

**MUI PROPERTIES BERHAD**  
Registration No. 196501000314 (6113-W)  
(Incorporated in Malaysia)

**INTERIM FINANCIAL REPORT**  
**FOR THE FOURTH QUARTER ENDED 30 JUNE 2021**  
(The figures are unaudited)

**CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS**  
**FOR THE FINANCIAL YEAR ENDED 30 JUNE 2021**

	<b>QUARTER ENDED</b>		<b>CUMULATIVE 12 MONTHS</b>	
	<b>30.06.2021</b>	<b>30.06.2020</b>	<b>30.06.2021</b>	<b>30.06.2020</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
				<b>(Audited)</b>
Revenue	19,425	18,552	76,500	76,685
Cost of sales	(12,166)	(11,014)	(48,309)	(46,157)
Gross profit	7,259	7,538	28,191	30,528
Other income	2,614	5,750	14,172	8,182
Administrative expenses	(2,793)	(2,184)	(10,068)	(11,752)
Other expenses	(1,499)	(88)	(11,001)	(2,347)
Finance costs	-	(30)	(13)	(143)
Net reversal of impairment losses on financial assets [Note A4(b)]	-	1,341	4	1,353
Profit before taxation	5,581	12,327	21,285	25,821
Taxation	(1,857)	(1,473)	(6,637)	(4,947)
Profit after taxation	3,724	10,854	14,648	20,874
Profit after taxation attributable to:				
Owners of the Company	2,141	8,813	7,671	12,725
Non-controlling interest	1,583	2,041	6,977	8,149
	3,724	10,854	14,648	20,874
Earnings per share attributable to owners of the Company:	<b>Sen</b>	<b>Sen</b>	<b>Sen</b>	<b>Sen</b>
Basic/Diluted	0.29	1.19	1.04	1.72

The Condensed Consolidated Statements of Profit or Loss should be read in conjunction with the Annual Financial Report for the financial year ended 30 June 2020 and the accompanying explanatory notes attached to the interim financial statements.

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**CONDENSED CONSOLIDATED STATEMENTS OF OTHER COMPREHENSIVE INCOME  
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2021**

	<b>QUARTER ENDED</b>		<b>CUMULATIVE 12 MONTHS</b>	
	<b>30.06.2021</b>	<b>30.06.2020</b>	<b>30.06.2021</b>	<b>30.06.2020</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
				<b>(Audited)</b>
Profit after taxation	3,724	10,854	14,648	20,874
Other comprehensive income/(expenses), net of tax:				
<i>Item that will not be reclassified subsequently to profit or loss</i>				
Foreign currency translation differences for foreign operations	(2,963)	(1,292)	404	(186)
<i>Item that will be reclassified subsequently to profit or loss</i>				
Fair value changes of available-for-sale financial assets	(40)	(1,144)	(39)	(1,465)
Other comprehensive income/(expenses)	(3,003)	(2,436)	365	(1,651)
Total comprehensive income for the financial year	721	8,418	15,013	19,223
Attributable to:				
Owners of the Company	(862)	6,377	8,036	11,074
Non-controlling interest	1,583	2,041	6,977	8,149
	721	8,418	15,013	19,223

The Condensed Consolidated Statements of Other Comprehensive Income should be read in conjunction with the Annual Financial Report for the financial year ended 30 June 2020 and the accompanying explanatory notes attached to the interim financial statements.

**MUI PROPERTIES BERHAD**  
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**CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION  
AS AT 30 JUNE 2021**

	<b>30.06.2021</b>	<b>30.06.2020</b>
	<b>RM'000</b>	<b>RM'000</b>
		<b>(Audited)</b>
<b>ASSETS</b>		
<b>Non-Current Assets</b>		
Property, plant and equipment	8,133	8,212
Investment properties	30,383	30,361
Inventories	33,930	35,263
Other investments	79,633	81,928
Deferred tax assets	1,771	1,533
	153,850	157,297
<b>Current Assets</b>		
Inventories	97,438	108,785
Contract costs	1,710	275
Trade and other receivables	38,825	22,150
Contract assets	24,876	3,622
Other investments	23,642	54
Current tax assets	156	132
Deposits, bank balances and cash	66,481	99,729
	253,128	234,747
<b>TOTAL ASSETS</b>	<b>406,978</b>	<b>392,044</b>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity Attributable To Owners Of The Company</b>		
Share capital	162,468	162,468
Treasury shares	(6,301)	(6,301)
Reserves	(6,298)	(6,660)
Retained profits	140,945	133,271
	290,814	282,778
<b>Non-Controlling Interest</b>	91,157	88,284
<b>Total Equity</b>	<b>381,971</b>	<b>371,062</b>
<b>Non-Current Liabilities</b>		
Employee benefits	43	40
<b>Current Liabilities</b>		
Trade and other payables	24,196	20,477
Contract liabilities	4	27
Current tax liabilities	764	438
	24,964	20,942
<b>Total Liabilities</b>	<b>25,007</b>	<b>20,982</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>406,978</b>	<b>392,044</b>
	<b>RM</b>	<b>RM</b>
Net assets per share attributable to owners of the Company	0.39	0.38

