had experienced several upheavals in the past, any changes to the government's policies or regulations would have an impact to the growth of domestic economy and automotive industry in terms of product demand and production volume. This will generally affect the automotive components manufacturing business and directly to the Company's business strategy and direction. Management’s key strategy to address this risk is by building closer relationship with the local authorities.

3.1.2 Investment-related risk

Investment model failure could have significant financial impact towards the Company on the investment amount spent and finance cost incurred from bank borrowings. It may also affect the Company’s long-term sustainability. Therefore, the Company has managed this by enhancing its investment evaluation and monitoring processes.

Continuous monitoring is important in ensuring the performance and quality of the investment is able to meet the expected return of investment. Ineffective investment monitoring where current investment performance data is not generated may affect decision making processes and lead to possible investment failures. Key strategy in addressing this risk is by improving the procedures of investment monitoring within the Group.

3.2 FINANCIAL RISKS

3.2.1 Forex risk

The Company is exposed to forex risk in its overseas business operations and procurement dealings, especially in raw material purchases. Moreover, the Company also faces exchange rate risks in consolidating the financial results from its foreign subsidiaries. Unfavourable changes in the exchange rate between Thai Baht and the relevant foreign currencies could result in adverse financial impact to the Company. To mitigate this, the Management has a system in place to closely monitor exchange rate movements between its base currency, Thai Baht against all other currencies transacted.

The Group protects itself from the risk by keeping up closely with the movement of raw material prices and by using central purchasing systems (“CPS”) to source the primary production materials. Under CPS, OEMs determine the type of steel to be used as primary raw materials for automotive components manufacturing, primary raw material supplier and trading price of the primary raw materials. The duty of the Group is to purchase primary production materials based on the order and requirements of OEMs. The Group will negotiate with OEMs for the possibility to appropriately adjust the price of automotive components to correspond with cost and price fluctuation of primary production materials. That agreement can, at certain level, reduce the impact of price fluctuation of the primary production materials that can have on the Group’s business performance.

3.2.2 Risks of interest rate fluctuation

A significant portion of the Group’s overall outstanding loans are conditioned with floating interest rates. The floating rates pose a risk to the Group as when the reference rate fluctuates upward, the financing cost of the Group will be affected.

The Group has a risk mitigation measures by tracking closely the interest rate movements. The Group also projects that there will not be a significant rate change from the current level in the near future based on the monetary policies adopted in Thailand, Malaysia, Indonesia and India, the major markets of the Group. Being a public listed company, there will be more fund raising options for the Group. The Group will consider many alternatives other than commercial banks that can offer more acceptable financing cost.

3.2.3 Risks of insufficient insurance coverage for the Group

Although the Group attempts to mitigate the risk of losses and/or damage to the major assets as well as its employees by purchasing insurance in the amount believed to be sufficient and at the same standard as other operators in the same industry. However, there is still a risk to the Group as the coverage of losses and/ or damages or impact caused by the damage may not be completely compensated, or the actual damage cost exceeds the sum insured, such as insurance against flooding in Thailand. This may have an effect the financial condition and operating results of the Company. The Group also faces a risk of not getting coverage, partially or in whole, for the losses or damages regarded as cases for exclusions. The Group’s policy is to follow the industry practice of the Group in buying the insurance that can cover the sufficient and acceptable amount of potential losses resulting from the business operations.

The Group has taken a preventive action for the risk of damages causing to its operating assets due to controllable or preventive accidents or events. All companies under the Group continuously follow the best practice and safety standards in running the plant in accordance with related laws of all the countries the Group is operating in. This can control the risk from events or accident that may cause material damage to the operating assets of the Group.

3.3 COMPLIANCE RISKS

3.3.1 Non-compliance with regulatory requirements

Failure to comply with regulatory and/or statutory provisions or requirements (such as Stock Exchange of Thailand, Securities and Exchange Commission of Thailand, Thailand Civil and Commercial Code B.E. 2468 (1925), Public Limited Company Act B.E. 2535 (1992), Securities and Exchange Act B.E. 2535 (1992), Thailand's Factory Act, B.E. 2535 (1992) and Enhancement and Conservation of National Environmental Quality Act, B.E. 2535 (1992), Malaysia's Environmental Quality Act 1974, and Indonesia's Law No. 32 of 2009 on Environmental Protection and Management) may cause regulatory bodies to initiate legal actions towards the Company, which in turn could affect the Company's reputation.

