

ECOBUILT HOLDINGS BERHAD
(Registration No. 200301033338 (635759-U))
Condensed Consolidated Statement Of Profit or Loss and Other Comprehensive Income
For The Period Ended 31 August 2022
(The figures have not been audited)

	Note	(Unaudited) Current Qtr Ended 31/08/22 RM'000	(Unaudited) Comparative Qtr Ended 31/08/21 RM'000	(Unaudited) Cumulative YTD 31/08/22 RM'000	(Audited) Cumulative YTD 31/08/21 RM'000
Revenue		51,520	22,692	51,520	22,692
Purchases and other direct costs		(51,851)	(20,803)	(51,851)	(20,803)
Gross (loss) / profit		(331)	1,889	(331)	1,889
Interest income		43	70	43	70
Other operating income		416	70	416	70
Other operating expenses		(2,056)	(1,650)	(2,056)	(1,650)
(Loss) / Profit from operations	29	(1,928)	379	(1,928)	379
Finance costs		(193)	(111)	(193)	(111)
(Loss) / Profit before taxation		(2,121)	268	(2,121)	268
Taxation	21	162	(16)	162	(16)
(Loss) / Profit for the period		(1,959)	252	(1,959)	252
<i>Other comprehensive loss</i>					
Items that may be reclassified subsequently to profit or loss:					
- Fair value loss on financial assets at fair value through other comprehensive income		(517)	(1,034)	(517)	(1,034)
Other comprehensive loss, net of tax		(517)	(1,034)	(517)	(1,034)
Total comprehensive loss for the period		(2,476)	(782)	(2,476)	(782)
(Loss) / Profit for the period attributable to:					
Owners of the Company		(2,197)	258	(2,197)	258
Non-controlling interests		238	(6)	238	(6)
		(1,959)	252	(1,959)	252
Total comprehensive (loss) / income for the period attributable to:					
Owners of the Company		(2,714)	(776)	(2,714)	(776)
Non-controlling interests		238	(6)	238	(6)
		(2,476)	(782)	(2,476)	(782)
(Loss) / Earnings per share					
Basic (loss) / earnings per share (sen)	28	(0.57)	0.07	(0.57)	0.07

The Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the Annual Audited Financial Statements of the Group for the financial year ended 31 May 2022 and the accompanying explanatory notes attached to the interim financial statements.

ECOBUILT HOLDINGS BERHAD
(Registration No. 200301033338 (635759-U))
Condensed Consolidated Statement Of Financial Position
As At 31 August 2022

	Note	(Unaudited) As At 31/08/2022 RM'000	(Audited) As At 31/05/2022 RM'000
ASSETS			
Non-current Assets			
Property, plant & equipment		23,024	24,185
Goodwill on consolidation		28,388	28,388
Other investments	23	12,667	13,184
Right-of-use assets		457	583
Other receivable		2,400	2,400
Deferred tax assets		1,158	969
		68,094	69,709
Current Assets			
Trade receivables		91,450	100,866
Contract assets		33,115	27,693
Other receivables, deposits & prepayments		17,457	9,447
Tax recoverable		2,996	2,744
Cash and cash equivalents		3,729	9,734
		148,747	150,484
TOTAL ASSETS		216,841	220,193
EQUITY AND LIABILITIES			
Capital and Reserves			
Share capital		65,017	65,017
Fair value reserves		(2,327)	(1,810)
Retained earnings		43,651	45,848
Equity attributable to owners of the Company		106,341	109,055
Non-controlling interests		1,084	846
Total Equity		107,425	109,901
Non-current Liabilities			
Borrowings	25	1,294	1,314
Lease liabilities		5,100	5,826
		6,394	7,140
Current Liabilities			
Trade payables		78,190	84,779
Contract liabilities		4,533	2,782
Other payables and accrued expenses		10,129	6,506
Borrowings	25	6,502	5,321
Lease liabilities		3,668	3,764
		103,022	103,152
Total Liabilities		109,416	110,292
TOTAL EQUITY AND LIABILITIES		216,841	220,193
Net Assets Per Share Attributable to Owners of the Company (Sen)		27.80	28.51

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Audited Financial Statements of the Group for the financial year ended 31 May 2022 and the accompanying explanatory notes attached to the interim financial statements.

