

**META BRIGHT GROUP BERHAD ("MBRIGHT")**  
**(formerly known as Eastland Equity Bhd ("EASTLND"))**  
Registration No: 200001013359 (515965-A)  
Incorporated in Malaysia

**INTERIM REPORT - UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF  
FINANCIAL POSITION AS AT 30 SEPTEMBER 2022**

	As at 30.09.2022 RM <u>Unaudited</u>	As at 30.06.2022 RM <u>Audited</u>
<b>ASSETS</b>		
<b>Non-Current Assets</b>		
Property, plant and equipment	80,095,208	78,827,725
Investment properties	62,593,700	62,593,700
Other investments	1,614,679	1,628,935
Financing receivables	11,211	15,240
<b>Total Non-Current Assets</b>	<u>144,314,798</u>	<u>143,065,600</u>
<b>Current Assets</b>		
Inventories - Property development cost	45,177,574	44,587,653
Inventories - Completed properties and others	41,888,318	17,774,002
Trade and other receivables	4,157,741	3,925,937
Contract assets	2,307,752	2,335,034
Financing receivables	723,361	39,588
Deposits placed with licensed banks	9,522,979	5,173,296
Cash and bank balances	20,607,560	27,065,159
<b>Total Current Assets</b>	<u>124,385,284</u>	<u>100,900,669</u>
<b>TOTAL ASSETS</b>	<u>268,700,083</u>	<u>243,966,269</u>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity attributable to equity holders of the Company</b>		
Share capital	140,353,769	181,667,731
Reserves	47,088,602	(20,086,547)
<b>Total Equity</b>	<u>187,442,371</u>	<u>161,581,184</u>
<b>Non-Current Liabilities</b>		
Lease payables	329,465	94,073
Term loans	20,286,009	19,988,010
Trade payables	2,743,924	2,800,009
Deferred tax liabilities	5,900,034	5,900,034
<b>Total Non-Current Liabilities</b>	<u>29,259,431</u>	<u>28,782,126</u>
<b>Current Liabilities</b>		
Trade and other payables	23,561,916	24,234,403
Contract liabilities	23,978,329	25,124,355
Provisions for liabilities	1,812,000	1,812,000
Lease payables	174,289	90,858
Term loans	1,692,745	1,692,745
Bank overdraft	779,002	648,598
<b>Total Current Liabilities</b>	<u>51,998,280</u>	<u>53,602,959</u>
<b>Total Liabilities</b>	<u>81,257,712</u>	<u>82,385,085</u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<u>268,700,083</u>	<u>243,966,269</u>
<b>Net asset per share (sen)</b>	<b>10</b>	<b>19</b>

**Notes:**

*The Unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the financial year ended 30 June 2022 and the accompanying explanatory notes attached to the interim financial statements.*

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**INTERIM REPORT - UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**  
**FOR THE PERIOD ENDED 30 SEPTEMBER 2022**

	Individual Period		Cumulative Period	
	Current quarter 30.09.2022 Unaudited RM	Preceding year corresponding quarter 30.09.2021 Unaudited RM	3 months ended 30.09.2022 Unaudited RM	3 months ended 30.09.2021 Unaudited RM
<b><u>Continuing Operations</u></b>				
Revenue	8,668,806	3,919,143	8,668,806	3,919,143
Expenses excluding finance cost	(7,341,301)	(4,978,950)	(7,341,301)	(4,978,950)
Other operating income	<u>139,494</u>	<u>7,156</u>	<u>139,494</u>	<u>7,156</u>
Profit/(loss) from operations	1,466,999	(1,052,651)	1,466,999	(1,052,651)
Finance cost	(391,556)	(969,664)	(391,556)	(969,664)
<b>Profit/(loss) before taxation</b>	<u>1,075,443</u>	<u>(2,022,315)</u>	<u>1,075,443</u>	<u>(2,022,315)</u>
Income tax	-	-	-	-
<b>Net profit/(loss) for the period</b>	<u>1,075,443</u>	<u>(2,022,315)</u>	<u>1,075,443</u>	<u>(2,022,315)</u>
<b>Other comprehensive loss, net of tax</b>	<u>(14,256)</u>	<u>(56,165)</u>	<u>(14,256)</u>	<u>(56,165)</u>
<b>Total comprehensive profit/(loss) for the period</b>	<u><u>1,061,187</u></u>	<u><u>(2,078,481)</u></u>	<u><u>1,061,187</u></u>	<u><u>(2,078,481)</u></u>
Earnings per ordinary share attributable to equity holders of the Company (sen)				
Basic profit/(loss) per share	<u><u>0.06</u></u>	<u><u>(0.52)</u></u>	<u><u>0.06</u></u>	<u><u>(0.52)</u></u>
Diluted	<u><u>0.06</u></u>	<u><u>-</u></u>	<u><u>0.06</u></u>	<u><u>-</u></u>

