(Incorporated in Malaysia)

# UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE 2ND QUARTER ENDED 31 JULY 2018

	Current Quarter Ended 31-Jul-18 RM'000	Comparative Quarter Ended 31-Jul-17 RM'000	6 Months Cumulative To Date 31-Jul-18 RM'000	Comparative 6 Months Cumulative To Date 31-Jul-17 RM'000
Revenue	3,548	2,972	4,405	11,838
Cost of sales	(3,346)	(2,813)	(4,154)	(10,963)
Gross profit	202	159	251	875
Other operating income	1	16	2	27
Operating expenses	(486)	(1,048)	(1,078)	(1,856)
Loss from operations	(283)	(873)	(825)	(954)
Share of result in associated company	-	(16)	-	82
Finance costs	-	-	-	-
Loss before taxation	(283)	(889)	(825)	(872)
Income Tax	-	-	-	(75)
Loss for the period / Total comprehensive loss	(283)	(889)	(825)	(947)
Loss for the period attributable to: Owners of the Parent Non-controlling Interest	(283)	(889)	(825) -	(947)
Non-oblining interest	(283)	(889)	(825)	(947)
Total comprehensive loss attributable to: Owners of the Parent Non-controlling Interest	(283)	(889) - (889)	(825) - (825)	(947)  (947)
Basic loss per ordinary share (sen)	(0.03)	(0.10)	(0.09)	(0.11)

(The unaudited condensed consolidated Statements of Profit or Loss and Other Comprehensive Income should be read in conjunction with the audited financial statements for the financial year ended 31 January 2018 and the accompanying explanatory notes attached to this interim financial statements)

(Incorporated in Malaysia)

# UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 31 JULY 2018

	(Unaudited) As at 31-Jul-18 RM'000	(Audited) As at 31-Jan-18 RM'000
ASSETS		
Non-Current Assets		
Property, plant and equipment	2,182	2,167
Current Assets		
Trade receivables	28,552	31,717
Other receivables, deposits and prepayment	3,754	2,289
Amount owing by contract customer	6	30
Amount due from associated company	54	54
Cash and bank balances	35	1,190
	32,401	35,280
TOTAL ASSETS	34,583	37,447
EQUITY AND LIABILITIES		
Share capital	22,461	22,461
Share premium	8,815	8,815
Warrants reserve	518	518
Merger deficit	(2,575)	(2,575)
Retained earnings	3,347	4,172
Total equity attributable to the owners of the Company	32,566	33,391
Total Equity	32,566	33,391
	02,000	
Non-current liablities		
Deferred tax liabilities	10	10
Current Liabilities		
Trade payables	752	1,733
Other payables, provisions and accruals	19	1,017
Amount due to directors	124	75
Current tax liabilities	1,112	1,221
	2,007	4,046
Total Liabilities	2,017	4,056
TOTAL EQUITY AND LIABILITIES	34,583	37,447
Not accept par chara attributable to equity helders of the Company		
Net assets per share attributable to equity holders of the Company - basic (RM)	0.037	0.038

(The unaudited condensed consolidated Statements of Financial Position should be read in conjunction with the audited financial statements for the financial year ended 31 January 2018 and the accompanying explanatory notes attached to this interim financial statements)

(Incorporated in Malaysia)

Issue with Warrants

Balance at 31 July 2017

# UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE PERIOD ENDED 31 JULY 2018

Attributable to Owners of the Company Non-Distributable Share Warrants Attributable to Share Foreign Merger Accumulated Non-Total capital premium reserve exchange deficit profit/ owners controlling equity translation losses of the Company interest reserve 6 Months Period Ended 31 July 2018 RM'000 RM'000 RM'000 RM'000 RM'000 RM'000 RM'000 RM'000 RM'000 Balance at 1 February 2018 22,461 518 33,391 33,391 8,815 (2,575)4,172 Total comprehensive loss for the period (825)(825)(825)22,461 8,815 (2,575)3,347 32,566 32,566 Balance at 31 July 2018 518 6 Months Period Ended 31 July 2017 Balance at 1 February 2017 43,948 8,815 146 (2,575)(19,192)32,248 32,248 1,106 Total comprehensive loss for the period (947)(947)(947)206 206 Exercise of warrants 206 Expenses incurred in relation to Rights