ECOBUILT HOLDINGS BERHAD
(Registration No. 200301033338 (635759-U))
Condensed Consolidated Statement of Changes in Equity
For The Period Ended 31 August 2022
(The figures have not been audited)

	<-- Attributable to owners of the Company -->		Retained Earnings RM'000	Sub-Total RM'000	Non- Controlling Interest RM'000	Total Equity RM'000
	Non-Distributable	Distributable				
	Share Capital RM'000	Fair Value Reserve RM'000				
At 1 June 2022	65,017	(1,810)	45,848	109,055	846	109,901
Loss for the period	-	-	(2,197)	(2,197)	238	(1,959)
Other comprehensive loss	-	(517)	-	(517)	-	(517)
Total comprehensive loss for the period	-	(517)	(2,197)	(2,714)	238	(2,476)
At 31 August 2022	65,017	(2,327)	43,651	106,341	1,084	107,425
At 1 June 2021	59,156	4,395	57,956	121,507	2,301	123,808
Profit for the period	-	-	258	258	(6)	252
Other comprehensive loss	-	(1,034)	-	(1,034)	-	(1,034)
Total comprehensive loss for the period	-	(1,034)	258	(776)	(6)	(782)
At 31 August 2021	59,156	3,361	58,214	120,731	2,295	123,026

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Audited Financial Statements of the Group for the financial year ended 31 May 2022 and the accompanying explanatory notes attached to the interim financial statements.

ECOBUILT HOLDINGS BERHAD
(Registration No. 200301033338 (635759-U))
Condensed Consolidated Statement of Cash Flows
For The Period Ended 31 August 2022
(The figures have not been audited)

	(Unaudited) 3 months Ended 31/08/22 RM'000	(Audited) 3 months Ended 31/08/21 RM'000
Cash Flows from Operating Activities		
(Loss) / Profit before taxation	(2,121)	268
Adjustments for:		
Depreciation of property, plant and equipment	1,390	1,138
Depreciation of right-of-use assets	126	111
Finance costs	230	116
Property, plant and equipment written off	-	25
Interest income	(43)	(70)
Remeasurement of lease liabilities	(26)	-
	<hr/>	<hr/>
Operating (loss) / profit before changes in working capital	(444)	1,588
Receivables	(4,016)	17,787
Payables	(1,215)	(17,983)
	<hr/>	<hr/>
Cash (used in) / generated from operations	(5,675)	1,392
Tax paid	(279)	(1,050)
	<hr/>	<hr/>
Net cash (used in) / generated from operating activities	<hr/> (5,954)	<hr/> 342
Cash flows from investing activities		
Purchase of property, plant and equipment	(85)	(165)
Proceeds from disposal of property, plant and equipment	6	-
Interest received	43	70
	<hr/>	<hr/>
Net cash used in investing activities	<hr/> (36)	<hr/> (95)
Cash flows from financing activities		
Drawdown of bank local bills	23,892	-
Repayment of bank local bills	(22,712)	-
Repayment of term loans	(30)	(30)
Repayment of lease liabilities	(1,097)	(790)
Interest paid	(68)	-
	<hr/>	<hr/>
Net cash used in financing activities	<hr/> (15)	<hr/> (820)
Net decrease in cash and cash equivalents	<hr/> (6,005)	<hr/> (573)
Cash and cash equivalents at the beginning of the financial year	<hr/> 9,734	<hr/> 4,635
Cash and cash equivalents at the end of the financial period	<hr/> 3,729	<hr/> 4,062
Cash and cash equivalents at the end of the financial period comprises:		
Short-term deposits with a licensed bank	2,451	-
Short-term deposits with fund management companies	563	3,216
Cash and bank balances	715	846
	<hr/>	<hr/>
	3,729	4,062
Less: Short-term deposits with a licensed bank pledged	<hr/> (2,451)	<hr/> -
Total cash and cash equivalents	<hr/> 1,278	<hr/> 4,062

The Condensed Consolidated Statement of Cash Flow should be read in conjunction with the Annual Audited Financial Statements of the Group for the financial year ended 31 May 2022 and the accompanying explanatory notes attached to the interim financial statements.

