



**UNI WALL APS HOLDINGS BERHAD**  
[Registration No. 201801007506 (1269520-X)]  
(Incorporated in Malaysia)

**FINANCIAL STATEMENTS FOR THE HALF-YEAR  
ENDED 31 DECEMBER 2022**

**CHARACTERISTICS OF THE LEAP MARKET OF BURSA MALAYSIA SECURITIES BERHAD (“BURSA SECURITIES”)**

THE LEAP MARKET HAS BEEN POSITIONED AS A MARKET DESIGNED TO ACCOMMODATE CORPORATIONS TO WHICH A HIGHER INVESTMENT RISK MAY BE ATTACHED THAN OTHER CORPORATIONS LISTED ON THE ACE MARKET OR MAIN MARKET OF BURSA SECURITIES. IT IS A QUALIFIED MARKET WHICH IS MEANT MAINLY FOR SOPHISTICATED INVESTORS ONLY. ONLY EXISTING SECURITIES HOLDERS AND SOPHISTICATED INVESTORS ARE ALLOWED TO PARTICIPATE IN CORPORATE EXERCISES UNDERTAKEN BY UNI WALL APS HOLDINGS BERHAD (“UNI WALL” OR THE “COMPANY”). SOPHISTICATED INVESTORS SHOULD BE AWARE OF THE POTENTIAL RISKS OF INVESTING IN SUCH CORPORATIONS AND SHOULD MAKE THE DECISION TO INVEST ONLY AFTER DUE AND CAREFUL CONSIDERATION.

**UNI WALL APS HOLDINGS BERHAD**  
(Registration No. 201801007506 (1269520-X))

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2022**

|  | As at 31 Dec 2022<br>Unaudited<br>RM'000 | As at 31 Dec 2021<br>Audited<br>RM'000 |
|--|--|--|
| <b><u>ASSETS</u></b>                               |  |  |
| <b>Non-current assets</b>                          |  |  |
| Property, plant and equipment                      | 20,457                                   | 17,422                                 |
| Right-of-use assets                                | 1,756                                    | 2,406                                  |
| Total non-current assets                           | 22,213                                   | 19,828                                 |
| <b>Current assets</b>                              |  |  |
| Contract assets                                    | 25,836                                   | 38,194                                 |
| Trade receivables                                  | 14,202                                   | 11,951                                 |
| Other receivables                                  | 2,520                                    | 3,770                                  |
| Fixed deposit with licensed banks                  | 7,742                                    | 7,161                                  |
| Cash and bank balances                             | 820                                      | 3,175                                  |
| Total current assets                               | 51,120                                   | 64,251                                 |
| <b>Total assets</b>                                | <b>73,333</b>                            | <b>84,079</b>                          |
| <b><u>LIABILITIES AND EQUITY</u></b>               |  |  |
| <b>Capital and reserves</b>                        |  |  |
| Share capital                                      | 15,057                                   | 15,057                                 |
| Merger reserve                                     | (6,000)                                  | (6,000)                                |
| Retained earnings                                  | 24,284                                   | 27,873                                 |
| Foreign currency translation reserve               | (2)                                      | (2)                                    |
| <b>Equity attributable to owners of the parent</b> | 33,534                                   | 36,930                                 |
| Non-controlling interests                          | (139)                                    | (2)                                    |
| Total equity                                       | 33,202                                   | 36,930                                 |
| <b>Non-current liabilities</b>                     |  |  |
| Lease liabilities                                  | -  | 966                                    |
| Bank borrowings                                    | 9,063                                    | 7,750                                  |
| Total non-current liabilities                      | 9,063                                    | 8,716                                  |
| <b>Current liabilities</b>                         |  |  |
| Trade payables                                     | 8,592                                    | 12,819                                 |
| Other payables                                     | 2,564                                    | 2,549                                  |
| Amount due to a Director                           | 681                                      | 681                                    |
| Lease liabilities                                  | 969                                      | 734                                    |
| Bank borrowings                                    | 11,568                                   | 15,400                                 |
| Tax payable  | 6,693                                    | 6,250                                  |
| Total current liabilities                          | 31,068                                   | 38,433                                 |
| <b>Total liabilities and equity</b>                | <b>73,333</b>                            | <b>84,079</b>                          |
| <b>Net assets per share (RM)<sup>(3)</sup></b>     | 0.05                                     | 0.05                                   |

