

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE 1ST QUARTER ENDED 30 APRIL 2023**

	Current Quarter Ended 30-Apr-23 RM'000	Comparative Quarter Ended 30-Apr-22 RM'000	3 Months Cumulative To Date 30-Apr-23 RM'000	Comparative 3 Months Cumulative To Date 30-Apr-22 RM'000
Revenue	-	-	-	-
Cost of sales	-	-	-	-
Gross profit	-	-	-	-
Other operating income	-	-	-	-
Operating expenses	(283)	-	(283)	-
<b>Loss from operations</b>	<b>(283)</b>	<b>-</b>	<b>(283)</b>	<b>-</b>
Finance costs	-	-	-	-
<b>Loss before taxation</b>	<b>(283)</b>	<b>-</b>	<b>(283)</b>	<b>-</b>
Income Tax	-	-	-	-
<b>Loss for the period/ Total comprehensive Loss</b>	<b>(283)</b>	<b>-</b>	<b>(283)</b>	<b>-</b>
<b>Loss for the period attributable to:</b>				
Owners of the Parent	(283)	-	(283)	-
Non-controlling Interest	-	-	-	-
	<b>(283)</b>	<b>-</b>	<b>(283)</b>	<b>-</b>
<b>Total comprehensive loss attributable to:</b>				
Owners of the Parent	(283)	-	(283)	-
Non-controlling Interest	-	-	-	-
	<b>(283)</b>	<b>-</b>	<b>(283)</b>	<b>-</b>
Basic loss per ordinary share (sen)	(0.03)	-	(0.03)	-

*The financial year end of the Group has been changed from 31 July to 31 January. As such, there is no comparative financial information available for the preceding corresponding period.*

*(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 period ended 31 January 2023 and the accompanying explanatory notes attached to this interim financial statements)*

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION  
AS AT 30 APRIL 2023**

	(Unaudited) As at 30-Apr-23 RM'000	(Audited) As at 31-January-23 RM'000
<b>ASSETS</b>		
<b>Non-Current Assets</b>		
Property, plant and equipment	21,822	21,830
Land held for property development	17,300	17,300
<b>Current Assets</b>		
Trade receivables	1,900	2,717
Other receivables, deposits and prepayment	15	13
Amount owing by contract customer	25	25
Cash and bank balances	93	47
	<u>2,033</u>	<u>2,802</u>
<b>TOTAL ASSETS</b>	<b><u>41,155</u></b>	<b><u>41,932</u></b>
<b>EQUITY AND LIABILITIES</b>		
Share capital	40,867	40,867
Accumulated losses	(6,928)	(6,645)
<b>Total equity attributable to the owners of the Company</b>	<u>33,939</u>	<u>34,222</u>
<b>Total Equity</b>	<u>33,939</u>	<u>34,222</u>
<b>Non-current liabilities</b>		
Trade creditors	1,337	2,009
Other creditor	883	883
Amount due to director	2,353	2,235
	<u>4,573</u>	<u>5,127</u>
<b>Current Liabilities</b>		
Trade payables	1,469	1,469
Other payables, provisions and accruals	621	561
Tax liabilities	553	553
	<u>2,643</u>	<u>2,583</u>
<b>Total Liabilities</b>	<u>7,216</u>	<u>7,710</u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b><u>41,155</u></b>	<b><u>41,932</u></b>
Net assets per share attributable to equity holders of the Company - basic (RM)	0.032	0.032

*(The unaudited condensed consolidated Statements of Financial Position should be read in conjunction with the audited financial statements for the financial period ended 31 January 2023 and the accompanying explanatory notes attached to this interim financial statements)*

**SC ESTATE BUILDER BERHAD** [Reg. No. 200401017162 (655665-T)]  
(Incorporated in Malaysia)

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY  
FOR THE PERIOD ENDED 30 APRIL 2023**

	Attributable to Owners of the Company		Attributable to owners of the Company	Non- controlling interest	Total equity
	Non- Distributable	Share capital			
	Share capital	Accumulated losses	Attributable to owners of the Company	Non- controlling interest	Total equity
<b><u>3 Months Period Ended 30 April 2023</u></b>	RM'000	RM'000	RM'000	RM'000	RM'000
Balance at 1 February 2023	40,867	(6,645)	34,222	-	34,222
Total comprehensive loss for the period	-	(283)	(283)	-	(283)
Balance at 30 April 2023	<u>40,867</u>	<u>(6,928)</u>	<u>33,939</u>	<u>-</u>	<u>33,939</u>
<b><u>3 Months Period Ended 30 April 2022</u></b>					
Balance at 1 February 2022	-	-	-	-	-
Total comprehensive loss for the period	-	-	-	-	-
Balance at 30 April 2022	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

