



MOBILIA HOLDINGS BERHAD

Registration No. 202001004249 (1360569-P)

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE
FIRST (1ST) QUARTER ENDED 31 MARCH 2021**

UNAUDITED INTERIM FINANCIAL REPORT FOR THE FIRST (1ST) QUARTER ENDED 31 MARCH 2021UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME ⁽¹⁾

	Individual Quarter		Cumulative Quarter	
	Unaudited Current Year Quarter 31.03.2021 RM'000	Unaudited Preceding Year Corresponding Quarter 31.03.2020 ⁽²⁾ RM'000	Unaudited Current Year To Date 31.03.2021 RM'000	Unaudited Preceding Year To Date 31.03.2020 RM'000
Revenue	25,926	N/A	25,926	N/A
Operating expenses	(22,318)	N/A	(22,318)	N/A
Other income	348	N/A	348	N/A
Finance Costs	(217)	N/A	(217)	N/A
PBT	3,739	N/A	3,739	N/A
Tax expense	(833)	N/A	(833)	N/A
PAT	2,906	N/A	2,906	N/A
Other comprehensive income	-	N/A	-	N/A
Total comprehensive income	2,906	N/A	2,906	N/A
PAT attributable to:				
- Owners of the Company	2,906	N/A	2,906	N/A
- Non-controlling interest	-	N/A	-	N/A
	2,906	N/A	2,906	N/A
Total comprehensive income attributable to:				
- Owners of the Company	2,906	N/A	2,906	N/A
- Non-controlling interest	-	N/A	-	N/A
	2,906	N/A	2,906	N/A
Attributable to equity holders of the company:				
- Basic earnings per share (sen) ⁽³⁾	0.73	N/A	0.73	N/A
- Diluted earnings per share (sen) ⁽⁴⁾	N/A	N/A	N/A	N/A

Notes:

- (1) The basis of preparation of the Unaudited Condensed Consolidated Statements of Comprehensive Income are disclosed in Note A1 and should be read in conjunction with the accompanying explanatory notes attached to this interim financial report.
- (2) This is the second interim financial report on the Company's unaudited condensed consolidated financial results for the first (1st) quarter ended 31 March 2021 announced in compliance with the Listing requirements and as such, there are no comparative figures for the preceding year's corresponding quarter.
- (3) Basic earnings per share is calculated based on the Company's weighted average number of ordinary shares as at 31 March 2021.
- (4) There are no dilutive potential equity instruments that would effect to the basic earnings per share.

N/A – Not applicable

UNAUDITED INTERIM FINANCIAL REPORT FOR THE FIRST (1ST) QUARTER ENDED 31 MARCH 2021UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION ⁽¹⁾

	Unaudited As at 31.03.2021 RM'000	Audited As at 31.12.2020 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	37,712	37,114
Right-of-use assets	2,692	1,975
	<u>40,404</u>	<u>39,089</u>
Current assets		
Inventories	11,509	9,797
Trade receivables	9,083	8,427
Other receivables, deposits and prepayments	1,694	2,569
Current tax assets	710	339
Fixed deposits with a licensed bank	11,214	3,541
Cash and bank balances	13,608	10,532
	<u>47,818</u>	<u>35,205</u>
TOTAL ASSETS	<u>88,222</u>	<u>74,294</u>
EQUITY AND LIABILITIES		
Equity		
Share capital	36,696	23,596
Merger deficit	(22,496)	(22,496)
Retained profits	34,039	31,133
TOTAL EQUITY	<u>48,239</u>	<u>32,233</u>
Non-current liabilities		
Bank borrowings	19,515	18,995
Lease liabilities	1,675	1,230
Deferred tax liabilities	1,530	1,530
	<u>22,720</u>	<u>21,755</u>
Current liabilities		
Trade payables	6,275	5,369
Other payables and accruals	4,845	6,017
Bank borrowings	4,734	8,460
Lease liabilities	576	460
Current tax liabilities	833	-
	<u>17,263</u>	<u>20,306</u>
TOTAL LIABILITIES	<u>39,983</u>	<u>42,061</u>
TOTAL EQUITY AND LIABILITIES	<u>88,222</u>	<u>74,294</u>
Net assets per ordinary share (RM) ⁽²⁾	<u>0.12</u>	<u>0.09</u>

Notes:

