Condensed Consolidated Statements Of Comprehensive Income For

The Second Quarter Ended 31 January 2024

(The figures have not been audited)

	INDIVIDUA	AL PERIOD	CUMULAT	CUMULATIVE PERIOD		
	Current Year Quarter	Preceding year corresponding quarter	Current Year To date	Preceding year corresponding period		
	31/1/2024 RM'000	31/1/2023 RM'000	31/1/2024 RM'000	31/1/2023 RM'000		
Revenue	169,216	143,292	334,859	311,449		
Operating Expenses	(155,233)	(138,755)	(311,157)	(298,838)		
Other Operating Income	1,890	126	3,938	2,249		
Profit from Operations	15,873	4,663	27,640	14,860		
Financial costs	(179)	(265)	(386)	(545)		
Share of profit / (loss) of associate	(9)	(67)	(64)	(122)		
Profit before tax	15,685	4,331	27,190	14,193		
Taxation	(3,902)	(1,377)	(6,839)	(3,920)		
Profit for the period	11,783	2,954	20,351	10,273		
Other Comprehensive Income						
-Fair Value (Loss) / Gain on Investment	-	-	-	-		
Total Comprehensive Income for the period	11,783	2,954	20,351	10,273		
Total Comprehensive Income Attributable to:						
Owners of the parent	11,783	2,954	20,351	10,273		
EPS - Basic (sen)	2.41	0.60	4.17	2.08		
- Diluted (sen)	2.41	0.60	4.17	2.08		

Condensed Consolidated Statements of Financial Position As At 31 January 2024

(The figures have not been audited)

	As At 31/Jan/24 RM'000	As At 31/Jul/23 RM'000
Property, Plant and Equipment	181,283	177,057
Investment properties	47,533	47,722
Right-of-use assets	13,683	14,309
Intangible assets	-	-
Investment in associate	2,390	2,453
Available-for-sale financial assets	188	174
Deferred Tax Assets	65	52
Current Assets		
Inventories	144,583	144,433
Receivables	93,671	92,444
Cash & Cash Equivalents	111,455_	104,330
	349,709	341,207
Current Liabilities		
Payables	18,556	19,568
Loans & Borrowings	4,937	8,165
Dividend Declared	-	-
Contract Liabilities	9,662	13,520
Taxation	1,655	114
	34,810	41,367
Net Current Assets	314,899	299,840
Long Term Liabilities		
Loans & Borrowings	9,822	11,759
Deferred Taxation	5,821	5,241
	15,643	17,000
	544,398	524,607
Share Capital	138,274	138,274
Treasury shares, at costs	(2,646)	(2,086)
Reserves	408,770	388,419
Shareholders' Fund	544,398	524,607
	·	

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR The Second Quarter Ended 31 January 2024

(The figures have not been audited)

6 MONTHS ENDED 31-Jan-24	Share Capital RM'000	Treasury Shares RM'000	Non-Distributable Reserves RM'000	Distributable Reserves RM'000	TOTAL RM'000
Balance at 1-8-2023	138,274	(2,086)	30,123	358,296	524,607
Purchase of own shares		(560)	-		(560)
Total comprehensive income for the period				20,351	20,351
Balance at 31-1-2024	138,274	(2,646)	30,123	378,647	544,398
6 MONTHS ENDED 31-Jan-23					
Balance at 1-8-2022	138,274	(1)	30,123	334,882	503,278
Purchase of own shares		(449)	-		(449)
Total comprehensive income for the period				10,273	10,273
Balance at 31-1-2023	138,274	(450)	30,123	345,155	513,102

Condensed Consolidated Statements of Cash Flow For The Second Quarter Ended 31 January 2024

(The figures have not been audited)

	6 MONTHS ENDED 31/1/2024 RM'000	6 MONTHS ENDED 31/1/2023 RM'000
Profit before tax	27,190	14,193
Adjustments for non-cash flow items:-		
Non-cash items	15,361	13,689
Non-operating items	(2,088)	(133)
Operating profit before changes in working capital	40,463	27,749
Changes in working capital		
Inventories	(9,711)	50,658
Receivables	(3,465)	12,132
Payables	(4,871)	(19,483)
Cash From Operation	22,416	71,056
Tax paid	(2,874)	(9,707)
Net Cash From Operating Activities	19,542	61,349
Investing Activities		
- Equity investments	(0)	-
- Dividend received	-	-
- Other investments	(8,731)	(2,746)
- Interest received	2,190	1,011
Net Cash Used In Investing Activities	(6,541)	(1,735)
Financing activities		_
- Bank Borrowings	(5,164)	(10,164)
- Proceeds from issued of shares net of listing expenses	-	-
- Treasury shares	(560)	(449)
- Dividend paid	- (296)	- (5.45)
- Interest paid	(386)	(545)
Net Cash Used In Financing Activities	(6,110)	(11,158)
Effects of exchange rate changes on cash and cash equivalents	234	(434)
Net Change In Cash & Cash Equivalents	7,125	48,022
Cash & Cash Equivalents At Beginning Of Year	104,330	43,777
Cash & Cash Equivalents At End Of Period	111,455	91,799

(Company No.: 523085-X) (Incorporated in Malaysia) AND ITS SUBSIDIARIES

NOTES TO THE INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 31 JANUARY 2024

1. Basis of preparation of the Financial Statements

The Interim Financial Statements are unaudited and have been prepared in compliance with Malaysian Financial Reporting Standards ("MFRS") 134, Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad's ("Bursa Malaysia").

