



**SUMMARY OF KEY FINANCIAL INFORMATION FOR THE SECOND QUARTER ENDED
30 SEPTEMBER 2019**

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER 30.09.2019 UNAUDITED	PRECEDING YEAR CORRESPONDING QUARTER 30.09.2018 UNAUDITED	CURRENT YEAR TO-DATE 30.09.2019 UNAUDITED	PRECEDING YEAR CORRESPONDING PERIOD 30.09.2018 UNAUDITED
	RM'000	RM'000	RM'000	RM'000
1. Revenue for continuing operations	4,377	5,167	9,037	10,496
2. Profit/(loss) before tax for continuing operations	434	(48)	563	1,195
3. Profit/(loss) after tax for continuing operations	232	(121)	299	1,112
4. Profit/(loss) attributable to owners of the parent	241	(111)	309	1,134
5. Total comprehensive profit attributable to owners of the parent	137	420	1,353	770
6. Basic profit/(loss) per share (nearest sen)	0.11	(0.05)	0.14	0.50
7. Proposed/declared dividend per share (sen)	-	-	-	-
	As At Current Quarter		As At Preceding Financial Year End	
Net asset per share attributable to owners of the parent (RM)	0.54		0.53	



**CONDENSED CONSOLIDATED STATEMENT
COMPREHENSIVE INCOME FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2019**

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER 30.09.2019 UNAUDITED RM'000	PRECEDING YEAR CORRESPONDING QUARTER 30.09.2018 UNAUDITED RM'000	CURRENT YEAR TO-DATE 30.09.2019 UNAUDITED RM'000	PRECEDING YEAR CORRESPONDING PERIOD 30.09.2018 UNAUDITED RM'000
Revenue	4,377	5,167	9,037	10,496
Operating expenses	(4,055)	(4,359)	(7,713)	(8,341)
Other income	955	68	976	890
Profit from operations	1,277	876	2,300	3,045
Finance cost	(843)	(924)	(1,737)	(1,850)
Profit/(loss) before tax	434	(48)	563	1,195
Taxation	(202)	(73)	(264)	(73)
Profit/(loss) for the period	232	(121)	299	1,122
Other comprehensive income/(loss)				
Items which may be reclassified subsequently to profit or loss :				
Foreign currency translation	(104)	513	1,044	(413)
Total comprehensive income for the period	128	392	1,343	709
Profit/(loss) attributable to :				
- Owners of the parent	241	(111)	309	1,134
- Non-controlling interest	(9)	(10)	(10)	(12)
	232	(121)	299	1,122
Total comprehensive profit/(loss) attributable to :				
- Owners of the parent	137	420	1,353	770
- Non-controlling interest	(9)	(28)	(10)	(61)
	128	392	1,343	709
Profit/(loss) per share attributable to equity holder of the parent				
Basic (Sen)	0.11	(0.05)	0.14	0.50

(The unaudited Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2019)



**NOTES TO CONDENSED CONSOLIDATED STATEMENT
COMPREHENSIVE INCOME FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2019**

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER 30.09.2019 UNAUDITED	PRECEDING YEAR CORRESPONDING QUARTER 30.09.2018 UNAUDITED	CURRENT YEAR TO-DATE 30.09.2019 UNAUDITED	PRECEDING YEAR CORRESPONDING PERIOD 30.09.2018 UNAUDITED
	RM'000	RM'000	RM'000	RM'000
<u>Income</u>				
Interest income	1	1	1	2
Foreign exchange gains	9	52	26	77
Early rental for renovation	-	-	4	-
Gains on disposal of property, plant and equipment	-	12	-	59
Interest income on outstanding share sale	935	-	935	-
Reversal of accumulated loss as a result of the disposal of subsidiary	-	3	-	752
Incentive and payout by tax authority	7	-	7	-
Other income	3	-	3	-
	<u>955</u>	<u>68</u>	<u>976</u>	<u>890</u>
<u>Expenses</u>				
Depreciation and amortisation	139	205	282	410
Interest expense	843	924	1,737	1,850

There are no income or expenses in relation to the following items:

- i) Provision for and write off of receivables;
- ii) Gain or loss on derivatives;
- iii) Inventory written off;
- iv) Impairment of assets; and
- v) Exceptional items



CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2019

	30 September 2019	31 March 2019
	(UNAUDITED)	(AUDITED)
	RM'000	RM'000
ASSETS		
<u>Non-current Assets</u>		
Property, Plant and Equipment	8,325	8,578
Investment Property	143,198	143,198
Intangible Assets	4,169	4,146
	155,692	155,922
<u>Current Assets</u>		
Inventories	2,414	2,231
Trade Receivables	2,506	2,622
Other Receivables, Deposit and Prepayments	538	707
Cash and Bank Balances	1,698	1,463
	7,156	7,023
Non-current assets classified as held for sale	12,500	12,500
TOTAL ASSETS	175,348	175,445
EQUITY AND LIABILITIES		
<u>Equity Attributable To Equity Holders Of The Company</u>		
Share Capital :		
Ordinary Shares	280,779	280,779
Reserves	(158,659)	(160,012)
	122,120	120,767
Non-controlling Interest	573	583
Total Equity	122,693	121,350
<u>Non-current Liabilities</u>		
Borrowings	34,567	38,336
Deferred Tax Liabilities	2,232	2,230
	36,799	40,566
<u>Current Liabilities</u>		
Trade Payables	984	443
Other Payables and Accruals	7,549	8,552
Bank Overdraft	995	1,557
Other Short Term Borrowings	6,029	2,680
Taxation	299	297
	15,856	13,529
Total Liabilities	52,655	54,095
TOTAL EQUITY AND LIABILITIES	175,348	175,445
NET ASSETS PER SHARE ATTRIBUTABLE TO OWNERS OF THE PARENT (RM)	0.54	0.53

(The unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2019)



CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2019

	← Attributable to owners of the parent →					Total Equity
	Share Capital	Non-Distributable Foreign Exchange Reserve	Accumulated Loss	TOTAL	Non-controlling Interests	
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
6 Months Ended 30 September 2019						
At 1 April 2019	280,779	(22,629)	(137,383)	120,767	583	121,350
Profit/(loss) for the period	-	-	309	309	(10)	299
Other comprehensive income	-	983	61	1,044	-	1,044
Total comprehensive income/(loss) for the period	-	983	370	1,353	(10)	1,343
At 30 September 2019	280,779	(21,646)	(137,013)	122,120	573	122,693
6 Months Ended 30 September 2018						
At 1 April 2018	280,779	4,436	(162,596)	122,619	(839)	121,780
Profit/(loss) for the period	-	-	1,134	1,134	(12)	1,122
Other comprehensive loss	-	(364)	-	(364)	(49)	(413)
Total comprehensive (loss)/income for the period	-	(364)	1,134	770	(61)	709
At 30 September 2018	280,779	4,072	(161,462)	123,389	(900)	122,489

(The unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 31 March 2019)



CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2019

	2019	2018
	9 Months Ended	9 Months Ended
	September	September
	UNAUDITED	UNAUDITED
	RM'000	RM'000
Profit before tax	563	1,195
<u>Adjustment For :</u>		
Depreciation and amortisation	282	410
Gain on disposal of property, plant and equipment	-	(59)
Property, plant and equipment written off	-	26
Unrealised foreign exchange loss	-	6
Interest expense	1,737	1,850
Interest income	(936)	(2)
Operating Profit Before Changes In Working Capital	1,646	3,426
<u>Changes In Working Capital</u>		
Net Changes In Current Assets	102	578
Net Changes In Current Liabilities	(462)	(470)
Cash generated from Operations	1,286	3,534
Tax Paid	(264)	(65)
Interest Paid	(1,737)	(1,850)
Net Cash (used in)/ from Operating Activities	(715)	1,619
<u>Investing Activities</u>		
Purchase of fixed asset	(3)	-
Proceed from disposal of fixed asset	-	59
Interest received	936	2
Net Cash from Investing Activities	933	61
<u>Financing Activities</u>		
Repayment of hire purchase	-	(18)
Repayment of term loan	(420)	-
Advance from holding company	-	(272)
Net cash used in financing activities	(420)	(290)
Net Changes In Cash & Cash Equivalent	(202)	1,390
Cash and Cash Equivalents At Beginning Of The Period	(94)	(1,165)
Currency translation difference	999	(744)
Cash and Cash Equivalents At The End Of The Period	703	(519)

(The unaudited Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the year ended 31 March 2019).