- (1) The basis of preparation of the Unaudited Condensed Consolidated Statements of Financial Position are disclosed in Note A1 and should be read in conjunction with the Group's annual audited financial statements for the year ended 31 December 2020 and the accompanying explanatory notes attached to this interim report.
- (2) Net assets per ordinary share is calculated based on the Company's number of ordinary shares at the end of the reporting year (2021:400,000,000 shares; 2020:340,000,000 shares)

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY ⁽¹⁾

	<u>Non-distributable</u>		<u>Distributable</u>	Total
	Share Capital RM'000	Merger Deficit RM'000	Retained Profits RM'000	
Unaudited				
Balance as at 1 January 2021	23,596	(22,496)	31,133	32,233
Profit after tax and total comprehensive income for the year	-	-	2,906	2,906
Contributions by and distributions to owners of the Company:				
- Issuance of shares	13,800	-	-	13,800
- Listing expenses	(700)			(700)
Total transactions with owners	13,100	-	-	13,100
Balance as at 31 March 2021	36,696	(22,496)	34,039	48,239

Note:

- (1) The basis of preparation of the Unaudited Condensed Consolidated Statements of Changes in Equity are disclosed in Note A1 and should be read in conjunction with the accompanying explanatory notes attached to this interim financial report.

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS ⁽¹⁾

	Unaudited Current Year To Date 31.03.2021 RM'000	Unaudited Preceding Corresponding Year To Date 31.03.2020 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	3,739	N/A
Adjustments for:		
Depreciation of property, plant and equipment	417	N/A
Depreciation of right-of-use assets	88	N/A
Property, plant and equipment written off	13	N/A
Unrealised gain on foreign exchange	(19)	N/A
Interest expenses	217	N/A
Interest income	(27)	N/A
Operating profit before working capital changes	4,428	N/A
Inventories	(1,712)	N/A
Trade receivables	(656)	N/A
Other receivables, deposits and prepayments	875	N/A
Trade payables	906	N/A
Other payables and accruals	(1,172)	N/A
CASH FROM OPERATIONS	2,669	-
Interest paid	(217)	N/A
Interest received	27	N/A
Tax paid	(371)	N/A
NET CASH FROM OPERATING ACTIVITIES	2,108	N/A
CASH FLOWS FOR INVESTING ACTIVITIES		
Addition to right-of use assets	(805)	N/A
Purchase of property, plant and equipment	(1,028)	N/A
NET CASH FOR INVESTING ACTIVITIES	(1,833)	N/A
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from issuance of ordinary shares	13,800	N/A
Payment of share issue expenses	(700)	N/A
Drawdown of term loans	111	N/A
Drawdown of bankers' acceptances	3,104	N/A
Repayment of bankers' acceptances	(6,025)	N/A
Repayment of term loans	(396)	N/A
Repayment of lease liabilities	(109)	N/A
Addition of lease liabilities	670	N/A
NET CASH FROM FINANCING ACTIVITIES	10,455	N/A
NET INCREASE IN CASH AND CASH EQUIVALENTS	10,730	N/A
EFFECTS OF FOREIGN EXCHANGE TRANSLATION	19	N/A
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE FINANCIAL YEAR	14,073	N/A
CASH AND CASH EQUIVALENTS AT END OF THE FINANCIAL YEAR	24,822	N/A

Notes:

- (1) The basis of preparation of the Unaudited Condensed Consolidated Statements of Cash Flows are disclosed in Note A1 and should be read in conjunction with the accompanying explanatory notes attached to this interim report.

UNAUDITED INTERIM FINANCIAL REPORT FOR THE FIRST (1ST) QUARTER ENDED
31 MARCH 2021

**PART A – EXPLNATORY NOTES IN COMPLIANCE WITH MALAYSIAN FINANCIAL REPORTING
STANDARDS (“MFRS”) 134, INTERIM FINANCIAL REPORTING**

A1 Basis of Preparation

The interim financial report of Mobilia Holdings Berhad (“Mobilia” or “the Company”) and its subsidiary (“the Group”) are unaudited and have been prepared in accordance with MFRS 134: “Interim Financial Reporting” issued by the Malaysian Accounting Standards Board and paragraph 9.22 of the listing requirements.

This is the second interim financial report on the Company’s unaudited condensed consolidated financial results for the first (1st) quarter ended 31 March 2021 announced in compliance with the Listing Requirements and as such, there are no comparative figures for the preceding year’s corresponding quarter.