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*Notes:*

- (1) *The basis of preparation of the Unaudited Condensed Consolidated Statement of Financial Position is detailed in Note A1 and should be read in conjunction with the Audited Consolidated Financial Statements for the financial year ended 31 December 2021 and the accompanying explanatory notes attached to this interim financial report.*
- (2) *Less than RM1,000.*
- (3) *Net assets per share is calculated based on the Company's total number of issued shares of 731,400,004 ordinary shares as at 31 December 2022 and 31 December 2021.*

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2022**

|  | Individual 6 months ended |              | Cumulative 12 months ended |              |
|--|---------------------------|--------------|----------------------------|--------------|
|  | 31 Dec 2022               | 31 Dec 2021  | 31 Dec 2022                | 31 Dec 2021  |
|  | RM'000                    | RM'000       | RM'000                     | RM'000       |
| <b>Revenue</b>   | 3,947                     | 28,853       | 24,992                     | 40,639       |
| Cost of sales  | (5,214)                   | (20,901)     | (22,532)                   | (30,185)     |
| <b>Gross (loss)/profit</b>   | (1,267)                   | 7,952        | 2,460                      | 10,454       |
| Other income   | 249                       | 225          | 506                        | 430          |
| Net loss on impairment of trade receivables                        | -                         | (247)        | (447)                      | (1,017)      |
| Administrative expenses  | (2,289)                   | (1,540)      | (4,451)                    | (3,365)      |
| Finance costs  | (383)                     | (381)        | (1,351)                    | (913)        |
| <b>(Loss)/Profit before taxation</b>                               | <b>(3,690)</b>            | <b>6,009</b> | <b>(3,283)</b>             | <b>5,589</b> |
| Taxation   | (-)                       | (1,999)      | (306)                      | (1,390)      |
| <b>(Loss)/Profit for the financial period</b>                      | <b>(3,690)</b>            | <b>4,010</b> | <b>(3,589)</b>             | <b>4,199</b> |
| <b>Other comprehensive (loss)/profit for the financial period:</b> |                           |              |                            |              |
| Exchange translation differences                                   | (2)                       | (2)          | (2)                        | (2)          |
|  | <b>(3,690)</b>            | <b>4,010</b> | <b>(3,589)</b>             | <b>4,199</b> |
| <b>(Loss)/Profit for the financial period attributable to:</b>     |                           |              |                            |              |
| Owners of the Company  | (3,690)                   | 4,010        | (3,589)                    | 4,199        |
| Non-controlling interests  | -                         | -            | -                          | -            |
| <b>Total</b>   | <b>(3,690)</b>            | <b>4,010</b> | <b>(3,589)</b>             | <b>4,199</b> |
| <b>(Loss)/Earnings per ordinary share ("LPS"/"EPS") (sen):</b>     |                           |              |                            |              |
| <b>- Basic and diluted<sup>(3)(4)</sup></b>                        | <b>(0.55)</b>             | <b>0.55</b>  | <b>(0.50)</b>              | <b>0.61</b>  |

Notes:

- (1) The Company had on 25 November 2022 announced the change of its financial year end from 31 December to 30 June.
- (2) The basis of preparation of the Unaudited Condensed Consolidated Statements of Profit or Loss and Other Comprehensive Income is detailed in Note A1 and should be read in conjunction with the Audited Consolidated Financial Statements for the financial year ended 31 December 2021 and the accompanying explanatory notes attached to this interim financial report.
- (3) Less than RM1,000.
- (4) Basic EPS is calculated based on the Company's weighted average number of issued shares of 731,400,004 ordinary shares for the financial period ended 31 December 2022 Uni Wall shares.
- (5) Diluted EPS is equivalent to the basic EPS as the Company does not have any securities convertible into ordinary shares of the Company at the end of the reporting period.