The Condensed Consolidated Statements of Financial Position should be read in conjunction with the Annual Financial Report for the financial year ended 30 June 2020 and the accompanying explanatory notes attached to the interim financial statements.

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**CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY  
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2021**

	Attributable to Owners of the Company				Total	Non- Controlling Interest	Total Equity
	Share Capital RM'000	Treasury Shares RM'000	Non- Distributable	Distributable			
			Reserves RM'000	Retained Profits RM'000			
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
At 1 July 2020	162,468	(6,301)	(6,660)	133,271	282,778	88,284	371,062
Profit for the financial year	-	-	-	7,671	7,671	6,977	14,648
Foreign currency translation differences for foreign operations	-	-	404	-	404	-	404
Fair value changes of available- for-sale financial assets	-	-	(42)	3	(39)	-	(39)
Total comprehensive income	-	-	362	7,674	8,036	6,977	15,013
Dividend paid to non-controlling interest of a subsidiary	-	-	-	-	-	(4,104)	(4,104)
<b>At 30 June 2021</b>	162,468	(6,301)	(6,298)	140,945	290,814	91,157	381,971
At 1 July 2019	162,468	(6,301)	(5,009)	120,546	271,704	84,239	355,943
Profit for the financial year	-	-	-	12,725	12,725	8,149	20,874
Foreign currency translation differences for foreign operations	-	-	(186)	-	(186)	-	(186)
Fair value changes of available- for-sale financial assets	-	-	(1,465)	-	(1,465)	-	(1,465)
Total comprehensive income/(expenses)	-	-	(1,651)	12,725	11,074	8,149	19,223
Dividend paid to non-controlling interest of a subsidiary	-	-	-	-	-	(4,104)	(4,104)
<b>At 30 June 2020</b>	162,468	(6,301)	(6,660)	133,271	282,778	88,284	371,062

The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Annual Financial Report for the financial year ended 30 June 2020 and the accompanying explanatory notes attached to the interim financial statements.

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**CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS  
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2021**

	30.06.2021 RM'000	30.06.2020 RM'000 (Audited)
<b>Operating Activities</b>		
Profit before taxation	21,285	25,821
Net adjustments	(5,837)	(5,878)
Operating profit before working capital changes	15,448	19,943
Net changes in working capital	(23,058)	16,817
Cash from/(used in) operations	(7,610)	36,760
Interest paid	(13)	(143)
Interest received	2,206	2,242
Net tax paid	(6,633)	(4,916)
Net cash from/(used in) operating activities	(12,050)	33,943
<b>Investing Activities</b>		
Dividend received	-	40
Investment properties	(23)	(49)
Proceeds from disposal of property, plant and equipment	41	52
Proceeds from disposal of other investments	4,399	-
Purchase of property, plant and equipment	(42)	(337)
Withdrawal of term deposit with tenure of more than 3 months	286	-
Net cash from/(used in) investing activities	4,661	(294)
<b>Financing Activities</b>		
Dividend paid to non-controlling interest of a subsidiary, representing net cash used for financing activities	(4,104)	(4,104)
Net increase/(decrease) in cash and cash equivalents	(11,493)	29,545
Foreign exchange differences	2,173	1,169
Cash and cash equivalents at beginning of financial year	99,443	68,729
<b>Cash and cash equivalents at end of financial year</b>	<b>90,123</b>	<b>99,443</b>

The Condensed Consolidated Statements of Cash Flows should be read in conjunction with the Annual Financial Report for the financial year ended 30 June 2020 and the accompanying explanatory notes attached to the interim financial statements.

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**A. NOTES TO THE INTERIM FINANCIAL REPORT**

**A1 Basis of Preparation**

The Interim Financial Report is unaudited and has been prepared in accordance with Malaysian Financial Reporting Standards ("MFRS") 134, Interim Financial Reporting and Chapter 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 June 2020. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 30 June 2020.