Part A - Explanatory Notes Pursuant to MFRS 134 - 31 August 2022

1. Basis of Preparation

The condensed consolidated interim financial statements have been prepared in accordance with MFRS 134, Interim Financial Reporting and Chapter 9.22 of the Bursa Malaysia Securities Berhad ("Bursa Securities") Listing Requirements and should be read in conjunction with the Group's audited financial statements for the year ended 31 May 2022. The consolidated financial statements of the Group as at and for the year ended 31 May 2022 were prepared in accordance with Malaysian Financial Reporting Standards ("MFRS").

2. Significant Accounting Policies

The significant accounting policies adopted are consistent with those of the audited financial statements for the year ended 31 May 2022 except for the adoption of the following Amendments and Annual improvements to Standards:

Effective for financial periods beginning on or after 1 June 2022:

- Amendments to MFRS 3, "Business Combinations"
(Reference to the Conceptual Framework)
- Amendments to MFRS 116, "Property, Plant and Equipment"
(Proceeds before Intended Use)
- Amendments to MFRS 137, "Provision, Contingent Liabilities and Contingent Assets"
(Onerous Contracts - Cost of Fulfilling a Contract)
- Annual Improvement to MFRS Standards 2018 – 2020:
 - Amendment to MFRS 1, "First-time Adoption of Malaysian Financial Reporting Standards"
 - Amendment to MFRS 9, "Financial Instruments"
 - Amendment to Illustrative Examples accompanying MFRS 16, "Leases"
 - Amendment to MFRS 141, "Agriculture"

The adoption of the above pronouncements does not have any material impact on the financial statements of the Group.

As at the date of authorisation of the interim financial report, the following MFRSs, amendments to MFRSs, IC Interpretations and amendments to IC Interpretations were issued but not yet effective and have not been adopted by the Group:-

		<u>Effective dates for financial periods beginning on or after</u>
- MFRS 17	Insurance Contracts	1 January 2023
- Amendments to MFRS 17	Insurance Contracts	1 January 2023
- Amendments to MFRS 101	Presentation of Financial Statements (Classification of Liabilities as Current or Non-current) (Disclosure of Accounting Policies)	1 January 2023
- Amendments to MFRS 108	Accounting Policies, Changes in Accounting Estimates and Errors (Definition of Accounting Estimates)	1 January 2023
- Amendments to MFRS 112	Income Taxes (Deferred Tax related to Assets and Liabilities arising from a Single Transaction)	1 January 2023
- Amendments to MFRS 10 and MFRS 128	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Effective date yet to be determined by the Malaysian Accounting Standards Board

The Group will adopt the above pronouncements when they become effective in the respective financial periods. These pronouncements are not expected to have a material impact to the financial statements of the Group upon their initial recognition.

3. Auditors' Report on Preceding Annual Financial Statements

The auditors' report on the financial statements for the year ended 31 May 2022 was not subjected to any audit qualification.

4. Segmental Information

There was no segmental reporting as the Group is currently involved primarily in a single operating segment, namely general construction work of a related activities.

5. Unusual Items due to their Nature, Size or Event

There were no unusual items affecting assets, liabilities, equity, net income or cash flows of the Group for the three months ended 31 August 2022.

6. Changes in Estimates

There were no changes in accounting estimates made that would materially affect the accounts of the Group for the three months ended 31 August 2022.

7. Seasonal or Cyclical Factors

The interim operations of the Group were not affected by any significant seasonal or cyclical factors during the three months ended 31 August 2022.

8. Dividends Paid

There were no dividends paid during the three months ended 31 August 2022.