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**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2022**

|   | ← Non-distributable |                | → Distributable   |                                      |               |                            |               |
|---|---------------------|----------------|-------------------|--------------------------------------|---------------|----------------------------|---------------|
|   | Share capital       | Merger reserve | Retained earnings | Foreign currency translation reserve | Total         | Non- controlling interests | Total equity  |
|   | RM'000              | RM'000         | RM'000            | RM'000                               | RM'000        | RM'000                     | RM'000        |
| <b>At 1 January 2021</b>  | 15,057              | (6,000)        | 23,670            | -                                    | 32,727        | -                          | 32,727        |
| Net profit for the financial period, representing total comprehensive profit for the financial period | -                   | -              | 4,203             | -                                    | 4,203         | -                          | 4,203         |
| <b>At 31 December 2021</b>  | <b>15,057</b>       | <b>(6,000)</b> | <b>27,873</b>     | <b>-</b>                             | <b>36,930</b> | <b>-</b>                   | <b>36,930</b> |
| <b>At 1 January 2022</b>  | 15,057              | (6,000)        | 27,873            | (2)                                  | 36,930        | (2)                        | 36,930        |
| Net loss for the financial period, representing total comprehensive loss for the financial period     | -                   | -              | (3,589)           | (2)                                  | (3,589)       | -                          | (3,589)       |
| <b>Transaction with owners:</b>   |                     |                |                   |                                      |               |                            |               |
| Issuance of shares by subsidiary company to non-controlling interest                                  | -                   | -              | -                 | -                                    | -             | (139)                      | (139)         |
| <b>Total transaction with owners</b>  | <b>-</b>            | <b>-</b>       | <b>-</b>          | <b>-</b>                             | <b>-</b>      | <b>(139)</b>               | <b>(139)</b>  |
| <b>At 31 December 2022</b>  | <b>15,057</b>       | <b>(6,000)</b> | <b>24,284</b>     | <b>-</b>                             | <b>33,341</b> | <b>(139)</b>               | <b>33,202</b> |

*Notes:*

- (1) *The basis of preparation of the Unaudited Condensed Consolidated Statement of Changes in Equity is detailed in Note A1 and should be read in conjunction with the Audited Consolidated Financial Statements for the financial year ended 31 December 2021 and the accompanying explanatory notes attached to this interim financial report.*
- (2) *Less than RM1,000.*

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2022**

|  | 12 months ended                    |                                  |
|--|------------------------------------|----------------------------------|
|  | Unaudited<br>31 Dec 2022<br>RM'000 | Audited<br>31 Dec 2021<br>RM'000 |
| <b>Cash Flows From Operating Activities</b>                            |                                    |                                  |
| (Loss)/Profit before taxation  | (3,283)                            | 5,589                            |
| Adjustments for:   |                                    |                                  |
| Amortisation of right-of-use assets                                    | 579                                | 632                              |
| Depreciation of property, plant and equipment                          | 267                                | 261                              |
| Interest expense   | 1,352                              | 902                              |
| Interest income  | (90)                               | (108)                            |
| Impairment loss on trade receivables                                   | 375                                | 1,017                            |
| Net gain on disposal of property, plant and equipment                  | -                                  | (3)                              |
| Unrealised foreign exchange loss                                       | -                                  | 25                               |
| Operating (loss)/profit before working capital changes                 | (800)                              | 8,315                            |
| Changes in working capital:  |                                    |                                  |
| Contract assets  | 12,359                             | (10,509)                         |
| Trade receivables  | (2,626)                            | (162)                            |
| Other receivables  | 1,250                              | (1,039)                          |
| Trade payables   | (4,227)                            | 1,185                            |
| Other payables   | (153)                              | (934)                            |
|  | 6,603                              | (11,459)                         |
| Cash generated from operations   | 5,803                              | (3,143)                          |
| Tax paid   | (995)                              | (2,177)                          |
| Interest paid  | -                                  | -                                |
| Net cash from/(used in) operating activities                           | <b>4,808</b>                       | <b>(5,320)</b>                   |
| <b>Cash Flows From Investing Activities</b>                            |                                    |                                  |
| Purchases of property, plant and equipment                             | (2,474)                            | (220)                            |
| Proceeds of right -of-use assets                                       | -                                  | (179)                            |
| Interest received  | 90                                 | 108                              |
| Issuance of shares by subsidiary companies to non-controlling interest | -                                  | 4                                |
| Increase in pledged fixed deposit with licensed banks                  | (581)                              | (1,288)                          |
| Net cash used in investing activities                                  | <b>(2,965)</b>                     | <b>(1,575)</b>                   |