NOTES TO CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2019

1) Cash and cash equivalents at end of the period comprises of:

	2019	2018
	30 September	30 September
	UNAUDITED	UNAUDITED
	RM'000	RM'000
Bank Overdraft	(995)	(2,625)
Cash at Bank and Short Term Deposit	1,698	2,106
	<u>703</u>	<u>(519)</u>

(The unaudited Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the year ended 31 March 2019).



NOTES TO THE QUARTERLY REPORT ON THE CONSOLIDATED RESULTS FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2019

PART A – EXPLANATORY NOTES PURSUANT TO MFRS 134

A1 Accounting Policies and Basis of Preparation

This condensed consolidated interim financial statements (Condensed Report) have been prepared in accordance with MFRS 134: Interim Financial Reporting and paragraph 9.22 (Appendix 9B Part A) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad. This Condensed Report also complies with IAS 34: Interim Financial Reporting issued by the International Accounting Standards Board (IASB).

The Consolidated Interim Financial Statement should be read in conjunction with audited financial statements for the year ended 31 March 2019.

The explanatory notes attached to these condensed consolidated 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 year ended 31 March 2019.

The significant accounting policies and methods of computation adopted in the preparation of this Condensed Report are consistent with those adopted in the audited financial statements of the Group and the Company for the financial year ended 31 March 2019.

The Group has not applied in advance the following new MFRSs, amendments/improvements to MFRSs and amendments to IC interpretation (“IC Int”) that have been issued by MASB but not yet effective for the current financial year:

<u>New MFRS</u>		Effective for annual periods beginning on or after
MFRS 17	Insurance Contracts	1 Jan 2021
 <u>Amendments/Improvements to MFRSs</u>		
MFRS 1	First-time Adoption of MFRSs	1 Jan 2021#
MFRS 2	Share-based Payment	1 Jan 2020*
MFRS 3	Business Combinations	1 Jan 2020*/ 1 Jan 2021#
MFRS 5	Non-current Assets Held for Sale and Discontinued Operations	1 Jan 2021#
MFRS 6	Exploration for and Evaluation of Mineral Resources	1 Jan 2020*
MFRS 7	Financial Instruments: Disclosures	1 Jan 2020/ 1 Jan 2021#
MFRS 9	Financial Instruments	1 Jan 2020/ 1 Jan 2021#
MFRS 10	Consolidated Financial Statements	Deferred
MFRS 14	Regulatory Deferral Accounts	1 Jan 2020*
MFRS 15	Revenue from Contracts with Customers	1 Jan 2021#
MFRS 101	Presentation of Financial Statements	1 Jan 2020*/ 1 Jan 2021#



A1 Accounting Policies and Basis of Preparation (cont'd)

		Effective for annual periods beginning on or after
<u>Amendments/Improvements to MFRSs (cont'd)</u>		
MFRS 107	Statement of Cash Flows	1 Jan 2021#
MFRS 108	Accounting Policies, Changes in Accounting Estimates and Error	1 Jan 2020*
MFRS 116	Property, Plant and Equipment	1 Jan 2021#
MFRS 119	Employee Benefits	1 Jan 2021#
MFRS 128	Investment in Associates & Joint Venture	Deferred/ 1 Jan 2021#
MFRS 132	Financial Instruments: Presentation	1 Jan 2021#
MFRS 134	Interim Financial Reporting	1 Jan 2020*
MFRS 136	Impairment of Assets	1 Jan 2021#
MFRS 137	Provisions, Contingent Liabilities and Contingent Assets	1 Jan 2020*/ 1 Jan 2021#
MFRS 138	Intangible Assets	1 Jan 2020*/ 1 Jan 2021#
MFRS 139	Financial Instruments: Recognition and Measurement	1 Jan 2020
MFRS 140	Investment Property	1 Jan 2021#
<u>Amendments to IC Int</u>		
IC Int 12	Service Concession Arrangements	1 Jan 2020*
IC Int 19	Extinguishing Financial Liabilities with Equity Instruments	1 Jan 2020*
IC Int 20	Stripping Costs in the Production Phase of a Surface Mine	1 Jan 2020*
IC Int 22	Foreign Currency Transactions and Advance Consideration	1 Jan 2020*
IC Int 132	Intangible Assets – Web Site Costs	1 Jan 2020*