9. Valuation of Property, Plant and Equipment

Property, plant and equipment of the Group were not revalued during the three months ended 31 August 2022.

10. Debt And Equity Securities

There were no issuance, cancellation, resale and repayment of debt and equity securities for the three months ended 31 August 2022.

11. Changes in Composition of the Group

There were no changes to the composition of the Group for the three months ended 31 August 2022.

12. Capital Commitments

There were no capital commitments for the purchase of any property, plant and equipment or any other expenses that were not accounted for in the financial statements as at 31 August 2022.

13. Changes in Contingent Liabilities and Contingent Assets

There were no contingent assets. Details of contingent liabilities of the Company are as follows:

	31 August 2022 RM'000	31 May 2021 RM'000
Corporate guarantees in favour of customers of its wholly owned subsidiary, Eko Bina Sdn. Bhd. for performance obligation of a project awarded to the subsidiary.	35,683	35,683
Corporate guarantee in favour of licensed banks for repayment of the following:		
- industrial hire purchase facility granted to its wholly owned subsidiary, Eko Bina Sdn. Bhd. to part finance the purchase of one unit of tower crane.	122	152
- hire purchase facility granted to its wholly owned subsidiary, Eko Bina Sdn. Bhd. to part finance the purchase of machineries.	5,387	5,787
- hire purchase facility granted to its wholly owned subsidiary, Rexallent Construction Sdn. Bhd. to part finance the purchase of machineries.	2,318	2,674
- term loan facility granted to its wholly owned subsidiary, Eko Bina Sdn. Bhd. to finance the purchase of properties.	1,371	1,390
- domestic recourse factoring facility to its wholly owned subsidiary, Eko Bina Sdn. Bhd. to finance approved certified progress claims by the customer.	3,411	2,379
- domestic recourse factoring facility to its wholly owned subsidiary, Rexallent Construction Sdn. Bhd. to finance approved certified progress claims by the customer	3,014	2,866
- bank guarantee facility to its wholly owned subsidiary, Rexallent Construction Sdn. Bhd. to finance tender bonds and performance bond.	5	5
- hire purchase facilities granted to its indirect subsidiary, Gabungan Eko Konstrukt Sdn. Bhd. to part finance the purchase of machineries.	326	386
Corporate guarantees in favour of suppliers for supply of goods of the following:		
- indirect subsidiary, Gabungan Eko Konstrukt Sdn. Bhd.	11,274	11,274
- wholly owned subsidiary, Rexallent Construction Sdn. Bhd.	10,200	10,200
	<u>73,111</u>	<u>72,796</u>

Other than the above, there were no changes in contingent liabilities of the Group during the three months ended 31 August 2022.

14. Subsequent Material Events

There were no material events subsequent to the end of the current quarter up to 21 October 2022 (being the last practicable date from the date of issue of this report) that are expected to have an operational or financial impact on the Group.

15. Significant Related Party Transactions

There were no significant related party transactions during the three months ended 31 August 2022.

16. Fair Value of Financial Instruments

The Group uses the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:

Level 1: Quoted prices in active markets for identical assets or liabilities.

Level 2: Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3: Inputs for the assets or liabilities that are not based on observable market data.

The following table analyses the fair value hierarchy for financial instruments carried at fair value in the statement of financial position:

	As at 31 August 2022 Level 1 Fair Value RM'000	As at 31 May 2022 Level 1 Fair Value RM'000
Financial asset		
Financial assets at fair value through other comprehensive income	<u>12,667</u>	<u>13,184</u>

Part B - Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad For the MAIN Market

17. Review of Performance - Comparison with Corresponding Results of Last Year Quarter

Financial review for the current quarter and financial year to date compared with the corresponding periods last year.