Among the key strategies to address this risk is to allocate specific resources to ensure that any regulatory requirements are well monitored and submitted on a timely manner. Enhancement to the procedures of compliance management was also deployed on top of providing more training and education to the relevant personnel in the Company.

3.4 OPERATIONAL RISKS

3.4.1 Customer-related risk

Dependence on a handful of customers for a significant portion of revenue may impair the Company's business profitability. The Company's vulnerability in losing any of these customers within the group would pose a negative impact towards its growth strategies. Poor customer relationship management or inability to meet customers' expectations may result in customers discontinuing their supply-relationship with any of the Company's subsidiaries.

Among the established action plans to mitigate this risk revolve around applying customer retention strategies and internal resources management in the areas of close monitoring of customer's satisfaction survey results.

Continuously securing new business or customers is crucial for the long-term sustainability of a company apart as an avenue to fund its new investment or project. The inability to secure new business would disrupt the Company to achieve its targeted revenue and possibly loss of market share and its brand recognition.

The management's action plans in order to minimize the probability of this risk occurring was to carry out situational analysis and response planning by performing a detailed benchmarking against customers' requirements and technological gap analysis between existing capabilities and future demands. In addition to that, it was deemed that the marketing and customer relationship management should also be improved.

3.4.2 Quality issues

Product quality is the key success factor for automotive industry because the defects or low quality product is unacceptable; they can cause serious accident and consequent effects. The Group is at risk of losing customers and its reputation and may be sued by the end consumers for the damages caused by below-standard product.

The Group aims at controlling product quality through a continuous improvement on production process and procedures as well as product's quality control. Such measures give an assurance to a certain level that there is low risk for product quality. The Group and its partners from Japan have taken necessary actions to control and improve the product quality continuously in order to earn acceptance from various OEMs.

3.4.3 Management risks

Loss of key management staff and inability to fill the vacancy via a proper succession planning may disrupt the Company to achieve its desired results. In lieu of this, the Company has taken risk measures by adopting a succession planning framework for critical positions across the companies within the Group.

4.0 Assets Used in Business Operation

4.1 Fixed assets used in business operation

No.	Type/Description of Asset	Net book value as at 31 January 2018 Million Baht	Type of ownership	Encumbrance
1.	Land and land improvement *	546.4	Details in 4.1.1	
2.	Building and building improvements *	723.8	Details in 4.1.2	
3.	Machinery and equipment	1,387.6	Full ownership	Details in 4.1.3
4.	Furniture, fixtures and office equipment	9.3	Full ownership	None
5.	Motor vehicles	16.6	Full ownership	None
6.	Assets under construction and installation	96.0	Full ownership	Details in 4.1.4
TOTAL *		2,779.7		

* The amount includes property classified as Investment Properties (IPSB Bangi Plant).

Fixed assets of the Group which are shown above can be categorized by type of assets and companies as follows:

4.1.1 Land and land improvement

(a) Land in Thailand

No.	Owner	Location and Area	Purpose of possession	Net book value as at 31 January 2018 (Million Baht)	Type of ownership	Encumbrance
1.	IAV	Land in Eastern Seaboard Industrial Estate, Rayong 64/6 Moo 4, Pluakdaeng T,Pluakdaeng A,Rayong (1 plot total of 12 Rai 3 Ngan 14 Square war) Area: 220,183 sq. ft.	Site of the manufacturing plant for IAV in Rayong, Thailand	50.6	Full ownership	Charge registered by a financial institution as guarantee for banking facility
2.	IAV	Land in Hitech Industrial Estate, Ayutthaya 64/6 Moo 1,Ban lane T, Bang Pa-in A,Ayutthaya (1 plot total of 11 Rai,27 Square war) Area: 191,664 sq. ft	Site of the manufacturing plant for IAV in Ayutthaya, Thailand	40.2	Full ownership	Charge registered by a financial institution as guarantee for banking facility