(The unaudited condensed consolidated Statements of Changes in Equity should be read in conjunction with the audited financial statements for the financial year ended 31 January 2018 and the accompanying explanatory notes attached to this interim financial statements)

146

(2,575)

(20, 139)

1,106

(392)

31,115

(392)

31,115

(392)

8,423

44,154

(Incorporated in Malaysia)

# UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS FOR THE PERIOD ENDED 31 JULY 2018

	6 Months Ended 31-Jul-18 RM'000	6 Months Ended 31-Jul-17 RM'000
Cash Flows From Operating Activities		
Loss before taxation	(825)	(872)
Adjustments for :-		
Depreciation	178	212
Provision for taxation	-	(75)
Interest income	(2)	(27)
Operating loss before working capital changes	(649)	(762)
(Increase)/decrease in inventories	-	(79)
Decrease/(Increase) in receivables	1,724	504
Increase/(decrease) in payables	(1,975)	1,525
Cash (used in)/generated from operations	(900)	1,188
Interest received	2	27
Tax paid	(112)	(136)
Net cash (used in)/generated from operating activities	(1,010)	1,079
Cash Flows From Investing Activities		
Advances to associated company	-	(231)
Purchase of property, plant and equipment	(194)	(25)
Net cash used in investing activities	(194)	(256)
Cash Flows From Financing Activities		
Proceeds from issuance of share capital	-	206
Expenses incurred in relation to Rights Issue with Warrants	-	(392)
Advance from/(Repayment to) director	49	(9)
Repayment of hire purchase payables		(246)
Net cash generated from/(used in) financing activities	49	(441)
NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS	(1,155)	382
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE FINANCIAL PERIOD	1,190	1,649
CASH AND CASH EQUIVALENTS AT THE END OF THE FINANCIAL PERIOD	35	2,031
CASH AND CASH EQUIVALENTS COMPRISE:		
Cash and bank balances	35	2,031
	35	2,031
		· · · · · ·

(The unaudited condensed consolidated Statements of Cash Flows should be read in conjunction with the audited financial statements for the financial year ended 31 January 2018 and the accompanying explanatory notes attached to this interim financial statements)

(Company No : 655665-T) Incorporated in Malaysia

# NOTES TO THE QUARTERLY REPORT - 31 JULY 2018 A. EXPLANATORY NOTES AS PER MFRS 134 - INTERIM FINANCIAL REPORTING

### A1. Basis of Preparation

The interim financial statements are unaudited and have been prepared in compliance with MFRS 134 – Interim Financial Reporting, and Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities") for the ACE Market.

The accounting policies and method of computation adopted for the interim financial statements were consistent with those adopted for the audited financial statements for the year ended 31 January 2018.

### A2. Auditors' Report

The auditors' report on the audited annual financial statements for the financial year ended 31 January 2018 was not subject to any qualification.

### A3. Seasonal or Cyclical Factors

The operations of the Group were not affected by any seasonal or cyclical factors.

#### A4. Unusual Items

During the current quarter under review, there were no items or events that arose, which affected the assets, liabilities, equity, net income or cash flows, which are unusual by reason of their nature, size or incidence.

### A5. Changes in Estimates

There were no changes in the estimates of amounts reported that have a material effect on the results in the current quarter under review.

### A6. Issuance and Repayment of Debt and Equity Securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities in the current guarter under review.

#### A7. Dividend Paid

There was no dividend declared or paid by the Company during the quarter under review.

(Company No : 655665-T) Incorporated in Malaysia

# NOTES TO THE QUARTERLY REPORT - 31 JULY 2018 A. EXPLANATORY NOTES AS PER MFRS 134 - INTERIM FINANCIAL REPORTING

### A8. Segmental Information

Segment information is presented in respect of the Group's business segments which are based on internal reporting structure presented to the management of the Company.