The results of the Group are tabulated below:

	Individual Quarter		Cumulative YTD	
	31 August 2022 RM'000	31 August 2021 RM'000	31 August 2022 RM'000	31 August 2021 RM'000
Revenue	51,520	22,692	51,520	22,692
Gross (Loss) / Profit	(331)	1,889	(331)	1,889
(Loss) / Profit Before Taxation	(2,121)	268	(2,121)	268

For the current quarter ended 31 August 2022, the Group had recorded a loss before taxation of RM2.12 million on the back of revenue RM51.5 million as compared to a profit before taxation of RM0.26 million and revenue of RM22.69 million reported in the preceding year's corresponding quarter. The loss before taxation in current quarter were primarily due to continuous impact of the Covid-19 pandemic which resulted increase in building material costs, stemming from disruptions in the building materials supply chain.

18. Review of Performance - Comparison with Corresponding Results of Preceding Quarter

	Current Quarter 31 August 2022 RM'000	Immediate Preceding Quarter 31 May 2022 RM'000
	Revenue	51,520
Gross Loss	(331)	(7,791)
Loss Before Taxation	(2,121)	(14,892)

For the current quarter ended 31 August 2022, the Group had recorded a loss before taxation of RM2.12 million on the back of revenue RM51.52 million as compared to a loss before taxation of RM14.89 million and revenue of RM45.63 million reported in the immediate preceding quarter. The loss before taxation in the immediate preceding quarter were mainly due to the lower revenue recognition and increase in building raw material costs.

19. Current Year Prospects

Underpinned by several positive factors such as upliftment of Covid-19 containment measures, reopening of international borders and rebound in private sector expenditure, the overall construction industry in Malaysia is expected to rebound. The Group remains cautiously optimistic of the prospects as we are still faced with various challenges such as acute labour shortage and construction materials price spike. Notwithstanding these challenges, the Group remains vigilant and will ensure that timely responses are taken to address any adverse risks. Rest assured, we will continue to leverage on our core competencies, collective expertise as well as the appropriate technology in an attempt to deliver quality projects to our client so as to preserve the long-term values to our shareholders.

20. Variance of Profit Forecast

Not applicable as the Group has not announced profit forecast in a public document.

21. Taxation

	Individual Quarter		Cumulative YTD	
	31 August 2022 RM'000	31 August 2021 RM'000	31 August 2022 RM'000	31 August 2021 RM'000
Current Tax	26	216	26	216
Deferred Tax	(188)	(200)	(188)	(200)
	<u>(162)</u>	<u>16</u>	<u>(162)</u>	<u>16</u>

The Group's effective tax rate is higher than the statutory tax rate primarily due to certain expenses which are not tax deductible coupled with the utilisation of deferred tax assets recognised previously.

22. Sale of Unquoted Investment and Properties

There were no sale of unquoted investments and/or properties during the three months ended 31 August 2022.

23. Quoted Securities

	As at 31 August 2022 RM'000	As at 31 May 2022 RM'000
Financial assets at fair value through other comprehensive income		
- Quoted shares in Malaysia	12,667	13,184
Analysed as follows:		
Non-Current	12,667	13,184

24. Status of Corporate Proposals

There were no corporate proposals announced but not completed by the Group during the current interim period under review.

25. Group Borrowings and Debt Securities

The Group borrowings and debt securities as at 31 August 2022 were denominated in Ringgit Malaysia and are as follows:-

	As at 31 August 2022 RM'000	As at 31 May 2021 RM'000
Secured		
Current:		
- Term Loans	77	76
- Bank local bills	6,425	5,245
	6,502	5,321
Non-Current:		
- Term Loans	1,294	1,314

26. Material Litigation

(a) Chong Cheng Voon vs Safetags Solution Sdn. Bhd. ("Safetag") & Rexallent Construction Sdn. Bhd. ("Rexallent") & Dexon Electrical Engineering Sdn. Bhd. ("Dexon") & Cytrix Engineering Sdn. Bhd. ("Cytrix Engineering") (collectively referred as the "Defendants")

On 4 July 2018, Chong Cheng Voon ("CCV"), an employee of Cytrix brought an action against the Defendants claiming damages for pain and suffering, medical expenses and loss of future earnings as a result of injuries whilst engaged at work at the 3 Element project construction site of which Safetags, Rexallent, Dexon and Cytrix were the developer, main contractor, nominated sub-contractor and sub-sub contractor respectively.