**Notes:**

*The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the financial year ended 30 June 2022 and the accompanying explanatory notes attached to the interim financial statements.*

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**INTERIM REPORT - UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
**FOR THE PERIOD ENDED 30 SEPTEMBER 2022**

	<u>Non-distributable</u>				Fair Value Reserve of Financial Assets at FVOCI RM	<u>Distributable</u>	Total RM
	Share Capital RM	Capital Reserve RM	Warrants Reserve RM	Revaluation RM		Retained Profits/ (Accumulated Losses) RM	
<b>At 30 June 2021</b>	<b>133,877,051</b>	<b>110,238,037</b>	<b>-</b>	<b>-</b>	<b>1,215,001</b>	<b>(174,077,275)</b>	<b>71,252,814</b>
Issue of ordinary share	48,994,458	-	37,970,746	-	-	-	86,965,204
Share issuance expenses	(1,203,778)	-	-	-	-	-	(1,203,778)
Total comprehensive profit	-	-	-	-	-	4,074,512	4,074,512
Other comprehensive income/ (loss)	-	-	-	540,183	(47,751)	-	492,432
<b>At 30 June 2022</b>	<b>181,667,731</b>	<b>110,238,037</b>	<b>37,970,746</b>	<b>540,183</b>	<b>1,167,250</b>	<b>(170,002,763)</b>	<b>161,581,184</b>
Issue of ordinary share	24,800,000	-	-	-	-	-	24,800,000
Capital reduction	(66,113,962)	(110,238,037)	-	-	-	176,351,999	-
Total comprehensive profit	-	-	-	-	-	1,075,443	1,075,443
Other comprehensive loss	-	-	-	-	(14,256)	-	(14,256)
<b>At 30 September 2022</b>	<b>140,353,769</b>	<b>-</b>	<b>37,970,746</b>	<b>540,183</b>	<b>1,152,994</b>	<b>7,424,679</b>	<b>187,442,371</b>

**Notes:**

*The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the financial year ended 30 June 2022 and the accompanying explanatory notes attached to the interim financial statements.*

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**INTERIM REPORT - UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2022**