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2022 (CONT'D)**

|  | 12 months ended |              |
|--|-----------------|--------------|
|  | 31 Dec 2022     | 31 Dec 2021  |
|  | RM'000          | RM'000       |
| <b>Cash Flows From Financing Activities</b>                                    |                 |              |
| Drawdown of term loans   | 1,200           | -            |
| Interest paid  | (1,352)         | (902)        |
| Net changes in Import/Export line  | (941)           | 7,596        |
| Net changes in letter of credit  | (937)           | 642          |
| Net changes in term loans  | (730)           |              |
| Repayment of lease liabilities   | -               | (646)        |
| Repayment of term loans  | (113)           | (323)        |
| Net cash from/(used in) financing activities                                   | <b>(2,873)</b>  | <b>6,367</b> |
| Net changes in cash and cash equivalents                                       | (1,030)         | (529)        |
| Effect of exchange translation differences                                     | (2)             | -            |
| Cash and cash equivalents at beginning of the financial period                 | (611)           | (81)         |
| <b>Cash and cash equivalents at end of the financial period</b>                | <b>(1,641)</b>  | <b>(610)</b> |
| <b>Cash and cash equivalents at the end of the financial period comprises:</b> |                 |              |
| Cash and bank balances   | 820             | 3,175        |
| Fixed deposits with licensed banks   | 7,742           | 7,161        |
| Bank overdrafts  | (2,461)         | (3,785)      |
|  | 6,101           | 6,551        |
| Less: Pledged fixed deposits with licensed banks                               | (7,742)         | (7,161)      |
|  | <b>(1,641)</b>  | <b>(610)</b> |

*Notes:*

(1) *The basis of preparation of the Unaudited Condensed Consolidated Statement of Cash Flows are detailed in Note A1 and should be read in conjunction with the Audited Consolidated Financial Statements for the financial year ended 31 December 2021 and the accompanying explanatory notes attached to this interim financial report.*

(2) *Less than RM1,000.*

**A EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2022**

**A1. BASIS OF PREPARATION**

The interim financial statements of Uni Wall and its subsidiaries (the “**Group**”) are unaudited and have been prepared in accordance with the Malaysian Financial Reporting Standards (“**MFRS**”) 134: Interim Financial Reporting.

This is the interim financial report on the consolidated results for the financial period ended 31 December 2022 announced by the Company in compliance with the LEAP Market Listing Requirements of Bursa Securities (“**Listing Requirements**”). The interim financial report should be read in conjunction with the Audited Consolidated Financial Statements for the financial year ended 31 December 2021 and the accompanying explanatory notes attached to this interim financial report.

**A2. CHANGES IN ACCOUNTING POLICIES**

The significant accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those adopted in the latest Audited Consolidated Financial Statements, except for the adoption of the following new and revised MFRSs, Amendments to MFRS and IC interpretations.