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 July 2023.

The accounting policies and methods of computation adopted by the Group in these quarterly financial statements are consistent with those adopted in the most recent annual audited financial statements for the year ended 31 July 2023.

The following MFRSs became effective for the financial year under review:-

	Effective for annual periods
MFRS	beginning on or after
MFRS 17 Insurance Contracts	1 January 2023
Amendments to MFRS 17 Insurance Contracts	1 January 2023
Amendment to MFRS 17 Initial Application of MFRS 17 and MFRS 9 -	1 January 2023
Comparative Information	
Amendments to MFRS 101 Disclosure of Accounting Policies	1 January 2023
Amendments to MFRS 108 Definition of Accounting Estimates	1 January 2023
Amendments to MFRS 112 Deferred Tax related to Assets and Liabilities	1 January 2023
arising from a Single Transaction	
Amendments to MFRS 112 International Tax Reform - Pillar Two Model	1 January 2023
Rules	

The initial application of the above MFRSs did not have any significant impacts on the financial statements.

The Group have not applied the following MFRSs which have been issued but are not yet effective:

	Effective for annual periods
MFRS (issued as at the end of the reporting period)	beginning on or after
Amendments to MFRS 10 and MFRS 128 Sale or Contribution of Assets between	n Deferred
an Investor and its Associate or Joint Venture	
Amendments to MFRS 16 Lease Liability in a Sale and Leaseback	1 January 2024
Amendments to MFRS 101 Non-current Liabilities with Covenants	1 January 2024
Amendments to MFRS 107 and MFRS 7 Supplier Finance Arrangements	1 January 2024

Management foresees that the initial application of the above MFRSs will not have any significant impacts on the financial statements.

2. Disclosure of the qualification on the preceding annual financial statements

There was no qualification on the Group's preceding annual financial statements.

3. Seasonal or Cyclical Factors

The business of the Group was not affected significantly by cyclical factors as it does not have any distinguishable cycle.

4. Nature and amount of items affecting assets, liabilities, equity, net income, or cash flow that are unusual because of their size, or incidence

There was no items affecting assets, liabilities, equity, net income, or cash flow that are unusual because of their size, or incidence.

5. Changes in estimates of amounts reported in prior interim period of the current financial period or in prior financial years

There was no material changes in the estimates of amounts reported in prior interim period of the current financial year or in prior financial years.

6. Issuance, cancellations, repurchases, resale and repayments of debt and equity securities

Save as disclosed below, there were no cancellation, repurchases, resale and repayment of debt and equity securities for the financial period ended 31 January 2024:-

The Company had bought back 1,076,500 of its own shares at a total cash consideration of RM559,791. The highest and the lowest price per share purchased were at RM0.55 and RM0.50 respectively.

7. Dividend paid

No dividend had been paid for current financial quarter ended 31 January 2024.

8. Segmental Reporting

a) Operating Segment

Information about operating segments has not been reported separately as the Group's profit or loss, assets and liabilities are mainly confined to a single operating segment, namely the manufacture and sale of metal building related products.

b) Geographical segment

	<u>Individual q</u>	Individual quarter ended		<u>quarter ended</u>
	31-1-2024 RM'000	31-1-2023 RM'000 31-1-2024 RM'000		31-1-2023 RM'000
Revenue				
- Local	166,668	139,286	329,121	286,373
- Overseas	2,548	4,006	5,738	25,076
	169,216	143,292	334,859	311,449

9. Material Events not reflected in the Financial Statements

There were no material subsequent events to be disclosed as at the date of this report.

10. Changes in the composition of the Group

There were no changes in the composition of the Group for the current financial period to date.

11. Contingent Liabilities or Contingent Assets

As at the date of report the total corporate guarantee given by the Company to secure credit facilities to its subsidiary companies are RM327 million.

12. Capital commitments

Authorised capital commitments not provided for in the financial statements as at 31 January 2024:

Contracted but not provided for 59,119
59,119

13. Review of Performance

		ual Period Quarter)	Changes		Cumulative Period		Changes	
	Current Year Quarter	Preceding Year Corresponding Quarter	Amount (RM000)	%	Current YTD	Preceding Year Corresponding Period	Amount (RM000)	%
	31-Jan-24 RM 000	31-Jan-23 RM 000			31-Jan-24 RM 000	31-Jan-23 RM 000		
Revenue	169,216	143,292	25,924	18.1%	334,859	311,449	23,410	7.5%
Profit From Operations	15,873	4,663	11,210	240.4%	27,640	14,860	12,780	86.0%
Profit Before Tax	15,685	4,331	11,354	262.2%	27,190	14,193	12,997	91.6%
Profit After Tax	11,783	2,954	8,829	298.9%	20,351	10,273	10,078	98.1%

For the quarter under review, the Group achieved total turnover of RM169.2 million for the current quarter ended 31 January 2024, an increase of RM25.9 million from RM143.3 million recorded in the preceding year's corresponding quarter. The increase in Group turnover for the current quarter was mainly due to the increase in local market demand.