**A2 Significant Accounting Policies**

The financial statements of the Group are prepared under the historical cost convention and modified to include other bases of valuation as disclosed in other sections under significant accounting policies, and in compliance with MFRS, International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia.

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 2020, except for the following:

<b>MFRSs and/or IC Interpretations (Including The Consequential Amendments)</b>	<b>Effective date</b>
Amendments to MFRS 3: Definition of a Business	1 January 2020
Amendments to MFRS 4: Extension of the Temporary Exemption from Applying MFRS 9	At issue date of 17 August 2020
Amendments to MFRS 9, MFRS 139 and MFRS 7: Interest Rate Benchmark Reform	1 January 2020
Amendments to MFRS 16: COVID-19-Related Rent Concessions	1 June 2020
Amendments to MFRS 101 and MFRS 108: Definition of Material	1 January 2020
Amendments to References to the Conceptual Framework in MFRS Standards	1 January 2020

The adoption of the above accounting standards and/or interpretations (including the consequential amendments, if any) did not have any material impact on the Group's financial statements.

The Group has not applied in advance the following accounting standards and/or interpretations (including the consequential amendments, if any) that have been issued by the Malaysian Accounting Standards Board (MASB) but are not yet effective for the current financial year:

<b>MFRSs and/or IC Interpretations (Including The Consequential Amendments)</b>	<b>Effective date</b>
MFRS 17 Insurance Contracts	1 January 2023*
Amendments to MFRS 3: Reference to the Conceptual Framework	1 January 2022
Amendments to MFRS 10 and MFRS 128: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred
Amendments to MFRS 17: Insurance Contracts	1 January 2023
Amendments to MFRS 101: Classification of Liabilities as Current or Non-Current	1 January 2023
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
Annual Improvements to MFRS Standards 2018 – 2020	1 January 2022

\* The effective date has been deferred from annual reporting periods beginning on or after 1 January 2021 to 1 January 2023 pursuant to the amendments to MFRS 17 issued by the MASB, namely 'Amendments to MFRS 17 Insurance Contracts'.

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The adoption of the above accounting standards and/or interpretations (including the consequential amendments, if any) is expected to have no material impact on the financial statements of the Group upon their initial application.

**A3 Seasonal or Cyclical Factors**

The business operations of the Group are not affected by any seasonal factors.

**A4 Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flows**

There were no items affecting assets, liabilities, equity, net income or cash flows that are unusual because of their nature, size or incidence during the financial year ended 30 June 2021.

**(a) Coronavirus Disease 2019 (COVID-19)**

The outbreak of COVID-19 since early 2020 has resulted in the occurrence of a multitude of associated events such as temporary or prolonged closure of businesses, travel restrictions and quarantine measures across the globe. These measures and policies affect supply chains and the production of goods and services and lower economic activity which is likely to result in a reduced demand for the Group's goods and services. The Group exercises judgement, in light of all facts and circumstances, to assess the extent in which these series of events provide additional evidence about the condition that existed at the reporting date and therefore affects the recognition and measurement of the Group's assets and liabilities at 30 June 2021.

**(b) Net reversal of impairment losses on financial assets**

	QUARTER ENDED		CUMULATIVE 12 MONTHS	
	30.06.2021	30.06.2020	30.06.2021	30.06.2020
	RM'000	RM'000	RM'000	RM'000
Other receivable	-	(6)	4	6
Local investment	-	1,347	-	1,347
	-	1,341	4	1,353

**A5 Changes in Estimates**

There were no changes in estimates of amounts reported in prior financial year, which may have a material effect during the financial year ended 30 June 2021.

**A6 Issuances, Cancellations, Repurchases, Resale and Repayments of Debt and Equity Securities**

As at 30 June 2021, the number of treasury shares held is 23,145,300 ordinary shares.

There were no issuances and repayments of debt and equity securities, share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares during the financial year ended 30 June 2021.

**A7 Dividend Paid**

No dividend was paid during the financial year ended 30 June 2021 (30 June 2020: Nil).

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**A8 Operating Segments**

Segment information is presented in respect of the Group's business segments.