*The financial year end of the Group has been changed from 31 July to 31 January. As such, there is no comparative financial information available for the preceding corresponding period.*

*(The unaudited condensed consolidated Statements of Changes in Equity should be read in conjunction with the audited financial statements for the financial period ended 31 January 2023 and the accompanying explanatory notes attached to this interim financial*

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS  
FOR THE PERIOD ENDED 30 APRIL 2023**

	<b>Period Ended 30-Apr-23 RM'000</b>	<b>Period Ended 30-Apr-22 RM'000</b>
<b>Cash Flows From Operating Activities</b>		
Loss before taxation	(283)	-
Adjustments for :-		
Depreciation	7	-
<b>Operating loss before working capital changes</b>	<b>(276)</b>	<b>-</b>
Decrease/(Increase) in receivables	816	-
Increase/(Decrease) in payables	(612)	-
<b>Net cash used in operating activities</b>	<b>(72)</b>	<b>-</b>
<b>Cash Flows From Financing Activities</b>		
Director's financing	118	-
<b>Net cash generated from financing activities</b>	<b>118</b>	<b>-</b>
<b>NET INCREASE IN CASH AND CASH EQUIVALENTS</b>	<b>46</b>	<b>-</b>
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF THE FINANCIAL PERIOD</b>	<b>47</b>	<b>-</b>
<b>CASH AND CASH EQUIVALENTS AT THE END OF THE FINANCIAL PERIOD</b>	<b>93</b>	<b>-</b>
<b>CASH AND CASH EQUIVALENTS COMPRISE:</b>		
Cash and bank balances	93	-
	<b>93</b>	<b>-</b>

*The financial year end of the Group has been changed from 31 July to 31 January. As such, there is no comparative financial information available for the preceding corresponding period.*

*(The unaudited condensed consolidated Statements of Cash Flows should be read in conjunction with the audited financial statements for the financial period ended 31 January 2023 and the accompanying explanatory notes attached to this interim financial statements)*

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**NOTES TO THE QUARTERLY REPORT – 30 APRIL 2023**

**A. EXPLANATORY NOTES AS PER MFRS 134 - INTERIM FINANCIAL REPORTING**

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**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 financial period ended 31 January 2023.

**A2. Auditors’ Report**

The auditors’ report on the audited annual financial statements for the financial period ended 31 January 2023 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 result 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 securities.

**A7. Dividend Paid**

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

**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.

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**NOTES TO THE QUARTERLY REPORT – 30 APRIL 2023**

**A. EXPLANATORY NOTES AS PER MFRS 134 - INTERIM FINANCIAL REPORTING**

	<u>Current Quarter</u>			<u>Year-To-Date</u>		
	<u>30-Apr-23</u>	<u>30-Apr-22</u>	<u>Change</u>	<u>30-Apr-23</u>	<u>30-Apr-22</u>	<u>Change</u>
	<u>RM'000</u>	<u>RM'000</u>	<u>%</u>	<u>RM'000</u>	<u>RM'000</u>	<u>%</u>
<b>Segment Revenue</b>						
Construction/ Construction services	-	-		-	-	
Trading of building materials	-	-		-	-	
Elimination of inter-segment revenue	-	-		-	-	
Total revenue	-	-		-	-	
<b>Segment Results</b>						
Construction/ Construction services	(59)	-		(59)	-	
Trading of building materials	(12)	-		(12)	-	
Energy/ Solar	(5)	-		(5)	-	
Investment holdings	(207)	-		(207)	-	
Results from operations	(283)	-		(283)	-	
Finance cost	-	-		-	-	
<b>Loss before taxation</b>	<b>(283)</b>	<b>-</b>		<b>(283)</b>	<b>-</b>	

The financial year end of the Group has been changed from 31 July to 31 January. As such, there is no comparative financial information available for the preceding corresponding period.

**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.

**A12. Contingent Liabilities**

As at the end of the current quarter, the Group has no outstanding contingent liabilities.

