



UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE QUARTER AND FINANCIAL PERIOD ENDED 30 JUNE 2021

| | Note | Quarter Ended | | Period Ended | |
|--|------|---------------|---------------|---------------|---------------|
| | | 30.06.2021 | 30.06.2020 | 30.06.2021 | 30.06.2020 |
| | | RM'000 | RM'000 | RM | RM |
| Continuing Operations | | | | | |
| Revenue | B1 | 49,233 | 18,877 | 64,709 | 42,305 |
| Cost of sales | | (28,610) | (15,671) | (41,331) | (34,024) |
| Gross profit | | 20,623 | 3,206 | 23,378 | 8,281 |
| Other income | | 158 | 565 | 208 | 636 |
| Administrative expenses | | (3,811) | (3,355) | (5,596) | (7,540) |
| Selling and distribution expenses | | (238) | (697) | (681) | (873) |
| Other operating expenses | | (1) | (121) | (1) | (337) |
| Profit from operations | | 16,731 | (402) | 17,308 | 167 |
| Finance costs | | (3,295) | (18) | (3,411) | (60) |
| Share of results of associates, net of tax | | - | - | - | - |
| Profit before tax | | 13,436 | (420) | 13,897 | 107 |
| Income tax expense | B7 | (3,957) | (265) | (4,340) | (749) |
| Profit for the continuing operations | | 9,479 | (685) | 9,557 | (642) |
| Discontinued Operations | | | | | |
| Gain from discontinued operations, net of tax | | - | 268 | - | 271 |
| Profit / (Loss) for the period | | 9,479 | (417) | 9,557 | (371) |
| Other comprehensive income : | | | | | |
| Foreign currency translation differences | | - | 11 | - | 234 |
| Total comprehensive income | | 9,479 | (406) | 9,557 | (137) |
| Profit / (Loss) attributable to: | | | | | |
| Owners of the Company | | 9,479 | (417) | 9,557 | (371) |
| Non-controlling interest | | - | - | - | - |
| Profit for the period | | 9,479 | (417) | 9,557 | (371) |
| Total comprehensive income attributable to: | | | | | |
| Owners of the Company | | 9,479 | (406) | 9,557 | (137) |
| Non-controlling interest | | - | - | - | - |
| Total comprehensive income | | 9,479 | (406) | 9,557 | (137) |
| Earnings per share attributable to owners of the Company: | | | | | |
| | Note | Sen per share | Sen per share | Sen per share | Sen per share |
| Continuing Operations | | | | | |
| - Basic | B12 | 1.78 | (0.14) | 1.74 | (0.13) |
| - Diluted | | 1.05 | (0.14) | 1.03 | (0.13) |
| Discontinued Operations | | | | | |
| - Basic / Diluted | | - | 0.06 | - | 0.06 |

The above unaudited 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 2020 and the accompanying explanatory notes attached to these interim financial statements.



UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2021

| | Note | As at 30.06.2021 RM'000 | As at 31.12.2020 RM'000 (Audited) |
|---|------|-------------------------------|--|
| Assets | | | |
| Property, plant and equipment | | 334 | 148 |
| Investment properties | | 178,677 | 3,800 |
| Total non-current assets | | 179,011 | 3,948 |
| Inventories - Ongoing developments | | 262,153 | 59,775 |
| Inventories - Completed properties | | 118,288 | 32,938 |
| Contract assets | | 100,480 | 47,726 |
| Trade and other receivables | | 31,811 | 23,958 |
| Tax recoverable | | 704 | 252 |
| Cash and bank balances | | 7,620 | 6,456 |
| Total current assets | | 521,056 | 171,105 |
| Total assets | | 700,067 | 175,053 |
| Equities and liabilities | | | |
| Share capital | | 103,984 | 74,695 |
| Treasury shares, at cost | | (1,575) | (309) |
| Revaluation reserve | | 2,767 | 2,767 |
| Redeemable convertible unsecured loan stock | | 99,963 | - |
| Retained earnings | | 44,098 | 34,541 |
| Equity attributable to owners of the Company | | 249,237 | 111,694 |
| Non-controlling interest | | - | - |
| Total equities | | 249,237 | 111,694 |
| Cash and cash equivalents attributable to discontinued | | | |
| Long-term borrowings | B9 | 142,000 | - |
| Deferred tax liabilities | | 1,910 | 1,910 |
| Total non-current liabilities | | 143,910 | 1,910 |
| Trade and other payables | | 195,715 | 38,768 |
| Amount due to related parties | | 76,126 | 17,668 |
| Short-term borrowings | B9 | 6,000 | - |
| Redeemable convertible unsecured loan stock | | 20,037 | - |
| Tax payable | | 9,042 | 5,013 |
| Total current liabilities | | 306,920 | 61,449 |
| Total liabilities | | 450,830 | 63,359 |
| Total equity and liabilities | | 700,067 | 175,053 |
| Net assets per share attributable to owners of the Company | | Sen 41.31 | Sen 21.07 |

The above unaudited condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 December 2020 and the accompanying explanatory notes attached to these interim financial statements.



UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2021

| Note | Attributable to owners of the Company | | | | | Distributable | | | |
|---|---------------------------------------|---------------------------|--|-------------------------------|---|-----------------------------|-----------------|------------------------------------|------------------------|
| | Share Capital RM'000 | Treasury Shares RM'000 | Foreign Exchange Fluctuation Reserve RM'000 | Revaluation Reserve RM'000 | Redeemable Convertible Unsecured Loan Stock RM'000 | Retained Earnings RM'000 | Total RM'000 | Non-Controlling Interest RM'000 | Total Equity RM'000 |
| Balance as at 1 January 2020 | 66,620 | (2,979) | 320 | 4,434 | - | 31,030 | 99,425 | - | 99,425 |
| Realisation of foreign translation reserve upon disposal of foreign subsidiary | - | - | (537) | - | - | - | (537) | - | (537) |
| Realisation of revaluation reserve upon disposal of property, plant and equipment | - | - | - | (1,667) | - | 1,667 | - | - | - |
| Profit for the year | - | - | - | - | - | 5,626 | 5,626 | - | 5,626 |
| Foreign currency translation difference for foreign operations | - | - | 217 | - | - | - | 217 | - | 217 |
| Total comprehensive income for the year | - | - | 217 | - | - | 5,626 | 5,843 | - | 5,843 |
| Transactions with owners: | | | | | | | | | |
| Issuance of ordinary shares | 8,075 | - | - | - | - | - | 8,075 | - | 8,075 |
| Shares repurchased | - | (1,112) | - | - | - | - | (1,112) | - | (1,112) |
| Dividend paid | - | 3,782 | - | - | - | (3,782) | - | - | - |
| Total transactions with owners | 8,075 | 2,670 | - | - | - | (3,782) | 6,963 | - | 6,963 |
| Balance as at 31 December 2020 | 74,695 | (309) | - | 2,767 | - | 34,541 | 111,694 | - | 111,694 |
| Balance as at 1 January 2021 | 74,695 | (309) | - | 2,767 | - | 34,541 | 111,694 | - | 111,694 |
| Profit for the year | - | - | - | - | - | 9,557 | 9,557 | - | 9,557 |
| Issuance of ordinary shares | 29,289 | - | - | - | - | - | 29,289 | - | 29,289 |
| Issuance of redeemable convertible unsecured loan stock - equity | - | - | - | - | 99,963 | - | 99,963 | - | 99,963 |
| Shares repurchased | - | (1,266) | - | - | - | - | (1,266) | - | (1,266) |
| Dividend paid | - | - | - | - | - | - | - | - | - |
| Balance as at 30 June 2021 | 103,984 | (1,575) | - | 2,767 | 99,963 | 44,098 | 249,237 | - | 249,237 |

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 2020 and the accompanying explanatory notes attached to these interim financial statements.



UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW
FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2021

| | 6 MONTHS ENDED | |
|---|-----------------------|---------------------|
| | 30.06.2021 | 30.06.2020 |
| | RM'000 | RM'000 |
| Cash Flows From Operating Activities | | |
| Profit before taxation from continuing operations | 13,897 | 107 |
| Profit before taxation from discontinued operations | - | (131) |
| Adjustments for: | | |
| Non-cash items | 3,415 | 4 |
| Operating profit before working capital changes | <u>17,312</u> | <u>(20)</u> |
| Inventories | (167,728) | (22,631) |
| Trade and other receivables | (7,853) | 16,401 |
| Trade and other payables | 215,405 | 6,727 |
| Contract assets / liabilities | <u>(52,754)</u> | <u>(3,053)</u> |
| Cash generated from / (used in) Operations | 4,382 | (2,576) |
| Interest received | 19 | 46 |
| Interest paid | (3,411) | (59) |
| Tax paid | <u>(763)</u> | <u>(1,149)</u> |
| Net Cash generated from / (used in) Operating Activities | <u>227</u> | <u>(3,738)</u> |
| Cash Flows From Investing Activities | | |
| Purchase of property, plant and equipment | (209) | - |
| Purchase of investment property | (174,877) | - |
| Proceed from disposal of property, plant and equipment | - | 200 |
| Proceed from disposal of investment held at FVTPL | - | 572 |
| Proceed from disposal of foreign subsidiary | - | 1,443 |
| Uplift of pledged fixed deposits with licensed banks | <u>-</u> | <u>427</u> |
| Net Cash (used in) / generated from Investing Activities | <u>(175,086)</u> | <u>2,642</u> |
| Cash Flows From Financing Activities | | |
| Proceed from issuance of share capital | 29,289 | 1,450 |
| Treasury shares repurchased | (1,266) | (1,112) |
| Net changes in borrowings | <u>148,000</u> | <u>(1,748)</u> |
| Net Cash generated from / (used in) Financing Activities | <u>176,023</u> | <u>(1,410)</u> |
| Net increase / (decrease) in cash and cash equivalent | 1,164 | (2,506) |
| At beginning of the financial period | 6,456 | 13,585 |
| Cash and cash equivalents attributable to discontinued operations | <u>-</u> | <u>(3,308)</u> |
| Cash and Cash Equivalent at end of the financial period | <u>7,620</u> | <u>7,771</u> |
| Cash and cash equivalents comprises the following:- | | |
| Cash and bank balances | <u>7,620</u> | <u>7,771</u> |
| | <u>7,620</u> | <u>7,771</u> |

The above audited condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the financial year ended 31 December 2020 and the accompanying explanatory notes attached to these interim financial statements.