	Current Quarter			Year-1	Year-To-Date	
	31-Jul-18 RM'000	31-Jul-17 RM'000	Change %	31-Jul-18 RM'000	31-Jul-17 RM'000	Change %
Segment Revenue						
Construction/Project management	3,091	-	100%	3,779	3,086	22%
Trading of building materials	457	816	-44%	626	3,871	-84%
Trading of aluminium and machine parts		2,545	-100%		5,578_	-100%
	3,548	3,361		4,405	12,535	
Elimination of inter-segment revenue		(389)			(697)	
Total revenue	3,548	2,972	19%	4,405	11,838	-63%
Segment Results						
Construction/Project management	(101)	(25)	-304%	(421)	254	-266%
Trading of building materials	(17)	(39)	56%	(82)	79	-204%
Trading of aluminium and machine parts	(74)	(341)	78%	(161)	(601)	73%
Investment holdings & others	(91)	(468)	81%	(161)	(687)	77%
Results from operations	(283)	(873)		(825)	(955)	
Share of results in associated company	-	(16)		-	83	
Finance cost						
Loss before taxation	(283)	(889)	68%	(825)	(872)	5%

### A9. Valuation of Property, Plant and Equipment

The property, plant and equipment of the Group have not been revalued during the current quarter under review.

### A10. Material Events Subsequent to the end of the Interim Reporting Period

There were no material events since the end of the current quarter to the date of this announcement that have not been reflected in the interim financial statements.

### A11. Changes in the Composition of the Group

There were no changes in the composition of the Group for the current quarter under review.

(Company No : 655665-T) Incorporated in Malaysia

# NOTES TO THE QUARTERLY REPORT - 31 JULY 2018 A. EXPLANATORY NOTES AS PER MFRS 134 - INTERIM FINANCIAL REPORTING

### A12. Contingent Liabilities

As at 31 July 2018, the Group has no outstanding contingent liabilities.

## A13. Capital Commitments

As at 31 July 2018, the Group did not have any capital commitments.

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# NOTES TO THE QUARTERLY REPORT - 31 JULY 2018 A. EXPLANATORY NOTES AS PER MFRS 134 - INTERIM FINANCIAL REPORTING

#### B1. Review of Performance

	Current Quarter Ended 31-Jul-18 RM'000	Comparative Quarter Ended 31-Jul-17 RM'000	Change %	6 Months Cumulative To Date 31-Jul-18 RM'000	Comparative 6 Months Cumulative To Date 31-Jul-17 RM'000	Change %
Revenue	3,548	2,972	19%	4,405	11,838	-63%
Cost of sales	(3,346)	(2,813)	-19%	(4,154)	(10,963)	62%
Gross profit	202	159		251	875	
Other operating income	1	16	-94%	2	27	-93%
Operating expenses	(486)	(1,048)	54%	(1,078)	(1,856)	42%
Loss from operations	(283)	(873)		(825)	(954)	
Share of result in associated company	-	(16)	-100%	-	82	-100%
Finance costs	-	-		-	-	
Loss before taxation	(283)	(889)	-68%	(825)	(872)	-5%

The Group registered a higher revenue of RM3.548 million for the current quarter as compared to RM2.972 million for the preceding year corresponding quarter. This was due to the increase in the revenue generated from the construction/project management segment despite there was a reduction in the revenue generated from the building materials segment for the current quarter under review

However, for the 6-month period to date, the Group registered a lower revenue of RM4.405 million as compared to RM11.838 million for the preceding year corresponding 6-month period to date. The decrease in revenue for the 6-month period to date was mainly due to the absence of revenue contributed by the subsidiaries that were disposed of in preceding year and a decrease in the revenue generated from the trading of building materials segment.

In consequent thereto, the Group registered a loss before taxation of RM0.283 million and RM0.825 million for the current quarter and 6-month period to date as compared to a loss before taxation of RM0.889 million and RM0.872 million for the preceding year corresponding quarter and 6-month period to date respectively.