- a) The revised MFRSs, Amendments to MFRSs and IC interpretation adopted during the financial period:

| <b>MFRSs</b>  | <b>Effective date</b> |
|---|-----------------------|
| Annual Improvements to MFRS Standards 2018-2020”<br>- Amendments to MFRS 1, MFRS 9, MFRS 16, MFRS 141 | 1 January 2022        |
| Amendments to MFRS 3 Reference to the Conceptual Framework  | 1 January 2022        |
| Amendments to MFRS 116 Property, Plant and Equipment - Proceeds before Intended Use                   | 1 January 2022        |
| Amendments to MFRS 137 Onerous Contracts - Cost of Fulfilling a Contract                              | 1 January 2022        |

The adoption of the above amendments to MFRS’s did not have any significant impact on the financial statements of the Group and of the Company.



**A EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2022 (CONT'D)**

- b) New and revised MFRSs, Amendments to MFRSs and IC interpretation, but only effective for annual periods beginning on or after 1 January 2023. The following are standards of the MFRSs Framework that has been issued by the Malaysian Accounting Standards Board but have not been early adopted by the Group:

| <b>MFRSs</b>   | <b>Effective date</b> |
|--|-----------------------|
| MFRS 17 Insurance Contracts  | 1 January 2023        |
| Amendments to MFRS 17 Insurance Contracts  | 1 January 2023        |
| Amendments to MFRS 17 Initial Application of MFRS 17 and MFRS 9 - Comparative Information                                | 1 January 2023        |
| Amendments to MRFS 101 Classification of Liabilities as Current or Non-Current   | 1 January 2023        |
| Amendments to MRFS 101 Disclosure of Accounting Policies   | 1 January 2023        |
| Amendments to MRFS 108 Definition of Accounting Estimates  | 1 January 2023        |
| Amendments to MRFS 112 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 | Deferred              |

The Group and the Company intend to adopt the above MFRSs and amendments to MFRSs when they become effective.

The initial applications of the above-mentioned MFRSs and amendments to MFRSs are not expected to have any significant impacts on the financial statements of the Group and of the Company.

**A3. SEASONAL AND CYCLICAL FACTORS**

The business operations of the Group are not significantly affected by any seasonal or cyclical factors for the current financial period under review.

**A4. UNUSUAL ITEMS AFFECTING ASSETS, LIABILITIES, EQUITY, NET INCOME OR CASH FLOWS**

There were no material unusual items affecting assets, liabilities, equity, net income or cash flows of the Group during the current financial period under review.

**A5. MATERIAL CHANGES IN ESTIMATES**

There were no material changes in estimates in the current financial period under review.

**A6. DEBT AND EQUITY SECURITIES**

There were no issuance, cancellation, repurchase, resale and repayment of debts and equity securities for the current financial period.

**A7. SEGMENTAL INFORMATION**

The Group's revenue is derived from one segment which is the supply, fabrication and installation of building facade system in Malaysia.

**A EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2022 (CONT'D)**

**A8. MATERIAL EVENTS SUBSEQUENT TO THE END OF THE CURRENT FINANCIAL PERIOD**

There were no material changes in estimates in the current financial period under review that have not been reflected in this interim financial report.

**A9. CHANGES IN THE COMPOSITION OF THE GROUP**

Save as disclosed below, there are no other changes in the composition of the group as at the date of this report.

On 8 August 2022, the Company had proportionally subscribed for an additional 192,000 ordinary shares in NS Aero City Sdn Bhd ("**NS Aero City**"), a 80%-owned subsidiary of the Company, for a total cash consideration of RM192,000.00. Following this, the Company has a total of 200,000 ordinary shares in NS Aero City. Subsequently, on 24 August 2022, the Company disposed of 25,000 ordinary shares in NS Aero City to an individual Bumiputera investor for a total cash consideration of RM25,000.00, representing a 10% equity interest in NS Aero City. Pursuant thereto, NS Aero City became a 70%-owned subsidiary of the Company.