The interim financial report should be read in conjunction with the accompanying explanatory note attached to this interim financial report.

A2 Significant Accounting Policies

The significant accounting policies and presentation adopted for the interim financial statements are consistent with those adopted as disclosed in the Group’s annual audited financial statements for the year ended 31 December 2020, except for the adoption of the following new amendments to MFRSs:

MFRSs and/or IC Interpretations (Including The Consequential Amendments)

Amendments to MFRS 3: Definition of a Business

Amendments to MFRS 4: Extension of the Temporary Exemption from Applying MFRS 9

Amendments to MFRS 9, MFRS 139 and MFRS 7: Interest Rate Benchmark Reform

Amendments to MFRS 101 and MFRS 108: Definition of Material

Amendments to References to the Conceptual Framework in MFRS Standards

The Group has not applied in advance any accounting standards and / or interpretations (including the consequential amendments. If any) that have been issued by the Malaysian Accounting Standards Board but are yet effective for the financial year ended 31 December 2020.

A3 Auditors’ Report of Preceding Annual Financial Statements

The audited financial statements for the financial year ended 31 December 2020 were not subject to any qualification.

A4 Seasonal or Cyclical Factors

The nature of the Group’s business were not subject to any significant seasonal and cyclical factors.

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE FIRST (1ST) QUARTER ENDED
31 MARCH 2021**

A5 Exceptional Items

There were no material exceptional items during the current financial quarter under review.

A6 Material Changes in Accounting Estimates

There were no material exceptional items during the current financial quarter under review.

A7 Debt and Equity Securities

The company issued 60,000,000 new ordinary shares at an IPO price of RM0.23 per ordinary share pursuant to the IPO exercise on 23 February 2021. The listing and quotation for the Company's entire enlarged issued and paid-up share capital of approximately RM37,396,001 comprising 400,000,000 ordinary shares in the Company on the ACE Market of Bursa Malaysia Securities Berhad was completed on the same day.

Save as disclosed above, there were no issuance, cancellation, repurchase, resale and repayment of debt and equity securities for the current financial quarter under review.

A8 Dividend Paid

There were no dividends paid during the financial quarter under review.

A9 Segmental Reporting

The Group is principally involved in designing, manufacturing and sales of home furniture products.

No product and services segment information is presented as the Group's revenue, profit or loss are mainly confined to a single operating segment, namely furniture manufacturing.

Segment assets is not presented, as all non-current assets are located in Malaysia.

Segment revenue is presented based on the geographical location of the customers.

	Individual Quarter		Cumulative Quarter	
	Unaudited 31.03.2021 RM'000	Unaudited 31.03.2020 ⁽¹⁾ RM'000	Unaudited 31.03.2021 RM'000	Unaudited 31.03.2020 RM'000
North America	13,788	N/A	13,788	N/A
Malaysia	7,157	N/A	7,157	N/A
Asia (excluding Malaysia)	3,705	N/A	3,705	N/A
Europe	928	N/A	928	N/A
Australasia	237	N/A	237	N/A
South America	111	N/A	111	N/A
Total	25,926	N/A	25,926	N/A

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE FIRST (1ST) QUARTER ENDED
31 MARCH 2021**

Note:

(1) This is the second interim financial report on the Company's unaudited condensed consolidated financial results for the first (1st) quarter ended 31 March 2021 announced in compliance with the Listing requirements and as such, there are no comparative figures for the preceding year's corresponding quarter.

N/A – Not applicable

A10 Valuation of Property, Plant and Equipment

There was no valuation of property, plant and equipment in the current financial quarter under review

A11 Capital Commitments

Outstanding capital commitments at financial position date not provided for at the end of each reporting period are as follows:

	Unaudited As at 31.03.2021 RM'000	Unaudited As at 31.03.2020 ⁽¹⁾ RM'000
Construction of office and factory buildings	8,500	N/A

Note:

(1) This is the second interim financial report on the Company's unaudited condensed consolidated financial results for the first (1st) quarter ended 31 March 2021 announced in compliance with the Listing requirements and as such, there are no comparative figures for the preceding year's corresponding quarter.

N/A – Not applicable

A12 Material Subsequent Event

An employee of Mobilia International Sdn. Bhd. ("MI"), a wholly-owned subsidiary of Mobilia Holdings Berhad, had reported to be infected by COVID-19 on 23 April 2021 after developing symptoms and further confirmed by a screening test. MI had on 24 April 2021 voluntarily underwent a full COVID-19 screening for all its employees, inclusive of both foreign and local employees, at its factories located in the Bukit Bakri, Muar, Johor ("Screening"). This Screening exercise had revealed that some of MI's employees were tested positive for COVID-19.