(Company No : 655665-T) Incorporated in Malaysia

# NOTES TO THE QUARTERLY REPORT - 31 JULY 2018 A. EXPLANATORY NOTES AS PER MFRS 134 - INTERIM FINANCIAL REPORTING

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### B2. Material Changes in Quarterly Results Compared to the Results of the Preceding Quarter

	Current quarter ended 31-Jul 18 RM'000	Preceding quarter ended 30-Apr-18 RM'000
Turnover	3,548	857
	=====	======
Loss before taxation	(283)	(542)
	======	=======

Turnover of RM3.548 million was recorded for current quarter as compared to immediate preceding quarter of RM0.857 million. An increase of RM2.691 million in turnover was recorded for the current quarter as compared to immediate preceding quarter. The increase in turnover was mainly due to the increase in revenue from the construction/project management segment.

The Group recorded a loss before taxation of RM0.283 million on a turnover of RM3.548 million for the current quarter under review as compared to a loss before taxation of RM0.542 million on a turnover of RM0.857 million for the immediate preceding quarter.

### B3. Commentary on Prospects

Currently, the Group is focusing its efforts to complete the existing construction contract in hand and will continue to secure more contract to replenish the Group's order book as well as to improve the overall performance of the Group.

The current construction project is progressing within expectation. Despite that the Group is cautious about the current challenges in the construction industry and the Group will continue to seek ways to improve the financial performance of the Group for the current financial year.

### B4. Variance of Actual Profit from Forecast Profit

This is not applicable as no profit forecast was published.

### B5. Profits on Sale of Unquoted Investments and/or Properties

There were no disposals of unquoted investments or properties during the current quarter under review.

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# NOTES TO THE QUARTERLY REPORT - 31 JULY 2018 A. EXPLANATORY NOTES AS PER MFRS 134 - INTERIM FINANCIAL REPORTING

### **B6.** Corporate Proposals

(a) Status of Corporate Proposals

On 26 January 2017, SC Estate Builder Berhad (formerly known as Flonic Hi-Tec Bhd) ("SEBB") announced that the Company proposed to undertake the following:-

- a par value reduction via the cancellation of RM0.04 of the par value of every existing ordinary share of RM0.05 each in the issued and paid-up share capital of SEBB pursuant to Section 64 of the Companies Act 1965 ("Proposed Par Value Reduction");
- ii. a renounceable rights issue of up to 6,394,619,360 Rights Shares on the basis of 5 Rights Shares for every 1 SEBB Share held, together with up to 2,557,847,744 Warrants C on the basis of 2 Warrants C for every 5 Rights Shares subscribed for, based on an entitlement date to be determined later upon the completion of the Proposed Par Value Reduction ("Proposed Rights Issue with Warrants");
- iii. an exemption to Takzim Empayar Sdn Bhd, SC Estate World Sdn Bhd and the persons acting in concert from the obligation to undertake a mandatory take-over offer for all the remaining SEBB Shares not already held by them pursuant to the Proposed Rights Issue with Warrants under subparagraph 4.08(1) of the rules on Take-overs, Mergers and Compulsory Acquisition issued by the Securities Commission Malaysia ("Proposed Exemption");
- iv. a diversification of its existing principal activities to include construction and its related business ("Proposed Diversification");
- v. an increase in authorised share capital of SEBB from RM100,000,000 comprising 2,000,000,000 ordinary shares of RM0.05 each in SEBB to RM200,000,000 comprising 20,000,000,000 ordinary shares of RM0.01 each in SEBB ("Proposed Increase In Authorised Share Capital"); and
- vi. an amendment to the Memorandum of Association of SEBB ("Proposed Amendment").