	<b>Current period to date ended 30.09.2022 RM</b>	<b>Current period to date ended 30.09.2021 RM</b>
	<b>Unaudited</b>	<b>Unaudited</b>
<b>CASH FLOWS USED IN OPERATING ACTIVITIES</b>		
Profit/(loss) before income tax expense for the period	1,075,443	(2,022,315)
Adjustments for:		
Finance income	(100,232)	(656)
Finance cost	391,556	969,664
Depreciation of property, plant and equipment	767,566	662,797
Operating profit/(loss) before working capital changes	2,134,333	(390,511)
(Increase)/decrease in:		
Financing receivables	(679,744)	9,166
Inventories - Property development cost	(589,920)	(22,850)
Inventories - Completed properties and others	(24,114,316)	(6,253)
Trade and other receivables	(207,804)	(102,743)
Trade and other payables	(728,574)	(1,395,657)
Provision for liabilities	-	1,942,836
Contract assets	27,282	-
Contract liabilities	(1,146,026)	50,750
Net cash flows (used in)/generated from operation	(25,304,769)	84,738
Interest paid	(18,588)	-
Net cash flows (used in)/from operating activities	(25,323,358)	84,738
<b>CASH FLOWS USED IN INVESTING ACTIVITIES</b>		
Additions to property, plant and equipment	(1,702,304)	(42,890)
Interest received	100,232	656
Change in pledged deposits	(4,349,681)	-
Net cash flows used In investing activities	(5,951,753)	(42,234)
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Increase in share capital	24,800,000	6,868,283
Increase in term loans due to rescheduling/moratorium	297,999	95,736
Interest paid	(372,968)	(813,052)
Payment of hire-purchase payables	(37,925)	(144,661)
Net cash flows generated from financing activities	24,687,106	6,006,306
<b>NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>(6,588,004)</b>	<b>6,048,810</b>
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF FINANCIAL PERIOD</b>	<b>26,416,561</b>	<b>(5,640,836)</b>
<b>CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD</b>	<b>19,828,557</b>	<b>407,974</b>
<b>CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD COMPRISE THE FOLLOWING:</b>		
Cash and bank balances	20,357,496	7,146,197
Housing Development Account	250,063	248,443
Deposits placed with licensed banks	9,522,979	4,310,714
Bank overdrafts	(779,002)	(6,986,666)
	29,351,536	4,718,688
Less : Deposits pledged with licensed bank	(9,522,979)	(4,310,714)
	19,828,557	407,974

**Notes:**

**The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the financial year ended 30 June 2022 and the accompanying explanatory notes attached to the interim financial statements.**

**META BRIGHT GROUP BERHAD (“MBRIGHT”)  
INTERIM REPORT FOR THE FIRST QUARTER ENDED 30 SEPTEMBER 2022**

**EXPLANATORY NOTES**

**A1 Basis of preparation**

The interim financial statements are unaudited and have been prepared in accordance with the reporting requirements of Malaysian Financial Reporting Standards (“MFRS”) 134: Interim Financial Reporting issued by the Malaysian Accounting Standards Board (“MASB”) and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad and should be read in conjunction with the Group’s annual audited financial statements for the financial year ended 30 June 2022, which have been prepared in accordance with the MFRS and the Companies Act 2016.

These explanatory notes provide an explanation of events and transactions that are significant to the understanding of the changes in the financial position and performance of the Group since the financial year ended 30 June 2022. The accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those adopted in the audited financial statements for the financial year ended 30 June 2022.

**A2 Audit qualifications**

The auditors’ report on the audited annual financial statements for the financial year ended 30 June 2022 was not subject to any qualification.

Key Audit Matters (“KAM”) highlighted by the auditors were investment properties and property, plant and equipment; inventories and revenue and corresponding costs recognition for property development activities. Details of the KAM are provided in the audited financial statements for the financial year ended 30 June 2022.

**A3 Seasonality or cyclicity of operation**

For the financial period under review, the operations of the Group are not subject to material seasonal or cyclical fluctuations except for the Hospitality segment.

**A4 Changes in the composition of the Group**

For the financial period under review, there were no material changes in the composition of the Group.

**A5 Unusual items**

There were no unusual items affecting assets, liabilities, equity, net income or cash flows because of their nature, size or incidence during the financial period under review.

**A6 Changes in estimates**

There were no material changes in estimates in the current quarter results.

**A7 Debt and equity securities**

There were no issuance, repurchase and repayment of debt and equity securities for the financial period under review other than the issuance of 381,538,461 new ordinary shares at issue price of RM0.065 per share as the RM24.8 million purchase consideration pursuant to the Acquisition as disclosed in section B5(d) and reflected in the current quarter’s Condensed Consolidated Statement of Financial Position, Condensed Consolidated Statement of Cash Flows and Condensed Consolidated Statement of Changes in Equity.

**A8 Dividends paid**

There was no dividend paid for the financial period under review.