MI had temporarily suspended the operations from 26 April 2021 until 2 May 2021 with instruction from Kementerian Kesihatan Malaysia ("KKM"). The operation of administration office resumed on 5 May 2021, but MI's production operations was further suspended until 9 May 2021, aiming at minimizing the risk of further spreading of the COVID-19 virus within the community.

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE FIRST (1ST) QUARTER ENDED
31 MARCH 2021**

Save as disclosed above, there were no other material events subsequent to the end of the current financial period that have not been reflected in the interim financial reports for the said period as at the date of this report.

A13 Changes in the Composition of the Group

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

A14 Contingent Assets or Contingent Liabilities

There were no contingent assets and contingent liabilities as at the date of this interim financial report.

A15 Significant Related Party Transactions

There were no related party transactions in the current financial quarter under review.

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE FIRST (1ST) QUARTER ENDED
31 MARCH 2021**
**PART B – EXPLNATORY NOTES PERSUANT TO CHAPTER 9, APPENDIX 9B OF THE LISTING
REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD**
B1 Performance Review
(a) Results for current quarter

The Group recorded a revenue of approximately RM25.93 million and profit before tax of approximately RM3.74 million for the current financial quarter ended 31 March 2021. The Group had incurred listing expenses of approximately RM0.81 million for the current financial quarter.

The Group's revenue mainly derived from the design, manufacture and sales of home furniture and furniture parts. North America was the largest market contributed approximately 53.18% to the Group's revenue in current financial quarter.

(b) Results for financial year-to-date

The Group recorded a revenue of approximately RM25.93 million and profit before tax of approximately RM3.74 million for the current financial period ended 31 March 2021.

This is the second interim financial report on the Company's unaudited condensed consolidated financial results for the first (1st) quarter ended 31 March 2021 announced in compliance with the Listing Requirements and as such, there are no comparative figures for the preceding year's corresponding quarter.

B2 Comparison with Immediate Preceding Quarter Results

	Individual Quarter		Changes	
	Unaudited Current Quarter 31.03.2021 RM'000	Unaudited Preceding Quarter 31.12.2020 RM'000	RM'000	%
Revenue	25,926	24,712	1,214	4.91
PBT	3,739	3,192	547	17.14

The Group's revenue for the current financial quarter ended 31 March 2021 increased by approximately RM1.21 million or 4.91% to approximately RM25.93 million compared to RM24.71 million in the preceding financial quarter ended 31 December 2020. The revenue growth was mainly due to the higher sales demand from customers located in USA.

The Group's PBT for the current financial quarter ended 31 March 2021 increased by approximately of RM0.55 million or 17.14% from RM3.19 million in the preceding financial quarter ended 31 December 2020 to RM3.74 million. The improvement in profit before tax was mainly due to higher revenue contribution in the current financial quarter under review.

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE FIRST (1ST) QUARTER ENDED
31 MARCH 2021**

B3 Prospect for the Current Financial Year

The Group operates within the furniture manufacturing industry in Malaysia. As Covid-19 pandemic continues, year 2021 would be a challenging year with various uncertainties arising from the pandemic.

The Group continues the effort to expand the market which focus on online business, as the pandemic encouraged the growth of online business. North America will remain as the main market segment for the Group for year 2021, with the stable demand on home furniture from this market.

With the continuous D&D effort to expand range of home furniture, marketing effort to expand customer base and export markets, and the increased manufacturing capacity, the Group expects year 2021 to be profitable.

B4 Variance of Actual Profit from Forecast Profit

The Group did not issue any profit forecast or profit guarantee in the current financial quarter under review.

B5 Tax Expense

	Individual Quarter		Cumulative Quarter	
	Unaudited 31.03.2021 RM'000	Unaudited 31.03.2020 ⁽¹⁾ RM'000	Unaudited 31.03.2021 RM'000	Unaudited 31.03.2020 RM'000
Income tax expense	833	N/A	833	N/A

Note:

(1) This is the second interim financial report on the Company's unaudited condensed consolidated financial results for the first (1st) quarter ended 31 March 2021 announced in compliance with the Listing requirements and as such, there are no comparative figures for the preceding year's corresponding quarter.