The profit before tax ("PBT") for current quarter under review was 262.2% higher than the preceding year corresponding quarter ended 31 Jan 2023. These were mainly due to the increase in sales and profit margin.

For the financial period to date, the Group recorded a revenue of RM334.9 million and PBT of RM27.2 million as compared with a revenue and PBT of RM311.4 million and RM14.2 million respectively for the corresponding period of the financial year 2023. The higher revenue and profit was mainly due to the increase of local sales and profit margin.

14. Variation of results against preceding quarter

		Immediate	Chan	ges
	Current Quarter	Preceding Quarter	Amount	%
	31-Jan-2024	31-Oct-2023	(RM 000)	70
	RM 000	RM 000		
Revenue	169,216	165,643	3,573	2.2%
Profit From Operations	15,873	11,767	4,106	34.9%
Profit Before Tax	15,685	11,505	4,180	36.3%
Profit After Tax	11,783	8,568	3,215	37.5%

The revenue and PBT for the current quarter were RM169.2 million and RM15.7 million respectively compared to revenue of RM165.6 million and PBT of RM11.5 million for the immediate preceding quarter ended 31 October 2023. The Group reported higher revenue was mainly due to increase of

local market demand. PBT was increased as compare with the immediate preceding quarter mainly due to increase of sales and profit margin.

15. Prospects

The Group expects the demand to stay moderate due to escalating of input costs, volatile of material costs, and the weaken of Ringgit Malaysia against USD. Barring any unforeseen circumstances, the Group is cautiously optimistic to achieve a more sustainable performance as the market demand for our product continues to remain firm.

16. Profit Forecast and Profit Guarantee

Not applicable.

17. Profit for the period

	Current Quarter	Current Period	
	Ended	To date	
	31/1/2024	31/1/2024	
Profit before tax is arrived at after charging / crediting	RM'000	RM'000	
Allowance / (Reversal) for diminution in value of inventories	1,680	9,518	
Allowance / (Reversal) for impairment losses of receivables	316	368	
Depreciation and amortisation	2,805	5,589	
Gain / (Loss) on disposal of property, plant & equipment	258	283	
Gain / (Loss) on foreign exchange	(108)	407	
Interest Expenses	179	386	
Interest Income	1,170	2,190	
Other Income	570	1,054	

18. Taxation

1 dadion	C	$C \rightarrow V$
	Current	Current Year
	Quarter Ended	To Date
	31 Jan 2024	31 Jan 2024
	RM'000	RM'000
Income Tax		
- Current year	3,673	6,273
- Prior year	-	-
•	3,673	6,273
Deferred Tax		
- Current year	229	566
- Prior year	-	-
·	3,902	6,839

The Group's effective tax rate for the period ended 31 January 2024 was higher than the statutory tax rate mainly due to certain expenses which are not deductible for tax purposes.

19. Corporate Proposals

There is no other corporate proposal that has been announced but not yet completed by the Group as at the date of this report.

20. Group Borrowings and Debt Securities

a) Group borrowings as at 31 January 2024 are as follows: -

	Unsecured RM'000	Secured RM'000	TOTAL RM'000
Short term borrowings			
Bank Overdrafts	-	-	-
Other borrowings	4,937	-	4,937
	4,937	-	4,937
Long term borrowings	9,822	-	9,822
	14,759	<u> </u>	14, 759

21. Financial Assets / (Liabilities) At Fair Value Through Profit Or Loss

There were no financial instruments with off balance sheet risk for the financial period ended 31 January 2024.

22. Changes in Material Litigation

As at the date of this report, neither the Company nor any of its subsidiaries are engaged in any material litigation, claim or arbitration, either as plaintiff or defendant and the Directors of the Company are not aware of any proceedings pending or threatened against the Company or its subsidiary companies or of any other facts likely to give rise to any proceedings which might materially or adversely affect the position or business of the Group financially or otherwise.

23. Dividends

Save for a final singer tier dividend of 1.0 sen per share in respect of the financial year ended 31 July 2023 will pay on 29 March 2024, there was no dividends being declared for the financial year ending 31 July 2024.

24. Earnings Per Share

	Current Year Quarter 31-1-2024	Preceding Year Corresponding Quarter 31-1-2023	Current Year To Date 31-1-2024	Preceding Year Corresponding period 31-1-2023
a) Basic Earnings per share Net profit attributable to shareholders (RM'000)	11,783	2,954	20,351	10,273
Weighted average no. of Ordinary shares in issue ('000)	488,524	493,014	488,524	493,014
Basic earnings per share (sen)	2.41	0.60	4.17	2.08

b) Diluted Earnings per share

The Group has no dilution in its earnings per ordinary share in the period under review / financial year-to-date as there are no dilutive potential ordinary shares.