In undertaking the work, Dexon and Rexallent had separately procured a Workmen Compensation Insurance Policy from MSIG and Berjaya Sampo respectively. All the four named defendants are insured person in the policy for their respective rights and interests.

The points of defense raised so far as Rexallent is concerned are as follows:

- (i) Rexallent had put in place adequate health and safety measures at the work site to the letter of the law;
- (ii) CCV who was not wearing a proper and approved safety helmet, was wholly or partly responsible for the injuries; and
- (iii) CCV is eligible to SOCSO protection and his employer, Cytrix is a contributor. As such, CCV's remedies lie solely under the Employees' Social Security Act 1969.

On 23 April 2021, a judgment sum amounting to RM299,034 together with interest and costs has been awarded against Rexallent by the Sessions Court. An appeal to the High Court was filed by Rexallent against the judgement sum by the Sessions Court both on liability and quantum in respect of CCV's claim. On 26 April 2022, the High Court dismissed the appeals against CCV with costs.

As of 31 August 2022, the Company recognised a provision on the judgment sum amounting to RM299,034 together with interest and costs that have been awarded against Rexallent.

26. Material Litigation (Continued)**(b) Safetags Solution Sdn. Bhd. (“Safetags”) & Rexallent Construction Sdn. Bhd. (“Rexallent”) vs Berjaya Sompo (“Berjaya”) & MSIG Insurance (“MSIG”)**

In relation to the claims against Rexallent as disclosed in Note 26(a) to the financial statements, Rexallent has in turn brought third party proceedings against MSIG and Berjaya for breach of the Workmen’s Compensation Policy that was taken out to indemnify Rexallent against claims by the workers at the site.

On 23 April 2021, the third party claims were dismissed with costs by the Sessions Court. Rexallent had filed an appeal against the dismissal of the indemnity claims against MSIG and Berjaya.

On 26 April 2022, the High Court allowed the appeal against Berjaya with costs but dismissed the appeal against MSIG with costs. Berjaya Sompo has since paid CCV the judgement sums. However, Berjaya has filed the appeal against Rexallent to the Court of Appeal. Rexallent in turn also filed an appeal to the Court of Appeal against MSIG. The Court of Appeal has fixed the hearing on 8 May 2023.

Other than the above, there was no pending material litigation as at 31 August 2022.

27. Dividends Payable

The Board of Directors does not recommend any dividend for the reporting quarter.

28. (Loss) / Earnings Per Share**(a) Basic (loss) / earnings per share**

Basic (loss) / earnings per share figures is calculated by dividing the consolidated (loss) / profit attributable to owners of the Company by the weighted average number of ordinary shares of the Company in issue during the period.

	Individual Quarter		Cumulative YTD	
	31 August 2022	31 August 2021	31 August 2022	31 August 2021
(Loss) / Profit attributable to the Owners of the Company (RM'000)	(2,197)	258	(2,197)	258
Weighted average number of ordinary shares in issued	382,471,804	344,919,466	382,471,804	344,919,466
Basic (loss) / earnings per share (sen)	(0.57)	0.07	(0.57)	0.07

(b) Diluted earnings per share

There is no diluted earnings per share as the Company does not have any dilutive potential ordinary of shares during the period.

29. Notes to the Statement of Profit or Loss and Other Comprehensive Income

	Individual Quarter		Cumulative YTD	
	31 August 2022 RM'000	31 August 2021 RM'000	31 August 2022 RM'000	31 August 2021 RM'000
Depreciation of property, plant and equipment	(1,390)	(1,138)	(1,390)	(1,138)
Depreciation of right-of-use assets	(126)	(111)	(126)	(111)
Property, plant and equipment written off	-	(25)	-	(25)
Remeasurement of lease liabilities	26	-	26	-

30. Authorisation for Issue

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the directors on 28 October 2022.