



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

	Note	Quarter Ended		Period Ended	
		30.09.2021	30.09.2020	30.09.2021	30.09.2020
		RM'000	RM'000	RM'000	RM'000
Continuing Operations					
Revenue	B1	26,283	20,132	90,992	41,392
Cost of sales		(15,819)	(14,734)	(57,150)	(31,511)
Gross profit		10,464	5,398	33,842	9,881
Other income		4,549	(38)	4,757	489
Administrative expenses		(2,264)	(1,757)	(7,860)	(5,161)
Selling and distribution expenses		(443)	(789)	(1,124)	(964)
Other operating expenses		-	(66)	(1)	(223)
Profit from operations		12,306	2,748	29,614	4,022
Finance costs		(3,620)	(11)	(7,031)	(27)
Profit before tax		8,686	2,737	22,583	3,995
Income tax expense	B7	(649)	(977)	(4,989)	(1,727)
Profit for the continuing operations		8,037	1,760	17,594	2,268
Discontinued Operations					
Gain from discontinued operations, net of tax		-	(529)	-	(1,409)
Profit for the period		8,037	1,231	17,594	859
Other comprehensive income :					
Foreign currency translation differences		-	-	-	234
Total comprehensive income		8,037	1,231	17,594	1,093
Profit attributable to:					
Owners of the Company		8,037	1,231	17,594	859
Non-controlling interest		-	-	-	-
Profit for the period		8,037	1,231	17,594	859
Total comprehensive income attributable to:					
Owners of the Company		8,037	1,231	17,594	1,093
Non-controlling interest		-	-	-	-
Total comprehensive income		8,037	1,231	17,594	1,093
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	1.33	0.34	2.87	0.46
- Diluted		0.90	0.34	1.94	0.45
Discontinued Operations					
- Basic / Diluted		-	(0.10)	-	(0.28)

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 SEPTEMBER 2021

	Note	As at 30.09.2021 RM'000	As at 31.12.2020 RM'000 (Audited)
Assets			
Property, plant and equipment		761	148
Investment properties		181,557	3,800
Total non-current assets		182,318	3,948
Inventories - Ongoing developments		270,243	59,775
Inventories - Completed properties		116,809	32,938
Contract assets		105,016	47,726
Trade and other receivables		41,455	23,958
Tax recoverable		769	252
Cash and bank balances		3,095	6,456
Total current assets		537,387	171,105
Total assets		719,705	175,053
Equities and liabilities			
Share capital		164,117	74,695
Treasury shares, at cost		(4,105)	(309)
Revaluation reserve		2,767	2,767
Redeemable convertible unsecured loan stock		156,063	-
Retained earnings		52,135	34,541
Equity attributable to owners of the Company		370,977	111,694
Non-controlling interest		-	-
Total equities		370,977	111,694
Long-term borrowings	B9	249,555	-
Deferred tax liabilities		1,822	1,910
Total non-current liabilities		251,377	1,910
Trade and other payables		37,092	38,768
Amount due to related parties		28,969	17,668
Short-term borrowings	B9	6,000	-
Redeemable convertible unsecured loan stock		15,709	-
Tax payable		9,581	5,013
Total current liabilities		97,351	61,449
Total liabilities		348,728	63,359
Total equity and liabilities		719,705	175,053
Net assets per share attributable to owners of the Company		Sen 49.98	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 SEPTEMBER 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	Unissue Redeemable Convertible Unsecured Loan Stock RM'000	Issued of 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	-	-	-	-	-	-	17,594	17,594	-	17,594
Issuance of ordinary shares	63,502	-	-	-	-	-	-	63,502	-	63,502
Redeemable convertible unsecured loan stock ("RCULS") - equity	-	-	-	-	197,692	-	-	197,692	-	197,692
Issuance of RCULS	-	-	-	-	(120,000)	104,291	-	(15,709)	-	(15,709)
Conversion of RCULS	25,920	-	-	-	-	(25,920)	-	-	-	-
Shares repurchased	-	(3,796)	-	-	-	-	-	(3,796)	-	(3,796)
Balance as at 30 September 2021	164,117	(4,105)	-	2,767	77,692	78,371	52,135	370,977	-	370,977

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 SEPTEMBER 2021

	9 MONTHS ENDED	
	30.09.2021	30.09.2020
	RM'000	RM'000
Cash Flows From Operating Activities		
Profit before taxation from continuing operations	22,583	3,995
Profit before taxation from discontinued operations	-	(1,810)
Adjustments for:		
Non-cash items	7,054	961
Operating profit before working capital changes	<u>29,637</u>	<u>3,146</u>
Inventories	(294,339)	(32,151)
Trade and other receivables	(17,497)	182
Trade and other payables	9,644	21,305
Contract assets / liabilities	<u>(57,290)</u>	<u>(4,629)</u>
Cash used in Operations	<u>(329,845)</u>	<u>(12,147)</u>
Interest received	23	49
Interest paid	(7,031)	(78)
Tax paid	<u>(1,026)</u>	<u>(1,149)</u>
Net Cash used in Operating Activities	<u>(337,879)</u>	<u>(13,325)</u>
Cash Flows From Investing Activities		
Purchase of property, plant and equipment	(658)	-
Purchase of investment property	(177,757)	-
Proceed from disposal of property, plant and equipment	-	3,250
Proceed from disposal of investment held at FVTPL	-	573
Proceed from disposal of foreign subsidiary	-	1,432
Uplift of pledged fixed deposits with licensed banks	<u>-</u>	<u>427</u>
Net Cash (used in) / generated from Investing Activities	<u>(178,415)</u>	<u>5,682</u>
Cash Flows From Financing Activities		
Proceed from issuance of share capital	261,174	8,075
Treasury shares repurchased	(3,796)	(1,113)
Net changes in borrowings	255,555	(719)
Net cash outflow from disposal of subsidiaries	<u>-</u>	<u>(8,970)</u>
Net Cash generated from / (used in) Financing Activities	<u>512,933</u>	<u>(2,727)</u>
Net decrease in cash and cash equivalent	(3,361)	(10,370)
At beginning of the financial period	<u>6,456</u>	<u>13,585</u>
Cash and Cash Equivalent at end of the financial period	<u>3,095</u>	<u>3,215</u>
Cash and cash equivalents comprises the following:-		
Cash and bank balances	3,095	3,215
Less : fixed deposit pledged with licensed banks	<u>-</u>	<u>-</u>
	<u>3,095</u>	<u>3,215</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.