**A13. Capital Commitments**

As at the end of the current quarter, the Group did not have any capital commitments.

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**NOTES TO THE QUARTERLY REPORT – 30 APRIL 2023**  
**A. EXPLANATORY NOTES AS PER MFRS 134 - INTERIM FINANCIAL REPORTING**

**B1. Review of Performance**

Profit and Loss

	Current Quarter Ended <b>30-Apr-23</b> RM'000	Comparative Quarter Ended <b>30-Apr-22</b> RM'000	Change %	3-Month Cumulative To Date <b>30-Apr-23</b> RM'000	Comparative 3-Month Cumulative To Date <b>30-Apr-22</b> RM'000	Change %
Revenue	-	-		-	-	
Cost of sales	-	-		-	-	
Gross profit	-	-		-	-	
Other operating income	-	-		-	-	
Operating expenses	(283)	-		(283)	-	
<b>Loss from operations</b>	<b>(283)</b>	<b>-</b>		<b>(283)</b>	<b>-</b>	
Finance costs	-	-		-	-	
<b>Loss before taxation</b>	<b>(283)</b>	<b>-</b>		<b>(283)</b>	<b>-</b>	

The financial year end of the Group has been changed from 31 July to 31 January. As such, there is no comparative financial information available for the preceding corresponding period.

The Group registered zero revenue for the current quarter and for the cumulative 3-month period to date.

In consequent thereto, the Group registered a loss before taxation of RM0.283 million for the current quarter and for the cumulative 3-month period to date.

Financial Position

As at the current quarter, the trade receivables decreased to RM1.9 million from RM2.717 million as at the previous financial period ended 31 January 2023 as a result of collection received during the current quarter under review.

As at the end of the current quarter, the net assets of the Group stood at RM33.939 million, equivalent to RM0.032 per share as compared to RM34.222 million, equivalent to RM0.032 per share as at the previous financial period ended 31 January 2023. The decrease in net assets was mainly due to the loss incurred for the current quarter under review.

Cash Flow

The Group has a cash position of RM0.093 million as at the end of the current quarter under review.

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**NOTES TO THE QUARTERLY REPORT – 30 APRIL 2023**  
**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**

	<b>Current quarter 30-Apr-23 RM'000</b>	<b>Preceding quarter 31-Jan-23 RM'000</b>
Revenue	-	2,000
Loss before taxation	(283)	(124)

The Group recorded zero revenue for the current quarter under review as compared to a revenue of RM2 million for the immediate preceding quarter.

The Group recorded a loss before taxation of RM0.283 million for the current quarter under review as compared to a loss before taxation of RM0.124 million for the immediate preceding quarter.

**B3. Commentary on Prospects**

The Group is focusing its efforts to increase its construction contract and will continue to secure more contract as well as to improve the future performance of the Group. In addition, the Group is exploring other business opportunities including acquisition of company that is in the business of construction and its related industry, venturing into the business of Renewable Energy (RE) in solar power generation that would contribute positively to the Group.

Besides, the Group will also strengthening its manpower with relevant expertise in construction industry to tender construction jobs and to submit proposals to government for affordable housing projects and other construction related projects.

Despite the prevailing challenges faced by the Group in the construction industry, the Group is optimistic in the outlook for the Group in the coming years.

SCBUILD/0109 Prospect in line with OUR FUTURE @ SCBUILD/0109 > INVEST FOR LONG TERM > MOVING FORWARD 2020 – 2030 > UNITED • BEYOND 2100.

On 15 December 2020, the Company had written to Employees Provident Fund (EPF) inviting EPF to subscribe to the Company's private placement announced on 2 October 2020. Despite EPF did not subscribe to the private placement, The Management Of EPF noted the initiative of SCBUILD/0109 in taking responsibility for the challenge of Environment, Social and Governance (ESG) via their letter dated 28 December 2020.

"Pengurusan KWSP mengambil maklum inisiatif syarikat SC Estate Builder Berhad (SCEBB) dalam usaha memikul tanggungjawab bersama memenuhi tuntutan cabaran 'Environment, Sosial and Governance' atau ESG pada masa ini."



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**NOTES TO THE QUARTERLY REPORT – 30 APRIL 2023**

**A. EXPLANATORY NOTES AS PER MFRS 134 - INTERIM FINANCIAL REPORTING**

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SCBUILD/0109 proposes Multiple Effect Solutions for 2020 Year Global Crisis on Climate Change and Coronavirus Pandemic Across The World to Create Safety, Healthy, Wealthy for The Peoples and Planet.