**A9 Segmental reporting**

The Group's segmental report for the financial year to date is as follows:

	Investment properties RM'000	Leasing & financing RM'000	Hospitality RM'000	Investment holding RM'000	Property development RM'000	Others RM'000	Total RM'000
<b>Revenue</b>	722	11	6,583	-	1,353	-	8,669
<b>Results</b>							
Segment profit/(loss)	(47)	14	2,081	(899)	222	(4)	1,367
Interest income	-	-	18	49	33	-	100
Finance cost	-	-	-	-	(392)	-	(392)
Profit before taxation							1,075
Income tax expense							-
Profit for the period							1,075
Other comprehensive loss, net of tax							(14)
Total comprehensive profit for the period							1,061

**A10 Carrying amount of revalued assets**

The carrying value of land and building is based on the valuation incorporated in the audited financial statements for the financial year ended 30 June 2022.

**A11 Subsequent material event**

There were no material events subsequent to the end of the period that have not been reflected in the financial statements for the period.

**A12 Changes in contingent liabilities and contingent assets**

There were no known material contingent liabilities and contingent assets of the Group since the 2022 annual report.

**A13 Capital Commitments**

During the financial period under review, the Group had approved and contracted for the following capital commitments.

Property, Plant and Equipment	RM'000
Approved and contracted for:	<u>2,280</u>
Approved and not contracted for:	<u>412</u>

**ADDITIONAL INFORMATION AS REQUIRED BY APPENDIX 9B OF THE BURSA MALAYSIA SECURITIES BERHAD'S LISTING REQUIREMENTS**

**B1 Review of performance**

Financial review for current quarter and financial year to date:

	Individual Period		Changes (%)	Cumulative Period		Changes (%)
	Current Quarter	Preceding Year Corresponding Quarter		Current Year To-Date	Preceding Year Corresponding Period	
	30 Sep 2022 (RM '000)	30 Sep 2021 (RM '000)		30 Sep 2022 (RM '000)	30 Sep 2021 (RM '000)	
Revenue	8,669	3,919	121	8,669	3,919	121
Operating Profit/(loss)	1,467	(1,053)	239	1,467	(1,053)	239
Profit/(Loss) Before Interest and Tax	1,467	(1,053)	239	1,467	(1,053)	239
Profit/(Loss) Before Tax	1,075	(2,022)	153	1,075	(2,022)	153
Profit/(Loss) After Tax	1,075	(2,022)	153	1,075	(2,022)	153
Other Comprehensive Loss, Net of Tax	(14)	(56)	75	(14)	(56)	75
Profit/(Loss) Attributable to Ordinary Equity Holders of the Company	1,061	(2,078)	151	1,061	(2,078)	151

The Group recorded a revenue of RM8.67 million for the current quarter, an increase of RM4.75million compared to the revenue of RM3.92 million in the previous year corresponding quarter. The increase was mainly attributed to :

- 1) the double-fold revenue growth from the Hospitality segment by RM3.35 million, which saw an increase in hotel room rates and hotel occupancy by 46% and 8.7% respectively; and
- 2) the increase in revenue of RM1.35 million from the Property Development segment, which was mainly attributed to the disposal of 2 shoplots in Bandar Tasek Raja and accrued project revenue from the Damai Suites Project.

**B2 Comparison with preceding quarter result**

Financial review for the current quarter compared with the immediate preceding quarter :

	Individual Period		Changes (%)
	Current Quarter	Immediate Preceding Quarter	
	30 Sep 2022 (RM '000)	30 Jun 2022 (RM '000)	
Revenue	8,669	7,784	11
Operating Profit	1,467	9,241	(84)
Profit Before Interest and Tax	1,467	9,241	(84)
Profit Before Tax	1,075	8,769	(88)
Profit After Tax	1,075	6,335	(83)
Other Comprehensive Profit/(Loss), Net of Tax	(14)	481	(103)
Profit Attributable to Ordinary Equity Holders of the Company	1,061	6,814	(84)

The Group recorded a profit before tax of RM1.07 million and RM8.77 million for the current and previous quarter respectively. The higher profit in previous quarter is mainly due to the one-off reversal of impairment loss on the Hotel building of RM7.6 million in that quarter.