**For the financial year ended 30 June 2021**

	<b>Properties RM'000</b>	<b>Investment holding RM'000</b>	<b>Total RM'000</b>
<b>External revenue</b>	76,500	-	76,500
<b>Segment results</b>	23,607	(2,309)	21,298
Finance costs	-	(13)	(13)
Profit/(loss) before taxation	23,607	(2,322)	21,285
Taxation	(6,715)	78	(6,637)
Profit/(loss) after taxation	16,892	(2,244)	14,648
<b>Segment assets</b>	295,397	109,654	405,051
Unallocated assets			1,927
			406,978

**A9 Events Subsequent to the End of the Financial Year**

There are no material events subsequent to the financial year ended 30 June 2021 that have not been reflected in the financial statements for the said period as at the date of this report.

**A10 Changes in the Composition of the Group**

- (a) Superex Sdn Bhd ('SSB'), a dormant wholly-owned subsidiary of the Company which was placed under members' voluntarily winding-up on 21 June 2019, was dissolved on 7 January 2021 pursuant to Section 459(5) of the Companies Act, 2016. The dissolution did not have any material effect on the earnings and net assets of the Group.
- (b) On 22 March 2021, Dirnavy Pty Limited and MUI Australia Pty Ltd, both incorporated in Australia and dormant indirect wholly-owned subsidiaries of the Company, were deregistered from the Australian Securities and Investments Commission pursuant to Section 601AA(4) of the Corporations Act 2001. A loss on deregistration of both companies amounting to RM6.9 million has been taken up in the financial statements of the Group.

Other than the above, there were no changes in the composition of the Group during the financial year ended 30 June 2021.

**A11 Contingent Liabilities and Capital Commitments**

There are no material contingent liabilities or capital commitments as at the date of this report.



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**B. ADDITIONAL INFORMATION REQUIRED PURSUANT TO BURSA SECURITIES MAIN MARKET LISTING REQUIREMENTS**

**B1 Review of Performance of the Company and its Principal Subsidiaries**

	QUARTER ENDED		Changes %	CUMULATIVE 12 MONTHS		Changes %
	30.06.2021 RM'000	30.06.2020 RM'000		30.06.2021 RM'000	30.06.2020 RM'000	
<b>Revenue</b>						
Properties	19,425	18,552	4.7	76,500	76,645	(0.2)
Investment holding	-	-	-	-	40	(100.0)
	19,425	18,552	4.7	76,500	76,685	(0.2)
<b>Profit/(loss) before taxation ("PBT/(LBT)")</b>						
Properties	5,705	6,355	(10.2)	23,607	24,362	(3.1)
Investment holding	(124)	5,972	(102.1)	(2,322)	1,459	(259.2)
	5,581	12,327	(54.7)	21,285	25,821	(17.6)

**Current Quarter Ended 30 June 2021**

The 4.7% increase in revenue in the current quarter is mainly from the on-going Phase E6 with some lower contribution from Phases E7-1 and E7-2 which were at the completion stages of Bandar Springhill. Overall PBT of RM5.6 million was lower compared to RM12.3 million in the same quarter last year was mainly due to lower net foreign exchange gain.

**Financial Year Ended 30 June 2021**

The properties segment maintained its revenue and PBT at RM77.0 million and RM24.0 million respectively against the previous financial year. On a Group level, the lower PBT of RM21.3 million in the current financial year was mainly due to a RM6.9 million loss on derecognition of dormant subsidiaries as mentioned in Note A10(b).

**B2 Material Changes in the Quarterly Results Compared with the Results of the Preceding Quarter**

	QUARTER ENDED		Changes %
	30.06.2021 RM'000	31.03.2021 RM'000	
<b>Revenue</b>			
Properties	19,425	23,561	(17.6)
<b>Profit/(loss) before taxation ("PBT/(LBT)")</b>			
Properties	5,705	7,180	(20.5)
Investment holding	(124)	(3,289)	96.2
	5,581	3,891	43.4

The lower revenue of RM19.4 million for the current quarter was mainly due to construction delays for the month of June 2021 when the Government implemented Movement Control Order 3.0. This affected the revenue recognition for Phases E6 and E3A for the current quarter. Despite this, Group PBT improved from RM3.9 million to RM5.6 million as the results of the preceding quarter was affected by a RM6.9 million loss on derecognition of dormant subsidiaries.

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**B3 Prospects for the Financial Year Ending 30 June 2022**

Despite the initial fears and concerns following the outbreak of Covid-19 at the beginning of 2020, the Group has been able to weather the numerous challenges by diligently completing its projects without undue delay and careful launches of new phases that saw promising take up rates. The opening of UCSI Hospital in Bandar Springhill in March 2021 is expected to further improve the vibrancy and attractiveness of the township. For the financial year ending 30 June 2022, the Group will continue with this strategy and also expand its product offering in line with market demands.