SCBUILD/0109 is a Shariah Compliant Company Listed On ACE Market Of Bursa Malaysia since 29 November 2005. SCBUILD/0109 Group's Core Business is Construction and its related industries including Renewable Energy (RE) On Solar Power Plants, Solar Power On The Roofs, Affordable Houses, Infrastructure Works And Related Business.

SCBUILD/0109 strives to Secure more contracts from The Government and Private Sector on its Core Business Construction and its related Industries including Renewable Energy (RE) on Solar Power Plants, Solar Power On The Roof, Affordable Houses, Infrastructures works and related business to replenish SCBUILD/0109's order book as well as to continue improve performance of the Group.

SCBUILD/0109 Believes Renewable Energy (RE) on Solar Power Plants, Solar Power On The Roofs, Affordable Houses and Infrastructures Works will contribute positively to the Group.

SCBUILD/0109 is optimistic in the Outlook for the Group in the coming years with the expansion into Renewable Energy (RE) on Solar Power Plants, Solar Power On The Roofs, Affordable Houses and Infrastructures works under Environment, Social and Governance (ESG) initiative projects that Solutions On Climate Change On Global Warning And Flooding.

SC Estate IBS Sdn. Bhd., a wholly-owned subsidiary of the Company had received a letter of award dated 15 January 2021 from Merchant Esteem Sdn. Bhd. for the proposed Prototyping Solar Power On The Roofs on one unit of terrace/shop houses and proposed financing, building and completion of 28 units single storey terrace/shop houses at town of Alor Setar, state of Kedah Darul Aman, Malaysia.

On 27 January 2021, SC Estate Energy Sdn. Bhd., a subsidiary of SCBUILD/0109 had Obtained Approval From Sustainable Energy Development Authority (SEDA) to be listed under the Registered Solar PV Investor Directory.

SCBUILD/0109 is Confident that the Group can achieve better performance in the future in line with SCBUILD/0109 Chairman and Managing Director's Statement of the Group's Annual Report 2023 as follows:

**SCBUILD/0109 2020 – 2030 YEAR MOVING FORWARD BUSINESSES PLANS**

LEVEL

TARGETS PROPOSED

0. SCBUILD/0109 2020 – 2030 YEAR Committed To Net-Zero Carbon Emission By 2050 Proposes Multiple Effect Solutions On Climate Change And Target To Build 2,000 Megawatt (MW) to 3,000 Megawatt (MW) Of Solar Power Plants And Solar Power On The Roofs In Malaysia, ASEAN Members Countries And In Asia.
1. SCBUILD/0109 2020 – 2030 YEAR Fundraising Of RM2Billion To RM3Billion To Finance Construction And Related Industries Including Renewable Energy On Solar Power Plants, Solar Power On The Roofs, Affordable Houses, Infrastructure Works And Related Businesses. Lease Or Purchase Of Lands, Working Capitals, General Expenses, Operating Costs, Acquisition Of Construction And Related Businesses, Shares Buy Back And Etc.

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**NOTES TO THE QUARTERLY REPORT – 30 APRIL 2023**