**Amendments to References to the Conceptual Framework in MFRS Standards.*

Amendments as to the consequence of effective of MFRS 17 Insurance Contracts.

The adoption of the above pronouncements are not expected to have any material effect to the financial statements of the Group and the Company upon their initial application.

A2 Auditors' Report on preceding Annual Financial Statements

The Auditors' Report on the preceding Annual Financial Statements of the Company for the financial year ended 31 March 2019 was subjected to audit qualification as follows:

Qualified Opinion

In our opinion, except for the effects of the matters described in the Basis for Qualified Opinion paragraph, the financial statements give a true and fair view of the financial position of the Group and of the Company as at 31 March 2019, and of their financial performance and their cash flows for the financial year then ended in accordance with the Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia.



A2 Auditors' Report on preceding Annual Financial Statements (cont'd)

Basis for Qualified Opinion

(a) As stated in Note 15(a) to the financial statements, the Group continued to classify its other investment as non-current asset classified as held for sale. We were unable to obtain sufficient and appropriate audit evidence that the sale is highly probable in accordance with MFRS 5 – Non-Current Assets Held for Sale and Discontinued Operations in order for the Group to continue to classify the said investment as non-current asset held for sale.

(b) As stated in Note 15(b) to the financial statements, the Group has assessed and is of the opinion that there is no impairment loss on the non-current assets classified as held for sale. We were unable to obtain sufficient and appropriate audit evidence that the recoverable amount is higher than the carrying amount of the asset. We are unable to quantify the financial impact, if any, had an impairment loss been recognised.

A3 Seasonal or cyclical factors

The Group's results for the current reporting quarter were not materially affected by any seasonal or cyclical factors.

A4 Unusual items due to their nature, size or incidence

There were no unusual items affecting assets, liabilities, equity, net income, or cash flow during the current quarter under review.

A5 Changes in estimates

There were no material changes in estimates of amounts reported in prior interim periods of the current financial period or in prior financial years that have a material effect in the current quarter under review.

A6 Debt and equity securities

There were no issuance, cancellation, repurchase, resale and repayment of debt and equity securities during the current reporting quarter under review.

A7 Dividend paid

There were no dividends paid during the quarter ended 30 September 2019.

A8. Significant events

There were no material significant events during the current quarter ended 30 September 2019.



A9 Operating Segments

The operating segments analysis are as follows:

(a) By Activity

(i) Current year quarter ended 30 September 2019

	Investment Holdings RM'000	Investment Property RM'000	Semi Conductor RM'000	Health Care RM'000	Elimination RM'000	Total RM'000
Revenue						
External revenue	-	1,100	3,277	-	-	4,377
Intersegment revenue	-	-	-	-	-	-
	-	1,100	3,277	-	-	4,377
Results						
Segment results	532	418	342	-	(15)	1,277
Finance costs	-	(831)	(21)	-	9	(843)
	532	(413)	321	-	(6)	434

Reconciliation of Group's profit before taxation:

	<u>RM'000</u>
Total profit for the reportable segments	434
Share of results of joint venture companies	-
Profit before taxation	<u>434</u>

(ii) Preceding year quarter ended 30 September 2018

	Investment Holdings RM'000	Investment Property RM'000	Semi Conductor RM'000	Health Care RM'000	Elimination RM'000	Total RM'000
Revenue						
External revenue	-	1,139	4,028	-	-	5,167
Intersegment revenue	-	-	-	-	-	-
	-	1,139	4,028	-	-	5,167
Results						
Segment results	(697)	999	616	(3)	(39)	876
Finance costs	-	(919)	(41)	-	36	(924)
	(697)	80	575	(3)	(3)	(48)