On 10 March 2017, the Company, after taking into consideration the relevant provisions under the Companies Acts 2016 ("CA 2016") which had come into effect on 31 January 2017 including amongst others, the abolishment of par value regime and consequently the concept of authorised share capital, revised the earlier announced proposals to the following:

 A capital reduction exercise pursuant to Section 115(a) read with Section 116 of the CA 2016, by reducing and cancelling the issued share capital of SEBB which is lost or unrepresented by available assets to the extent of RM21,711,529 as at 31 October 2016 ("Proposed Capital Reduction");

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# NOTES TO THE QUARTERLY REPORT - 31 JULY 2018 A. EXPLANATORY NOTES AS PER MFRS 134 - INTERIM FINANCIAL REPORTING

- ii. A renounceable rights issue of up to 6,394,619,360 Rights Shares on the basis of 5 Rights Shares for every 1 SEBB Share held, together with up to 2,557,847,744 Warrants C on the basis of 2 Warrants C for every 5 Rights Shares subscribed for, based on an entitlement date to be determined later upon the completion of the Proposed Capital Reduction ("Proposed Rights Issue with Warrants");
- iii. An exemption to Takzim Empayar Sdn Bhd ("TESB"), SC Estate World Sdn Bhd ("SEWSB") and the Persons Acting In Concert ("PACs") from the obligation to undertake a mandatory take-over offer for all the remaining SEBB Shares not already held by them pursuant to the Proposed Rights Issue with Warrants under subparagraph 4.08(1) of the Rules on Take-overs, Mergers and Compulsory Acquisition issued by the Securities Commission Malaysia ("Proposed Exemption"); and
- iv. A diversification of its existing principal activities to include construction and its related business ("Proposed Diversification")

(Collectively referred to as the "Proposals")

On 13 March 2017, the Company announced that the applications in relation to the Proposals had been submitted to Bursa Malaysia Securities Berhad (Bursa Securities").

On 1 June 2017, the Company announced that Bursa Securities, via its letter dated 1 June 2017, has resolved to approve the following:-

- i. admission to the Official List and the initial listing and quotation of up to 2,557,847,744 Warrants C to be issued pursuant to the Proposed Rights Issue with Warrants;
- ii. listing of up to 6,394,619,360 Rights Shares to be issued pursuant to the Proposed Rights Issue with Warrants;
- iii. listing of up to 2,557,847,744 new SEBB Shares to be issued pursuant to the exercise of Warrants C;
- iv. listing of up to 475,238,305 additional Warrants B to be issued arising from the adjustments in accordance with provisions of the Deed Poll for Warrants B, pursuant to the Proposed Rights Issue with Warrants ("Additional Warrants B"); and
- v. listing of up to 475,238,305 new SEBB Shares to be issued pursuant to the exercise of the Additional Warrants B.

The approval by Bursa Securities for the Proposed Rights Issue with Warrants is subject to the following conditions:-

- i. SEBB and RHBIB must fully comply with the relevant provisions under the ACE Market Listing Requirements pertaining to the implementation of the Proposed Rights Issue with Warrants.
- ii. SEBB and RHBIB to inform Bursa Securities upon the completion of the Proposed Rights Issue with Warrants.

(Company No : 655665-T) Incorporated in Malaysia

# NOTES TO THE QUARTERLY REPORT - 31 JULY 2018 A. EXPLANATORY NOTES AS PER MFRS 134 - INTERIM FINANCIAL REPORTING

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- iii. SEBB to furnish Bursa Securities with a written confirmation of its compliance with the terms and conditions of Burs Securities' approval once the Proposed Rights Issue with Warrants is completed.
- iv. SEBB to furnish Bursa Securities on a quarterly basis a summary of the total number of shares listed pursuant to the exercise of Warrants C as at the end of each quarter together with a detailed computation of listing fees payable.

On 26 July 2017, the Company announced that all of the resolutions of the Proposals tabled at the Extraordinary General Meeting held on 26 July 2017 were approved by the shareholders.

On 27 July 2017, the Company announced that further to approval being obtained from shareholders of SEBB for the Proposals at the extraordinary general meeting of the Company held on 26 July 2017, SEBB had on 27 July 2017 filed a petition to the High Court of Malaya in Kuala Lumpur ("High Court") to obtain the confirmation of the High Court for the Proposed Capital Reduction pursuant to Section 115(a) read together with Section 116 of the Companies Act, 2016 ("Petition"). The hearing has been scheduled on 25 September 2017.