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

Not applicable.

**B5 Profit Before Taxation**

Included in the profit before taxation were the followings items:

	QUARTER ENDED		Changes %	CUMULATIVE 12 MONTHS		Changes %
	30.06.2021 RM'000	30.06.2020 RM'000		30.06.2021 RM'000	30.06.2020 RM'000	
Capital distribution received from other investment	-	-	-	-	137	(100.0)
Depreciation	(97)	(96)	(1.0)	(382)	(357)	(7.0)
Dividend income	-	-	-	-	40	(100.0)
Gain/(loss) on derecognition of de-registered subsidiaries	-	928	(100.0)	(6,863)	928	(839.5)
Fair value gain on other investments	168	563	(70.2)	168	563	(70.2)
Gain on disposal of:						
- local investment	-	-	-	3	-	100.0
- overseas investment	-	-	-	4,420	-	100.0
- property, plant & equipment	-	47	(100.0)	40	47	(14.9)
Interest expense	-	(30)	100.0	(13)	(143)	90.9
Interest income	598	885	(32.4)	2,206	2,242	(1.6)
Net gain on foreign exchange	478	3,339	(85.7)	3,831	2,670	43.5
Rental income	161	82	96.3	537	352	52.6

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**B6 Trade Receivables**

- (a) Trade receivables are generally on 30 to 90 days terms.  
(b) The ageing analysis of trade receivables of the Group is as follows:

	QUARTER ENDED		Changes
	30.06.2021	30.06.2020	%
	RM'000	RM'000	
Not past due	5,544	15,076	(63.2)
Past due			
1 to 30 days	3,109	1,850	68.1
31 to 60 days	8,398	83	10,018.1
61 to 90 days	2,262	960	135.6
91 to 120 days	1,540	1,433	7.5
More than 120 days	997	593	68.1
	21,850	19,995	9.3

**B7 Taxation**

Taxation comprises:

	QUARTER ENDED		Changes	CUMULATIVE 12 MONTHS		Changes
	30.06.2021	30.06.2020	%	30.06.2021	30.06.2020	%
	RM'000	RM'000		RM'000	RM'000	
Current taxation	(1,771)	(1,346)	(31.6)	(5,871)	(5,958)	1.5
Over/(under) provision for prior year	-	-	-	(978)	612	(259.8)
Deferred taxation	(86)	(127)	32.3	212	399	(46.9)
	(1,857)	(1,473)	(26.1)	(6,637)	(4,947)	(34.2)

The current tax charge for the financial year ended 30 June 2021 is higher than the statutory rate of tax applicable mainly due to losses incurred by certain subsidiaries where no group relief are available.

**B8 Status of Corporate Proposals**

The Group has not announced any corporate proposals which have not been completed as at the date of this report.

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**B9 Earnings Per Share**

(a) Basic earnings per share

The basic earnings per ordinary share is calculated by dividing the profit for the financial year attributable to equity holders of the Company with the weighted average number of shares in issue during the financial period as follows:

	QUARTER ENDED		CUMULATIVE 12 MONTHS	
	30.06.2021	30.06.2020	30.06.2021	30.06.2020
Profit for the financial year attributable to owners of the Company (RM'000)	2,141	8,813	7,671	12,725
Weighted average number of ordinary shares in issue ('000)	740,915	740,915	740,915	740,915
Earnings per share (sen)	0.29	1.19	1.04	1.72

(b) Diluted earnings per share is not disclosed as there is no dilutive potential ordinary shares.

**B10 Group Borrowings**

As at 30 June 2021, there were no group borrowings.

**B11 Derivative Financial Instruments**

There are no derivative financial instruments as at the date of this report.

**B12 Fair Value Changes of Financial Liabilities**

As at 30 June 2021, the Group did not have any financial liabilities measured at fair value through profit or loss.

**B13 Material Litigation**

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

**B14 Dividend**

On 20 August 2021, the Company announced an interim single tier dividend of 0.45 sen per ordinary share in respect of the financial year ended 30 June 2021 which will be paid on 22 September 2021 (30 June 2020: Nil) .

**B15 Auditors' Report**

The auditors' report on the financial statements for the financial year ended 30 June 2020 was unmodified.

**BY ORDER OF THE BOARD**  
**MUI PROPERTIES BERHAD**

**Lee Chik Siong**  
**Wong Shuk Fuen**  
**Joint Company Secretaries**

**Date: 20 September 2021**