N/A – Not applicable

B6 Status of Corporate Proposals

There was no corporate proposal announced but not implemented as at the date of this report.

UNAUDITED INTERIM FINANCIAL REPORT FOR THE FIRST (1ST) QUARTER ENDED
31 MARCH 2021**B7 Utilisation of Proceeds Raised from the IPO**

The gross proceeds arising from the IPO amounting to RM13.80 million and the status of the utilisation of the proceeds as at 31 March 2021 is stated in the following manner:

Details of Use of Proceeds	Proposed Utilisation	Actual Utilisation	Deviation	Balance	Estimated Timeframe for Utilisation Upon Listing ⁽¹⁾
	RM'000	RM'000	RM'000	RM'000	
(1) Capital expenditure					
(a) Construction of office and showroom (Phase 1B)	2,500	-	-	2,500	Within 24 months
(b) Construction of Factory Blocks B and C (Phase 2)	3,300	-	-	3,300	Within 24 months
(c) Purchase of machineries	1,300	-	-	1,300	Within 24 months
	<u>7,100</u>	<u>-</u>	<u>-</u>	<u>7,100</u>	
(2) Repayment of borrowings	1,800	(1,800)	-	-	Within 1 month
(3) Working capital ⁽²⁾	1,900	(1,998)	98	-	Within 1 month
(4) Estimated listing expenses ⁽²⁾	3,000	(2,902)	(98)	-	Within 1 month
	<u>13,800</u>	<u>(6,700)</u>	<u>-</u>	<u>7,100</u>	

Note:

(1) From the date of listing of the Company on the ACE Market of Bursa Securities on 23 February 2021.

(2) The surplus amount to defray listing expenses was reallocated as working capital utilisation of the Group.

B8 Group's Borrowings and Debt Securities

The Group's borrowings are as follows:

	Unaudited As At 31.03.2021 RM'000	Audited As At 31.03.2020 ⁽¹⁾ RM'000
Non-current:		
Lease liabilities	1,675	N/A
Term loans	19,515	N/A
	<u>21,190</u>	<u>N/A</u>
Current:		
Trade bills	3,104	N/A
Lease liabilities	576	N/A
Term loans	1,630	N/A
	<u>5,310</u>	<u>N/A</u>
Total borrowings	26,500	N/A

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE FIRST (1ST) QUARTER ENDED
31 MARCH 2021**

Note:

- (1) This is the second interim financial report on the Company's unaudited condensed consolidated financial results for the first (1st) quarter ended 31 March 2021 announced in compliance with the Listing requirements and as such, there are no comparative figures for the preceding year's corresponding quarter.

N/A – Not applicable

B09 Material Litigation

There were no material litigation involving the Group as at 31 March 2021.

B10 Earnings Per Share

The basic and diluted earnings per share for the current financial quarter and financial year to date are computed as follows:

		Unaudited Current Quarter 31.03.2021 RM'000	Unaudited Current Year To Date 31.03.2021 RM'000
Profit after tax attributable to owners of the Company	(RM)	2,906	2,906
Number of ordinary shares ('000)	(shares)	400,000	400,000
Basic earnings per share ⁽¹⁾	(sen)	0.73	0.73
Diluted earnings per share ⁽²⁾	(sen)	N/A	N/A

Note:

- (1) Basic earnings per share is calculated based on the Company's weighted average number of ordinary shares as at 31 March 2021.
 (2) There are no dilutive potential equity instruments that would effect to the basic earnings per share.

N/A – Not applicable

UNAUDITED INTERIM FINANCIAL REPORT FOR THE FIRST (1ST) QUARTER ENDED
31 MARCH 2021

B11 Notes to the Statement of Comprehensive Income

Profit before tax is arrived at after charging / (crediting):

	Unaudited Current Quarter 31.03.2021 RM'000	Unaudited Current Year To Date 31.03.2021 RM'000
Interest income	(27)	(27)
Unrealised gain on foreign exchange	(19)	(19)
Depreciation of property, plant and equipment	417	417
Depreciation of right-of-use assets	88	88
Interest expenses	217	217
Listing expenses	811	811
Property, plant and equipment written off	13	13

B12 Proposed Dividends

The Board of Directors does not recommend any dividend for the current financial quarter under review.

BY ORDER OF THE BOARD

MOBILIA HOLDINGS BERHAD

10 MAY 2021