**A10. CONTINGENT ASSETS AND CONTINGENT LIABILITIES**

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

**A11. CAPITAL COMMITMENTS**

There are no material capital commitment in respect of property, plant and equipment as at 31 December 2022.

**B ADDITIONAL INFORMATION REQUIRED UNDER THE LISTING REQUIREMENTS**

**B1. REVIEW OF PERFORMANCE**

(a) Financial Period-To-Date vs. Previous Financial Period-To-Date

The Group recorded a revenue of RM25.0 million for the financial period ended 31 December 2022, as compared to RM40.6 million in the previous financial period, representing a decrease of RM15.6 million or 38.4% primarily due to the completion of existing projects in the current year.

The Group recorded a loss after tax (“**LAT**”) of RM3.6 million for the financial period ended 31 December 2022 as compared to a profit after tax (“**PAT**”) of RM4.2 million in the previous financial period, representing a decrease of RM7.8 million or 185.4%. The losses are mainly due to the increase of cost of materials and labour costs during the financial period.

(b) Current Period vs Previous Corresponding Period

The Group recorded a revenue of RM3.9 million for the current financial period ended 31 December 2022 as compared to RM28.9 million in the previous year corresponding period, representing a decrease of RM25.0 million or 86.5% primarily due to the completion of existing projects in the current financial period.

The Group recorded a LAT of RM3.6 million for the current financial period ended 31 December 2022 as compared to PAT of RM4.0 million in the previous corresponding period, representing a decrease of RM7.6 million or 189.5%. The losses are mainly due to the increase in the cost of materials and minimum wages during the current financial period.

(c) Current Period vs Immediate Preceding Period

The Group a revenue of RM3.9 million for the current financial period ended 31 December 2022, as compared to RM21.0 million in the immediate preceding financial period, representing a decrease of RM17.1 million or 81.4% primarily due to the completion of existing projects in the current financial period.

The Group recorded a LAT of RM3.7 million for the current financial period ended 31 December 2022 as compared to a PAT of RM0.1 million in the immediate preceding financial period, representing a decrease of RM3.8 million or 3,800%. Increases in cost of materials and minimum wages are major factors for the losses.

**B2. COMMENTARY ON PROSPECTS**

The Group’s future plans and strategies are focused on the following areas:

- (i) expansion of presence in local building facade industry in Malaysia;
- (ii) expansion of factory facilities for higher fabrication capacity; and
- (iii) expansion into upstream and downstream business.

On 18 November 2021, the Company had entered into a joint venture agreement (“**JVA**”) and a subscription and shareholders’ agreement (“**SSA**”) with NS Corporation for collaboration via a joint venture company, NS Aero City to develop a portion of the land in an economic growth corridor initiated by the Negeri Sembilan state government known as Malaysia Vision Valley 2.0 (“**MVV 2.0**”) (“**Proposed Joint Venture**”). The Company intends to kick-start the Development Projects via the acquisition of parcel(s) of development land in MVV2.0 by NS Aero City or its subsidiaries or joint venture companies.

The Board of Directors of the Company (“**Board**”) is of the view that the Proposed Joint Venture will facilitate the expansion of the Group’s business activities to broaden the Group’s future earnings as part of its initiatives to achieve improved financial performance.

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On 4 February 2022, NS Aero City has entered into a Memorandum of Collaboration (“**MOC**”) with Sun Solutino Pte Ltd (“**Sun Solutino MOC**”) in relation to the development of certain parts of MVV 2.0, i.e. the development of certain parts at the beach area, new data centres, solar farm developments/investments in renewable solar energy that power up battery technology and others developments in MVV 2.0.

On 3 June 2022, NS Aero City has entered into a MOC with Astrom Training Solutions Inc. (“**Astrom Training MOC**”) to initiate participation and cooperation on the realisation and execution of certain parts of development land, MVV 2.0 (NS Aerospace Valley).

