

**AUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS
AND OTHER COMPREHENSIVE INCOME
FOR THE QUARTER AND FINANCIAL YEAR ENDED 31 DECEMBER 2020**

	Note	QUARTER ENDED		FINANCIAL YEAR ENDED	
		31/12/2020 RM	31/12/2019 RM (restated)	31/12/2020 RM	31/12/2019 RM (restated)
Continuing Operations					
Revenue	A9	35,503,799	19,699,548	76,895,900	69,415,757
Cost of sales		(24,559,307)	(17,333,695)	(56,070,539)	(57,698,913)
Gross profit		10,944,492	2,365,852	20,825,361	11,716,844
Other income	A10	262,280	227,483	751,124	1,441,586
Administrative expenses		(1,301,653)	(1,694,160)	(6,322,573)	(4,820,381)
Selling and distribution expenses		(1,933,551)	(1,758,851)	(2,897,564)	(4,032,907)
Depreciation and amortisation		(31,643)	(109,051)	(171,887)	(210,366)
Other operating expenses		(169,286)	(1,019,590)	(326,285)	(1,019,590)
Profit/(loss) from operations		7,770,640	(1,988,317)	11,858,177	3,075,186
Finance costs		(2,801)	(7,875)	(29,644)	(115,150)
Share of results of associates, net of tax		-	6,626	-	56,838
Profit/(loss) before tax		7,767,839	(1,989,566)	11,828,534	3,016,874
Income tax expense	B4	(2,258,784)	(153,428)	(3,985,555)	(1,462,921)
Profit/(loss) from continuing operations		5,509,055	(2,142,994)	7,842,978	1,553,953
Discontinued Operations					
(Loss)/Profit from discontinued operations, net of tax		(742,366)	(463,244)	(2,217,012)	1,871,897
Profit/(loss) for the period		4,766,689	(2,606,238)	5,625,966	3,425,850
Other comprehensive income:					
Items that will not be reclassified subsequently to profit or loss:					
Revaluation of property, plant and equipment, net of tax lands and buildings		-	161,977	-	161,977
Item that is or will be reclassified subsequently to profit or loss:					
Foreign currency translation differences		-	(39,189)	216,937	(118,031)
Total comprehensive income/(loss)		4,766,689	(2,483,450)	5,842,903	3,469,796
Profit/(loss) attributable to:					
Owners of the Company					
- from continuing operations		5,509,055	(1,934,253)	7,842,978	776,032
- from discontinued operations		(742,366)	(463,244)	(2,217,012)	1,871,897
		4,766,689	(2,397,497)	5,625,966	2,647,929
Non-controlling interest		-	(208,741)	-	777,921
Profit/(loss) for the period		4,766,689	(2,606,238)	5,625,966	3,425,850
Total comprehensive income/(loss) attributable to:					
Owners of the Company					
- from continuing operations		5,509,055	(1,772,276)	7,842,978	938,009
- from discontinued operations		(742,366)	(502,433)	(2,000,075)	1,753,866
		4,766,689	(2,274,709)	5,842,903	2,691,875
Non-controlling interest		-	(208,741)	-	777,921
Total comprehensive income/(loss)		4,766,689	(2,483,450)	5,842,903	3,469,796
Basic earnings per share attributable to owners of the Company:					
	Note	Sen per share	Sen per share	Sen per share	Sen per share
- from continuing operations	B9	1.04	0.14	1.56	0.16
- from discontinued operations	B9	(0.14)	0.51	(0.44)	0.40
		0.90	0.65	1.12	0.56
Diluted earnings per share attributable to owners of the Company:					
		Sen per share	Sen per share	Sen per share	Sen per share
- from continuing operations		-	-	-	-
- from discontinued operations		-	-	-	-
		-	-	-	-

The above audited condensed consolidated statement of profit or loss and other comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2019 and the accompanying explanatory notes attached to these interim financial statements.



GRAND-FLO BERHAD

200301004972
(607392-W)

A Main Market listed company
(Incorporated in Malaysia)

AUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2020

	Note	As at 31/12/2020 RM	As at 31/12/2019 RM (Audited)
Assets			
Property, plant and equipment		147,724	5,328,201
Right of use asset		-	1,123,907
Investment properties		3,800,000	2,367,554
Financial investments at fair value through profit or loss ("FVTPL")		-	384,498
Goodwill on consolidation		-	10,338,457
Deferred tax assets		-	23,037
Non-current assets		3,947,724	19,565,654
Inventories - ongoing developments		59,774,901	50,088,866
Inventories		32,937,805	8,007,768
Contract assets - accrued billings		47,726,470	19,285,503
Trade receivables		17,453,239	27,769,993
Other receivables		6,504,428	4,176,592
Tax recoverable		252,417	433,201
Short term funds		-	2,274,063
Fixed deposit with licensed banks		-	427,399
Cash and bank balances		6,455,962	11,310,456
Current assets		171,105,222	123,773,841
Total assets		175,052,947	143,339,495
Equities and liabilities			
Share capital	A6	74,694,869	66,619,846
Treasury shares, at cost	A7	(309,477)	(2,978,779)
Foreign exchange fluctuation reserve		-	319,820
Revaluation reserve		2,767,128	4,434,566
Retained earnings		34,541,304	31,029,661
Equity attributable to owners of the Company		111,693,824	99,425,114
Non-controlling interest		-	-
Total equity		111,693,824	99,425,114
Long-term borrowings	B6	-	594,448
Lease liabilities		-	620,607
Deferred tax liabilities		1,910,429	2,510,435
Non-current liabilities		1,910,429	3,725,490
Trade payables		35,644,788	20,450,679
Contract liabilities		-	3,006,570
Lease liability		-	514,090
Other payables		3,123,446	7,854,196
Amount due to related parties		17,667,421	5,523,129
Short-term borrowings	B6	-	1,767,492
Tax payable		5,013,039	1,072,735
Current liabilities		61,448,694	40,188,891
Total liabilities		63,359,123	43,914,381
Total equity and liabilities		175,052,947	143,339,495
		Sen	Sen
Net assets per share attributable to owners of the Company		21.07	19.98
Net tangible assets per share		21.07	17.90

The above audited condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 December 2019 and the accompanying explanatory notes attached to these interim financial statements.

**AUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL ENDED 31 DECEMBER 2020**

NOTE	Attributable to owners of the Company					Distributable			
	Share Capital RM	Treasury Shares RM	Foreign Exchange Fluctuation Reserve RM	Revaluation Reserve RM	Other Reserve RM	Retained Earnings RM	Total RM	Non-Controlling Interest ("NCI") RM	Total Equity RM
Balance as at 1 January 2019, as previously stated	62,849,846	(2,893,864)	919,738	4,596,522	1,109,451	45,699,274	112,280,967	15,776,495	128,057,462
Prior year adjustments	-	-	(74,380)	(323,933)	(1,058,873)	(15,505,681)	(16,962,867)	(13,260,767)	(30,223,634)
Balance as at 1 January 2019, as restated	62,849,846	(2,893,864)	845,358	4,272,589	50,578	30,193,593	95,318,100	2,515,728	97,833,828
Realisation of legal reserve upon disposal of foreign associate	-	-	-	-	(50,578)	50,578	-	-	-
Realisation of foreign currency translation reserve upon disposal of foreign associate	-	-	(407,507)	-	-	-	(407,507)	-	(407,507)
Profit for the year	-	-	-	-	-	2,647,929	2,647,929	777,921	3,425,850
Foreign currency translation difference for foreign operations	-	-	(118,031)	-	-	-	(118,031)	-	(118,031)
Revaluation surplus, net of tax	-	-	-	161,977	-	-	161,977	-	161,977
Total comprehensive income for the year	-	-	(118,031)	161,977	-	2,647,929	2,691,875	777,921	3,469,796
Transactions with owners:									
Issuance of ordinary shares pursuant to private placement	3,770,000	-	-	-	-	-	3,770,000	-	3,770,000
Shares repurchased	-	(84,915)	-	-	-	-	(84,915)	-	(84,915)
Dividend	-	-	-	-	-	(2,352,088)	(2,352,088)	(1,920,000)	(4,272,088)
Acquisition of ownership interest of a subsidiary from non-controlling interest	-	-	-	-	-	489,649	489,649	(1,373,649)	(884,000)
Total transactions with owners	3,770,000	(84,915)	-	-	-	(1,862,439)	1,822,646	(3,293,649)	(1,471,003)
Balance as at 31 December 2019	66,619,846	(2,978,779)	319,820	4,434,566	-	31,029,661	99,425,114	-	99,425,114
Balance as at 1 January 2020	66,619,846	(2,978,779)	319,820	4,434,566	-	31,029,661	99,425,114	-	99,425,114
Realisation of foreign translation reserve upon disposal of foreign subsidiary	-	-	(536,757)	-	-	-	(536,757)	-	(536,757)
Realisation of revaluation reserve upon disposal of property, plant and equipment	-	-	-	(1,667,438)	-	1,667,438	-	-	-
Profit for the year	-	-	-	-	-	5,625,966	5,625,966	-	5,625,966
Foreign currency translation difference for foreign operations	-	-	216,937	-	-	-	216,937	-	216,937
Total comprehensive income for the year	-	-	216,937	-	-	5,625,966	5,842,903	-	5,842,903
Transactions with owners:									
Issuance of ordinary shares	8,075,023	-	-	-	-	-	8,075,023	-	8,075,023
Shares repurchased	-	(1,112,459)	-	-	-	-	(1,112,459)	-	(1,112,459)
Dividend paid	-	3,781,761	-	-	-	(3,781,761)	-	-	-
Total transactions with owners	8,075,023	2,669,302	-	-	-	(3,781,761)	6,962,564	-	6,962,564
Balance as at 31 December 2020	74,694,869	(309,477)	-	2,767,128	-	34,541,304	111,693,824	-	111,693,824

The above audited condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the financial year ended 31 December 2019 and the accompanying explanatory notes attached to these interim financial statements.


**AUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW
 FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2020**

	12 MONTHS ENDED 31/12/2020 RM	12 MONTHS ENDED 31/12/2019 RM
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation from continuing operations	11,828,534	3,016,874
(Loss)/Profit before taxation from discontinued operations	<u>(2,204,650)</u>	<u>2,667,716</u>
	9,623,883	5,684,590
Adjustments for:		
Depreciation of Property, Plant and Equipment ("PPE")	544,019	961,329
Fair value loss on investment properties	88,198	27,015
Fair value loss on derecognition of investment held at FVTPL	147,567	(108,312)
Reversal of impairment loss on trade receivables	-	(11,281)
Gain on disposal of an associate	-	(997,257)
Gain on disposal of investment held at FVTPL	(356,011)	-
(Gain)/loss on disposal of a PPE	(49,249)	3,606
Unrealised gain on foreign exchange	(4,446)	-
Loss on disposal of subsidiary	133	-
Loss on remeasurement of amount due to a former Director	-	1,005,926
Loss on disposal of investment properties	46,310	-
Write off of financial investments at FVTPL	20,500	-
PPE written off	-	8,186
Deposit written off	-	5,500
Bad debt written off	224	-
Inventories written off	9,889	126,770
Inventories written down	511,609	536,863
Impairment loss on trade receivables	24,120	-
Interest expense	106,247	197,344
Waiver of lease payment	(98,125)	-
Interest income	(60,425)	(381,744)
Share of results of an associate, net of tax	-	(56,838)
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Operating profit before working capital changes	10,554,443	7,001,697
Inventories	(38,332,438)	28,981,920
Trade and other receivables	214,510	(10,911,980)
Trade and other payables	35,308,317	13,902,209
Contract assets/liabilities	<u>(30,037,362)</u>	<u>(18,145,934)</u>
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CASH (USED IN)/ GENERATED FROM OPERATIONS	(22,292,530)	20,827,912
Interest received	60,425	381,744
Interest paid	(106,247)	(197,344)
Tax refunded	-	2,630,651
Tax paid	<u>(1,172,850)</u>	<u>(3,563,408)</u>
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NET CASH (USED IN)/ GENERATED FROM OPERATING ACTIVITIES	(23,511,202)	20,079,555
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of PPE	(112,309)	(154,052)
Proceeds from disposal of PPE	2,072,942	25,266
Proceeds from disposal of an associate	-	2,907,214
Proceeds from disposal of investment properties	1,177,058	-
Proceeds from disposal of investment held at FVTPL	572,443	-
Net cash inflow from disposal of subsidiaries	6,771,581	-
Acquisition of ownership of interest of a subsidiary from non-controlling interests	-	(884,000)
Uplift of pledged fixed deposits with licensed banks	-	576,899
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NET CASH GENERATED FROM INVESTING ACTIVITIES	10,481,714	2,471,327
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceed from issuance of share capital	8,075,023	3,770,000
Treasury shares repurchased	(1,112,459)	(84,915)
Advance from/(repayment to) related companies	45,485	(880,509)
Repayment to a former director	-	(19,061,985)
Repayment of term loan and short term borrowing	(686,940)	(85,967)
Repayment of hire purchase and lease liabilities	(128,887)	(423,903)
(Repayment)/drawdown of bankers' acceptance	(947,000)	1,675,000
Dividend paid to shareholders	-	(4,272,088)
Redemption of the redeemable non-convertible preference shares in subsidiaries by non-controlling interest	-	(13,563,897)
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NET CASH FROM/(USED IN) FINANCING ACTIVITIES	5,245,222	(32,928,264)
CASH AND CASH EQUIVALENTS		
Net decrease	(7,784,265)	(10,377,382)
As at beginning of the financial year	14,011,918	24,504,974
Effect of foreign exchange translation	228,310	(115,674)
As at end of the financial year	<u>6,455,962</u>	<u>14,011,918</u>
NOTE TO THE STATEMENT OF CASH FLOWS		
Cash and cash equivalents included in the statement of cash flows comprise the following:-		
Cash and bank balances	6,455,962	11,310,456
Short term funds	-	2,274,063
Fixed deposit with licensed banks	-	427,399
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	6,455,962	14,011,918