### B3 Group prospects

For the current financial year, the Board is committed to further improve our Hotel building and facilities to remain competitive. On property development segment, the Board has been continuously identifying new opportunities for development projects to provide the Group with new income streams. The Board will continue to adopt a cautious approach for the Group's property development projects and will evaluate all options available to the Group at the material time before launching any particular projects.

While the Group will remain focused on its core business, it will continue to seek and explore non-property related business opportunities that would contribute positively towards the Group's financial performance. The Group will remain cautious when looking out for business opportunities in the face of new challenges.

### B4 Variance of profit forecast and profit guarantee

Not applicable.

### B5 Corporate proposal

#### (a) Private Placement

On 6 November 2019, the company successfully completed a private placement of 29,480,000 new ordinary shares at issue price of RM0.0841 per share which raised RM2,479,268. The utilisation of the proceeds raised is as follows: -

Purpose	Proposed utilisation of proceeds RM'000	Actual utilisation RM'000	Balance to be utilised RM'000	Utilisation Timeframe
Repayment of bank borrowings	772	772	-	
Working capital	327	327	-	
Property development activities	1,280	507	773	Within 12 months
Expenses related to Private Placement	100	100	-	
	<u>2,479</u>	<u>1,706</u>	<u>773</u>	

#### (b) Private Placements

The company successfully completed the following funds raising exercises on:

- 15 June 2021 - 10% private placement of 32,428,157 new ordinary shares at issue price of RM0.1233 per share;
- 13 August 2021 - 20% share issuance of 64,856,312 new ordinary shares at issue price of RM0.1059 per share;

which raised a total of RM10,866,675. The utilisation of the proceeds raised is as follows:



Purpose	10% private	20% share	Proposed	Actual	Balance	Utilisation timeframe
	placement	issuance	utilisation of proceeds	utilisation	to be utilised	
	RM'000	RM'000	RM'000	RM'000	RM'000	
Repayment of bank borrowings	2,487	1,504	3,991	3,991	-	
Working capital	1,416	1,189	2,605	2,605	-	
Property development activities	-	4,000	4,000	3,767	233	Within 12 months
Expenses related to private placement	95	175	270	270	-	
	3,998	6,868	10,866	10,633	233	-

(c) Rights Issue with Warrants

On 18 February 2022, the company is completed rights issue of 1,144,241,731 new ordinary shares on the basis of 19 rights shares for every 7 existing Eastland shares held together with 782,901,982 free warrants issued price of RM0.07 per rights share (“Rights Issue with Warrants”) which raised RM80,096,921. The utilisation of the proceeds raised is as follows:

Details of Utilisation	Proposed	Actual	Balance	Utilisation timeframe
	utilisation of proceeds	utilisation	to be utilised	
	RM'000	RM'000	RM'000	
Repayment of bank borrowings	40,000	40,000	-	
Repayment of advances owing to LCK	12,440	12,440	-	
Repayment of advances owing to Datuk Melvinyeo	2,420	2,420	-	
Payment of Damai Consideration	8,000	8,000	-	
General working capital	2,537	2,537	-	
Business opportunities	14,000	1,721	12,279	Within 24 months
Estimated expenses for the Rights Issue with Warrants	700	700	-	
	80,097	67,818	12,279	

(d) Multiple Proposals

Approvals have been obtained at an EGM on 15 July 2022 for the Multiple Proposals as follows:

- (i) change of name of the company from “Eastland Equity Bhd” to “Meta Bright Group Berhad” [ **effected** ];
- (ii) FBO Land (Setapak) Sdn. Bhd. (“FBO Land”), a wholly-owned subsidiary of Eastland, had on 18 March 2022 entered into a conditional sale and purchase agreement (“CSPA”) with Eastland, Top Land Resources Sdn. Bhd. (“Top Land” or the “Developer”), Mentiga Development & Construction Sdn Bhd (“Mentiga” or the “Proprietor”) and Leading Ventures Sdn. Bhd. (“LV”), to acquire 92 commercial units comprising the ground and first floor within 46 stratified 2-storey shop/offices within Bandar Tun Razak Business Park, 26400 Bandar Tun Abdok Razak Jengka, Maran, Pahang Darul Makmur (“Properties”), for a total purchase consideration of RM24,800,000 (“Purchase Consideration”) which will be satisfied via the issuance of 381,538,461 new ordinary shares in Eastland (“Eastland Shares” or “Shares”) (“Consideration hares”) at an issue price of RM0.065 each (“Issue Price”), subject to the terms and conditions of the CSPA (“Acquisition”) [ **completed on 8 August 2022 upon the issuance of 381,538,461 new ordinary shares at issue price of RM0.065 per share as the Purchase Consideration** ];
- (iii) Capital Reduction exercise [ **completed on 30 September 2022** ]: -
  - a. reduction from the capital reserve account of Meta Bright Group Berhad; and
  - b. reduction in the share capital of Meta Bright Group Berhad, pursuant to Section 116 of the Companies Act, 2016 (“Act”)

- (iv) Diversification of the existing principal activities of company and subsidiaries to include Energy Related Business [ **to explore business opportunities** ] ; and
- (v) shareholders' mandate for the recurrent related party transactions of a revenue or trading nature. [ **to maintain register for compliance** ]

Saved for above, there are no outstanding corporate proposals that have been announced by the Company but not yet completed as at the date of this report.

## B6 Taxation

	3 months Quarter ended		Cumulative to date	
	30-Sep-22	30-Sep-21	30-Sep-22	30-Sep-21
	RM'000	RM'000	RM'000	RM'000
Current income tax:				
- Income tax	-	-	-	-
- Deferred tax	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

## B7 Group borrowings and debts securities

The Group borrowings, all denominated in Ringgit Malaysia, as at 30 September 2022 are as follows: -

	30/09/2022		30/06/2022	
	Current	Non-current	Current	Non-current
	RM'000	RM'000	RM'000	RM'000
<b>Secured</b>				
Hire-purchase payables	174	329	91	94
Term Loan	1,693	20,286	1,693	19,988
Bank overdraft	779	-	649	-
	<u>2,646</u>	<u>20,615</u>	<u>2,433</u>	<u>20,082</u>

## B8 Changes in material litigation

There were no material litigations for the financial period under review.

## B9 Dividend

There was no dividend paid for the financial period under review.

**B10 Earnings per share**

	3 months ended		Cumulative to date	
	30-Sep-22 RM'000	30-Sep-21 RM'000	30-Sep-22 RM'000	30-Sep-21 RM'000
Net profit/ (loss) attributable to equity holders of the Company				
- from continuing operation	<u>1,075</u>	<u>(2,022)</u>	<u>1,075</u>	<u>(2,022)</u>
	<u>1,075</u>	<u>(2,022)</u>	<u>1,075</u>	<u>(2,022)</u>
Number of ordinary share in issue ('000)	1,947,346	421,566	1,947,346	421,566
Weighted average number of ordinary share in issue ("000)	1,785,607	391,253	1,947,346	391,253
Profit/ (loss) per share (sen)				
Basic, profit from				
- continuing operations	<u>0.06</u>	<u>(0.52)</u>	<u>0.06</u>	<u>(0.52)</u>
Basic, profit/(loss) for the period	<u>0.06</u>	<u>(0.52)</u>	<u>0.06</u>	<u>(0.52)</u>
Diluted	<u>0.06</u>	<u>-</u>	<u>0.06</u>	<u>-</u>

**B11 Profit for the period**

	Current Quarter RM'000	Cumulative to date RM'000
This is arrived at after (charging)/crediting:		
Interest income	100	100
Interest expense	(392)	(392)
Depreciation and amortization	<u>(768)</u>	<u>(768)</u>

Other disclosure items pursuant to Appendix 9B, Part A(16) of the Listing Requirements of Bursa Malaysia Securities Berhad are not applicable.