**A. EXPLANATORY NOTES AS PER MFRS 134 - INTERIM FINANCIAL REPORTING**

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2. SCBUILD/0109 2020 – 2030 YEAR Merger And Acquisition (M & A) With Construction And Related Industries Including Renewable Energy On Solar Power Plants, Solar Power On The Roofs, Affordable Houses, Infrastructure Works And Related Businesses.
3. SCBUILD/0109 2020 – 2030 YEAR Target To Build 2,000 Megawatt (MW) To 3,000 Megawatt (MW) Of Solar Power Plants For Multiple Effect Solutions On Climate Change In Malaysia, ASEAN Members Countries And In Asia.
4. SCBUILD/0109 2020 – 2030 YEAR Target To Build 2,000 Units To 3,000 Units Of Affordable Houses With Solar Power On The Roofs, 2 Meters Social Distance Walkway And Bicycle Lane With Internet Connectivity For Multiple Effect Solutions On Climate Change And Coronavirus Pandemic To Create Safety, Healthy, Wealthy For The Peoples And Planet.
5. SCBUILD/0109 2020 – 2030 YEAR Committed To Government Of Malaysia Shared Prosperity Vision 2030, Proposals That Submitted By SCBUILD/0109 To Government of Malaysia For The Proposed Infrastructure Works That Awarded From Malaysia Government To SCBUILD/0109 Will Be Allocated 40% Of The Works To Bumiputera Usahawan And Young Entrepreneurs At The Age Of 20s-30s.
6. SCBUILD/0109 2020 – 2030 YEAR To Build Shareholders And Investors Relationship Also Related Promotions In Malaysia, ASEAN Members Countries And In Asia As Well As America, Europe And United Kingdom (UK) To Invest In OUR FUTURE @ SCBUILD/0109 Stocks And Funding For Multiple Effect Solutions On Climate Change And Coronavirus Pandemic Across The World To Create Safety, Healthy And Wealthy For The Peoples And Planet.
7. SCBUILD/0109 2020 – 2030 YEAR To Use Advance Technologies, Smart Phones, Computers, Internet, Artificial Intelligence (AI), Automations, Robotics, Future Technologies And Etc. For Multiple Effect Solutions On Businesses, Climate Change And Coronavirus Pandemic Across The World To Create Safety, Healthy And Wealthy For The Peoples And Planet.
8. SCBUILD/0109 2020 – 2030 YEAR To Apply SCBUILD/0109 TOOLS OF 3S (Simple, Strong And Solid) Simple Business, Strong Organization And Solid Assets And 3M (Multiple, Maximum And Minimum) Multiple Income, Maximum Profit And Minimum Cost For All SCBUILD/0109 Businesses.
9. SCBUILD/0109 2020 – 2030 YEAR To Welcome Younger Generation Age Of 20s- 30s To Invest In SCBUILD/0109 Stocks And Also Proposals From SCBUILD/0109 Shareholders and Investors That Can Make Businesses Profitable And Increase In Share Price In line With OUR FUTURE @ SCBUILD/0109 > INVEST FOR LONG TERM > MOVING FORWARD 2020-2030 > UNITED • BEYOND 2100.

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

This is not applicable as no profit forecast was published.

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**NOTES TO THE QUARTERLY REPORT – 30 APRIL 2023**  
**A. EXPLANATORY NOTES AS PER MFRS 134 - INTERIM FINANCIAL REPORTING**

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

There was no disposal of unquoted investments or properties during the current quarter under review.

**B6. Corporate Proposals**

There was no corporate proposal announced during the current quarter under review.

**B7. Off Balance Sheet Financial Instruments**

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

**B8. Material Litigation**

The following are the updates on the material litigation:

Description:

SC ESTATE BUILDER BERHAD ("SCBUILD" or the Company")  
Court of Appeal Civil Appeal No. W-02(NCC)(A)-900-05/2022 filed by 10 ordinary shareholders  
against SCBUILD/0109 and the Directors of the Company

Announcement:

On 27 February 2023, the Company announced the following:

"The Board of Directors of SCBUILD wishes to announce that during the case management this morning, the Court was informed that parties are in the midst of settling the matter out of court and thereafter the Court fixed a further case management on 29 May 2023 for parties to update on the status of the settlement."

**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.

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**NOTES TO THE QUARTERLY REPORT – 30 APRIL 2023**

**A. EXPLANATORY NOTES AS PER MFRS 134 - INTERIM FINANCIAL REPORTING**

	Quarter ended		Year to date	
	30-Apr-23	30-Apr-22	30-Apr-23	30-Apr-22
Net loss for the financial period (RM'000)	(283)	-	(283)	-
Weighted average number of ordinary shares in issue ('000)	1,074,091	-	1,074,091	-
Basic loss per ordinary share (sen)	(0.03)	-	(0.03)	-

The financial year end of the Group has been changed from 31 July to 31 January. As such, there is no comparative financial information available for the preceding corresponding period.

**B10. Realised and Unrealised Profits or Losses**

	As at 30-Apr-23 RM'000	As at 30-Apr-22 RM'000
Total accumulated losses of the Group		
- Realised	(6,928)	(6,645)
- Unrealised	-	-
	<u>(6,928)</u>	<u>(6,645)</u>

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

	Current quarter ended 30-Apr-23 RM'000	Current year to date 30-Apr-23 RM'000
Depreciation	7	7
Interest income	-	-

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  
Ahli Mahkota Kedah  
Chairman and Managing Director / Chief Executive Officer