On 24 August 2017, Securities Commission had approved the application for the Proposed Exemption.

On 25 September 2017, the High Court of Malaya at Kuala Lumpur had granted an order confirming the Capital Reduction pursuant to Section 115(a) read together with Section 116 of the Companies Act, 2016 ("Court Order").

On 29 September 2017, the sealed copy of the Court Order obtained from the High Court of Malaya at Kuala Lumpur confirming the Capital Reduction was lodged with the Companies Commission of Malaysia, marking the effective date and completion of the Capital Reduction.

On 24 January 2018, an application was submitted to the Securities Commission to seek its approval for an extension of time of up to 31 May 2018 to complete the implementation of the Rights Issues with Warrants of which the Exemption relates to.

Thereafter on 6 February 2018, Securities Commission had approved an extension of time of up to 31 May 2018 for the implementation of the Rights Issue with Warrants to which the Exemption granted on 24 August 2017 relates.

On 8 May 2018, applications were submitted to Securities Commission and Bursa Malaysia to seek approval for an extension of time up to 30 August 2018 to complete the implementation of the Rights Issues with Warrants.

Thereafter on 23 May 2018, Securities Commission had, vide its letter dated 23 May 2018, approved an extension of time of up to 30 August 2018 for the implementation of the Rights Issue with Warrants to which the Exemption granted on 24 August 2017 relates.

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# NOTES TO THE QUARTERLY REPORT - 31 JULY 2018 A. EXPLANATORY NOTES AS PER MFRS 134 - INTERIM FINANCIAL REPORTING

Subsequently, on 30 May 2018, Bursa Malaysia had, vide its letter dated 30 May 2018, resolved to approve an extension of time from 1 June 2018 until 30 August 2018 to complete the implementation of the Rights Issue with Warrants.

On 3 September 2018, the Company announced that the approvals for further extension of time from the Securities Commission Malaysia and Bursa Malaysia Securities Berhad for the Company to complete the implementation of the Rights Issue with Warrants had lapsed on 30 August 2018. The Board had resolved that the Company would not proceed with the implementation of the Rights Issue with Warrants after taking into consideration the prevailing economic and market conditions for the past six (6) months.

### B7. Off Balance Sheet Financial Instruments

There were no off balance sheet financial instruments as at the date of this report.

### B8. Material Litigation

There was no pending material litigation as at the date of this report.

### B9. Loss per Share

The basic loss per share was calculated by dividing the net loss for the period by the weighted average number of ordinary shares in issue during the period.

	Quarter ended		Year to date	
	31-Jul-18	31-Jul-17	31-Jul-18	31-Jul-17
Net loss for the financial period (RM'000)	(283)	(889)	(825)	(947)
Weighted average number of ordinary shares in issue ('000)	883,078	878,965	883,078	878,965
Basic loss per ordinary share (sen)	(0.03)	(0.10)	(0.09)	(0.11)

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# NOTES TO THE QUARTERLY REPORT - 31 JULY 2018 A. EXPLANATORY NOTES AS PER MFRS 134 - INTERIM FINANCIAL REPORTING

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### B10. Realised and Unrealised Profits or Losses

	As at 31-Jul-18 RM'000	As at 31-Jul-17 RM'000
Total retained earnings/(accumulated losses) of the Group		
- Realised	3,347	(18,447)
- Unrealised		- (12.117)
Tatal above of vatained comings from accepted commons.	3,347	(18,447)
Total share of retained earnings from associated company - Realised	-	45
- Unrealised	3,347	(18,402)
Less: Consolidation adjustments	-	(1,737)
	3,347	(20,139)

### B11. Notes to the Statements of Profit or Loss and Other Comprehensive Income

Current quarter ended 31-Jul-18 RM'000	
88 (1)	178 (2)
	ended 31-Jul-18 RM'000

Other than as disclosed above, the Group does not have other material items that are recognised as profit or loss in the Statements of Profit or Loss and Other Comprehensive Income.

BY ORDER OF THE BOARD

LOH BOON GINN Managing Director