No.	Owner	Location and Area	Purpose of possession	Net book value as at 31 January 2018 (Million Baht)	Type of ownership	Encumbrance
3.	FCT	Land in Tambun Makhamkhu 600 Moo 4, T Makhamkhu King-Am-Pur Nikhompattana, Rayong 21180 Thailand (1 plot total of 24 Rai) Area: 413,334 sq.ft.	Site of the manufacturing plant for FCT in Rayong, Thailand	38.7	Full ownership	Charge registered by a financial institution as guarantee for banking facility
4.	FCT	Land in Hemaraj Eastern Seaboard Industrial Estate Plot D.23B of Hemaraj Eastern Seaboard Industrial Estate located in Tambon Tasith and Tambon Pluak Daeng Amphur Pluak Daeng, Rayong Province, Thailand] (1 plot total 23 Rai 1 Ngan 95.5 Square war)	Vacant land	85.8	Full ownership	Charge registered by a financial institution as guarantee for banking facility
TOTAL				215.3		

(b) Land in Malaysia

No.	Owner	Location and Area	Purpose of possession	Net book value as at 31 January 2018 (Million Baht)	Type of ownership	Encumbrance
1.	IPSB	Lands in Nilai area (a)PN 38504, Lot 9144;and (b)PN 38503, Lot 9145, both in Mukim of Setul, District of Seremban, State of Negeri Sembilan, Malaysia (total of 2 plots) Area: 303,069 sq. ft.	Site of the manufacturing plant for IPSB in Nilai, Malaysia	94.6	Leasehold for 99 years, expiring on 3 July 2092	Charge registered by a financial institution as guarantee for banking facility

No.	Owner	Location and Area	Purpose of possession	Net book value as at 31 January 2018 (Million Baht)	Type of ownership	Encumbrance
2.	IPSB	Land in Bangi area HS(M) 9638, PT 11469 Seksyen 13, Bandar Baru Bangi, Mukim of Kajang, District of Hulu Langat, State of Selangor, Malaysia (1 plot) Area: 43,560 sq.ft.	Site for manufacturing facility of IKTC in Bangi, Malaysia.	22.8	Leasehold for 99 years, expiring on 29 September 2086	Charge registered by a financial institution as guarantee for banking facility
3.	ITSB	Land in Bukit Beruntung area HS(D) 39152, PT 13990 Seksyen 20, Bandar Serendah, District of Ulu Selangor, State of Selangor, Malaysia (1 plot) Area: 365,564 sq.ft.	Site of the manufacturing plant for ITSB in Bukit Beruntung, Malaysia.	108.7	Full ownership	Charge registered by a financial institution as guarantee for banking facility
TOTAL				226.1		

(c) Land in Indonesia

No.	Owner	Location and Area	Purpose of possession	Net book value as at 31 January 2018 (Million Baht)	Type of ownership	Encumbrance
1.	PTIMV	Land in Kawasan Industri Jababeka, Cikarang Blok GG-7A, 7B & GG-8, Jln Industri Jababeka, Tahap II Cikarang, Indonesia (3 plots) Area: 132,083 sq. ft. HGB Certificate No. 2612 dated 5 September 2002 HGB Certificate No. 2613 dated 5 September 2002 HGB Certificate No. 2667 dated 26 May 2003	Site of the manufacturing plant for PTIMV and PTITI in Cikarang, Indonesia	105.0	Right to Build, valid until 24 September 2026	Charge registered by a financial institution as guarantee for banking facility
TOTAL				105.0		