As at the date of this report, the Board of Directors of the Company (“**Board**”) wishes to inform that there is no material development for the Sun Solutino MOC and Astrom Training MOC.

On 23 September 2022, NS Aero City had entered into a conditional sale and purchase agreement (“**SPA**”) with NS Corporation for the proposed acquisition of 2 adjoining parcels of freehold land held under GRN 62756 and GRN 64408, Lot 2877 and Lot 2878, Mukim Labu, District of Seremban, Negeri Sembilan measuring approximately 1,281.832 acres for a cash consideration of RM445 million (“**Proposed Acquisition**”), which was terminated on 31 October 2022. The Group will continue to liaise with NS Corporation on the land for the Proposed Joint Venture.

In addition to the above, the Company is also actively tendering for two (2) building façade projects.

As at the date of this report, the COVID-19 pandemic has increased the Group’s cost of purchase of raw materials due to interrupted supplies in the market. Under the foregoing circumstances, the Board is of view that the financial performance of the Group will remain challenging for the 18-month financial period ending 30 June 2023. As such, the Board will continue to closely monitor the situation and respond proactively to mitigate the impact on the Group’s business operations and financial performance.

**B3. VARIANCE OF ACTUAL PROFIT FROM PROFIT FORECAST AND PROFIT GUARANTEE**

The Group has not issued any profit forecast or profit guarantee in any form of public documentation and announcement.

**C OTHER INFORMATION**

**C1. STATUS OF CORPORATE PROPOSALS**

Save as disclosed below, there were no other corporate proposals announcement.

On 28 May 2021, the Company had proposed to undertake a placement of up to 73,140,000 new ordinary shares, representing up to 10% of Uni Wall's total number of issued shares ("**Placement Shares**") ("**Proposed Placement**"). As it has been more than 6 months since Bursa Malaysia Securities Berhad's ("**Bursa Securities**") notation of the Placement Shares arising from the Proposed Placement that will be listed and quoted on the LEAP Market of Bursa Securities via its letter dated 16 February 2022, the Proposed Placement has lapsed as at the date of this report. For information purposes, none of the Placement Shares has been placed out.

**C2. MATERIAL LITIGATION**

Save as disclosed below, there are no other material litigations pending as at the date of this report.

- (i) On 9 March 2020, a supplier of Uni Wall's wholly-owned subsidiary, Uni Wall Architectural Products & Services Sdn Bhd ("**Uni Wall Architectural**" or "**Defendant**"), Ajiya Safety Glass Sdn Bhd ("**Ajiya**" or "**Plaintiff**") had served a writ of summons in the High Court of Shah Alam bearing civil suit no. BA-22NCVC-96-03/2020 against the Defendant in respect of alleged claim of RM1,711,311 being the outstanding payment due for glasses already sold and delivered to the Defendant's façade construction works together with an interest rate of 8% per annum. The Defendant disputed the claim as the Plaintiff had sold sub-standard glasses to the Defendant, which is not fit for purpose and not in accordance with the specification and/or type of glasses ordered by the Defendant in the quotation.

On 28 May 2020, the Defendant had filed a Defence and Counter Claim against the Plaintiff for a sum of approximately RM1,300,000 together with the interest rate of 5% per annum for the damages and also further damages to be assessed as the façade construction works are still on-going.

The trial of the matter is now fixed on 26 May 2023, 1 June 2023, 2 June 2023, 6 June 2023, 7 June 2023, 8 June 2023 and 9 June 2023.

The Board is of the view that Uni Wall Architectural has a good defence to Ajiya's claims, and that Uni Wall Architectural's counter claim is likely to succeed. Hence, there will not be any material adverse impact to the Group's financial position after taking into consideration that the claim had already been recorded in the Group's trade payables as at date of this report.

- (ii) On 21 April 2022, Uni Wall Architectural has issued a Notice of Arbitration to Ssangyong Engineering & Construction Co. Ltd ("**Ssangyong**" or "**Respondent**") to claim for the outstanding sum of RM7,762,003.