4.1.2 Building and building improvements

(a) Building and building improvements in Thailand

No.	Owner	Location and Area	Purpose of possession	Net book value as at 31 January 2018 (Million Baht)	Type of ownership	Encumbrance
1.	IAV	Factory in Eastern Seaboard Industrial Estate, Rayong 64/6 Moo 4, Pluakdaeng T,Pluakdaeng A,Rayong	IAV manufacturing plant in Rayong, Thailand	179.0	Full ownership	Charge registered by a financial institution as guarantee for banking facility
2.	IAV	Factory in Hitech Industrial Estate, Ayutthaya 64/6 Moo 1,Ban lane T, Bang Pa-in A,Ayutthaya	IAV manufacturing plant in Ayuthaya, Thailand	79.7	Full ownership	Charge registered by a financial institution as guarantee for banking facility
3.	FCT	Factory in Tambun Makhamkhu 600 Moo 4, T Makhamkhu King-Am-Pur Nihompattana, Rayong 21180 Thailand	FCT manufacturing plant in Rayong, Thailand	35.9	Full ownership	Charge registered by a financial institution as guarantee for banking facility
4.	IIT	Building Improvements No. 9/141 UM Tower Floor 14th Unit A1 Ramkhamhaeng Road Suanluang Bangkok Thailand	IIT Corporate Office	0.8	Rental	None
TOTAL				295.4		

(b) Building and building improvements in Malaysia

No.	Owner	Location and Area	Purpose of possession	Net book value as at 31 January 2018 (Million Baht)	Type of ownership	Encumbrance
1.	IPSB	Factory in Nilai PT 2475 & PT 2476, Kawasan Perindustrian Nilai, P.O. Box 45, 71807 Nilai, Negeri Sembilan	IPSB manufacturing plant in Nilai, Malaysia	128.2	Leasehold for 99 years, expiring on 3 July 2092	Charge registered by a financial institution as guarantee for banking facility
2.	IPSB	Factory in Bangi Lot 9, Jalan P/7, Seksyen 13, Kawasan Perindustrian Bangi, P.O Box 9, 43650 Bandar Baru Bangi, Selangor	IKTC manufacturing plant in Bangi, Malaysia.	19.9	Leasehold for 99 years, expiring on 29 September 2086	Charge registered by a financial institution as guarantee for banking facility
3.	IPSB	14 units of apartments B.M. No 12, Lot 9132, Mukim of Setul, District of Seremban, State of Negeri Sembilan, Malaysia Area: 9,494 sq. ft.	Apartments for IPSB staff	4.7	Freehold	None
4.	ITSB	Factory in Bukit Beruntung Lot 11, Jalan Jasmine 4, Kawasan Perindustrian Bukit Beruntung, 48300 Rawang, Selangor	ITSB manufacturing plant in Bukit Beruntung, Malaysia.	229.9	Freehold	Charge registered by a financial institution as guarantee for banking facility
5.	ITSB	20 units of apartments Rose Court Block E, Bandar Bukit Sentosa, 48300 Rawang, State of Selangor, Malaysia Area: 15,640 sq. ft.	Apartments for ITSB staff	10.7	Freehold	None
6.	TSSB	Building improvements Lot 9, Jalan P/7, Seksyen 13, Kawasan Perindustrian Bangi, P.O Box 9, 43650 Bandar Baru Bangi, Selangor	TSSB manufacturing plant in Bangi, Malaysia	0.7	Rental	None
TOTAL				394.1		

(c) Building and building improvements in Indonesia

No.	Owner	Location and Area	Purpose of possession	Net book value as at 31 January 2018 (Million Baht)	Type of ownership	Encumbrance
1.	PTIMV	Factory in Cikarang Jln. Industri Selatan 6A, Block GG-7A/B, Kawasan Industri Jababeka II, Cikarang Selatan, 17854 Bekasi, Indonesia	PTIMV manufacturing plant in Cikarang, Indonesia	34.3	Right to Build, valid until 24 September 2026	Charge registered by a financial institution as guarantee for banking facility
				34.3		

4.1.3 Machinery and equipment

(a) Machinery and equipment in Thailand

No.	Owner	Assets	Purpose of possession	Net book value as at 31 January 2018 (Million Baht)	Type of ownership	Encumbrance
1.	IAV	Tools, machinery and equipment for the manufacture of automotive parts	Business operation	303.4	Owner	Charge registered by a financial institution as guarantee for banking facility
2.	FCT	Tools, machinery and equipment for the manufacture of automotive parts	Business operation	96.7	Owner	None
				400.1		