Ssangyong has appointed Uni Wall Architectural ("**Claimant**") as the sub-contractors for external façade works in respect of a project known as "Cadangan 1 Blok Pangsapuri Servis 49 Tingkat (80 Unit) Dan 1 Blok Pangsapuri Servis 43 Tingkat (117 Unit) Dengan 6 Tingkat Tempat Letak Kereta Serta 1 Basemen Tempat Letak Kereta Di Atas Lot 247, Seksyen 43, Jalan Ampang/Lorong Mayang Dalam Bandaraya Kuala Lumpur" ("**the Project**") vide a letter of acceptance dated 2 March 2012 ("**Letter of Acceptance**").

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Uni Wall Architectural has duly completed all the works under the Letter of Acceptance as well as other variation orders/directions given by Ssangyong. Pursuant to the said Letter of Acceptance, Uni Wall Architectural has duly submitted to Ssangyong the Final Claim (No.53 – Final Claim/Account) dated 20 June 2016 (“**Final Claim**”), in which the sum of RM10,452,151.41 is due and payable to the company.

Under the Final Claim, the value of the Project is RM79,109,757. As the Respondent had made various payments previously amounting to RM68,657,605, there is only a total sum of RM10,452,151.41 that remains outstanding, including the retention sum which is due and payable.

The Claimant revised the Final Claim vide its letter dated 6 October 2017 to the Respondent (“**Revised Final Claim**”). Pursuant to the Revised Final Claim, the revised final claim of the project is RM77,458,402 and the total payment received is RM69,696,399. As such, the outstanding sum is reduced to RM7,762,003.

In this regard, the parties are currently waiting for an arbitrator to be appointed by Pertubuhan Akitek Malaysia.

- (iii) On 28 July 2022, Crest Builder Sdn Bhd (“**the Contractor**”) who is the main contractor of Toyoma – New Ocean World Project had served a writ of summons in the High Court of Shah Alam bearing civil action no. BA-22C-24-07/2022 against the Uni Wall (“**the 1<sup>st</sup> Defendant**”) in respect of alleged claim of RM1,062,597 pursuant to the corporate guarantee given to its wholly-owned subsidiary, Uni Wall Architectural (“**the Subcontractor**”) dated 21 June 2021 and personal guarantee dated 21 June 2021 respectively issued in favour of the Contractor together with interest rate of 5% per annum.

The 1<sup>st</sup> Defendant filed a striking out application to Strike Out the Plaintiff’s Claim (“**Striking Out Application**”). The 1<sup>st</sup> Defendant’s Striking Out Application was dismissed and the Learned Judge awarded costs of RM6,000.00 to the Plaintiff as well as 5% interest per annum on the aforesaid sum until the date of full payment.

The-Case Management for this matter is fixed on 2 March 2023 by way of e-review.

### **C3. DIVIDEND**

The Board does not recommend any interim dividend for the current financial period ended 31 December 2022.

### **C4. EPS**

The basic and diluted EPS for the current financial period and financial period-to-date are computed as follows:

|  | Individual 6 months ended |             | Cumulative 12 months ended |             |
|--|---------------------------|-------------|----------------------------|-------------|
|  | 31 Dec 2022               | 31 Dec 2021 | 31 Dec 2022                | 31 Dec 2021 |
|  | RM’000                    | RM’000      | RM’000                     | RM’000      |
| (Loss)/Profit attributable to owners of the parent | (3,690)                   | 4,010       | (3,589)                    | 4,203       |
| Number of ordinary shares in issue (’000)          | 731,400                   | 731,400     | 731,400                    | 731,400     |
| Basic and diluted EPS (sen)                        | -                         | 0.55        | -                          | 0.57        |

Diluted EPS is equivalent to the basic EPS as the Company does not have any securities convertible into ordinary shares of the Company at the end of the reporting period.