(b) Machinery and equipment in Malaysia

No.	Owner	Assets	Purpose of possession	Net book value as at 31 January 2018 (Million Baht)	Type of ownership	Encumbrance
1.	ITSB	Tools, machinery and equipment for the manufacture of automotive parts	Business operation	503.9	Owner	Charge registered by a financial institution as guarantee for banking facility

No.	Owner	Assets	Purpose of possession	Net book value as at 31 January 2018 (Million Baht)	Type of ownership	Encumbrance
2.	IPSB	Tools, machinery and equipment for the manufacture of automotive parts	Business operation	350.7	Owner	Charge registered by a financial institution as guarantee for banking facility
3.	TSSB	Machinery and equipment for automation solution provider	Business operation	0.0	Owner	None
				854.6		

(c) Machinery and equipment in Indonesia

No.	Owner	Assets	Purpose of possession	Net book value as at 31 January 2018 (Million Baht)	Type of ownership	Encumbrance
1.	PTIMV	Tools, machinery and equipment for the manufacture of automotive parts	Business operation	70.4	Owner	Charge registered by a financial institution as guarantee for banking facility
2.	PTITI	Tools, machinery and equipment for the manufacture of automotive parts	Business operation	3.6	Owner	None
				74.0		

(d) Machinery and equipment in India

No.	Owner	Assets	Purpose of possession	Net book value as at 31 January 2018 (Million Baht)	Type of ownership	Encumbrance
1.	IAIPL	Tools, machinery and equipment for the manufacture of automotive parts	Business operation	58.9	Owner	None
				58.9		

4.1.4 Assets under construction and installation

(a) Assets under construction and installation in Thailand

No.	Owner	Assets	Purpose of possession	Net book value as at 31 January 2018 (Million Baht)	Type of ownership	Encumbrance
1.	IAV	Assets under construction and installation	Business operation	16.3	Owner	None
2.	FCT	Assets under construction and installation	Business operation	7.8	Owner	None
				24.1		

(b) Assets under construction and installation in Malaysia

No.	Owner	Assets	Purpose of possession	Net book value as at 31 January 2018 (Million Baht)	Type of ownership	Encumbrance
1.	ITSB	Assets under construction and installation	Business operation	52.1	Owner	None
2.	IPSB	Assets under construction and installation	Business operation	11.5	Owner	None
				63.6		

(c) Assets under construction and installation in Indonesia

No.	Owner	Assets	Purpose of possession	Net book value as at 31 January 2018 (Million Baht)	Type of ownership	Encumbrance
1.	PTIMV	Assets under construction and installation	Business operation	8.3	Owner	None
				8.3		

4.2 Trademark

As at 31 January 2018, the Group does not own any copyright or trademark. However, Ingress Corporation Berhad (ICB), a major shareholder of the Company has entered into a license agreement on 10 August 2015 with the Group (including the Company, IAV, FCT, IIM, ITSB, IPSB, PT ITI and PT IMV). The agreement allows the Group to use “INGRESS” brand in the manufacture, marketing and sale of automotive parts in Thailand, Malaysia, Indonesia and India. The details of the trademark are as follows:

No.	Owner	Trademark	Registration number	Protected products	Malaysia's statutory right to trade marks is the exclusive property of the ICB (Protection Period)
1.	ICB		2012019064	Category 12: automotive parts and components All are in Category 12.	10 years from 9 November 2012 to 9 November 2022
2.	ICB		2012019065	Category 35: Dealers, sales, marketing, advertising, services and service providers for automotive and automobiles. All are in category 35.	10 years from 9 November 2012 to 9 November 2022

4.3 Intangible assets – computer software

As at 31 January 2018, the Group has intangible assets of the computer software. The net book value is Baht 11.8 million (Baht 9.7 million as at 31 January 2017).

5.0 Legal Dispute

As at 31 January 2018, the Company and its subsidiaries in Thailand, Malaysia, Indonesia and India have no legal disputes (of more than 5% of the shareholders' equity based on the consolidated financial statements of the Group) that could cause damage to the Company and its subsidiaries.

6.0 Other Important Information

Other than as disclosed in this Annual Registration Statement (Form 56-1) and the audited financial statements of the Group and the Company for the financial year ended 31 January 2018, there is no other important information to be disclosed as at 31 January 2018.