Reconciliation of Group's loss before taxation :-

	<u>RM'000</u>
Total loss for the reportable segments	(48)
Share of results of joint venture companies	-
Loss before taxation	<u>(48)</u>



A9 Operating Segments (cont'd)

Performance analysis of current period by activity for quarter ended 30 September 2019

a) Investment holdings:

No external revenue was earned in the current quarter. The higher profit in the current quarter as compared to the loss in the preceding year corresponding quarter was mainly due to the interest income received from balance due on share sale from a related company.

b) Investment property:

The lower revenue in the current quarter as compared to the preceding year corresponding quarter is mainly due to the decrease in rental rate for parking operator and expiry of tenancy of one tenant. The loss in the current quarter as compared to the profit in the preceding year corresponding quarter was mainly due to the decrease in the revenue in the current quarter.

c) Semi Conductor:

The lower revenue in the current quarter as compared to the preceding year corresponding quarter mainly is due to decrease in revenue from the electroplating business. Profit for the current quarter decreased due to the decrease in revenue in electroplating business.

d) Health Care:

We have ceased the operations of the subsidiary in the United States of America and dissolved the subsidiary.



A9 Operating Segments (cont'd)

(iii) Current year-to-date ended 30 September 2019

	Investment Holdings	Investment Property	Semi Conductor	Health Care	Elimination	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue						
External revenue	-	2,170	6,867	-	-	9,037
Intersegment revenue	-	-	-	-	-	-
	-	2,170	6,867	-	-	9,037
Results						
Segment results	260	1,133	940	-	(33)	2,300
Finance costs	-	(1,721)	(43)	-	27	(1,737)
	260	(588)	897	-	(6)	563

Reconciliation of Group's profit before taxation:

Total profit for the reportable segments	<u>RM'000</u>
	563
Share of results of joint venture companies	-
Profit before taxation	<u>563</u>

(iv) Preceding year-to-date ended 30 September 2018

	Investment Holdings	Investment Property	Semi Conductor	Health Care	Elimination	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue						
External revenue	-	2,355	8,141	-	-	10,496
Intersegment revenue	-	-	-	-	-	-
	-	2,355	8,141	-	-	10,496
Results						
Segment results	(1,000)	1,711	2,421	(5)	(82)	3,045
Finance costs	-	(1,840)	(85)	-	75	(1,850)
	(1,000)	(129)	2,336	(5)	(7)	1,195

Reconciliation of Group's profit before taxation :-

Total profit for the reportable segments	<u>RM'000</u>
	1,195
Share of results of joint venture companies	-
Profit before taxation	<u>1,195</u>



A9 Operating Segments (cont'd)

Performance analysis by activity for year-to-date ended 30 September 2019

a) Investment holdings:

No external revenue was earned in the current year-to-date. The higher profit in the current year-to-date as compared to the preceding year corresponding year-to-date was mainly due to the interest income received from balance due on share sale from a related company.

b) Investment property:

The lower revenue in the current year-to-date as compared to the preceding year corresponding year-to-date is mainly due to the decrease in rental rate for parking operator and expiry of tenancy of one tenant. The higher loss in the current year-to-date as compared to the loss in the preceding year corresponding year-to-date was mainly due to the decrease in the revenue in the current quarter.

c) Semi Conductor:

The lower revenue in the current year-to-date as compared to the preceding year corresponding year-to-date mainly is due to the decrease in revenue from the electroplating business. Profit for the current year-to-date decreased due to the decrease in revenue in electroplating business.

d) Health Care:

We have ceased the operations of the subsidiary in the United States of America and dissolved the subsidiary.



A9 Operating Segments (cont'd)

b) By Geographical / Location

(i) Current year quarter ended 30 September 2019

	Malaysia RM'000	Singapore RM'000	US RM'000	Elimination RM'000	Total RM'000
Revenue					
External revenue	1,100	3,277	-	-	4,377
Intersegment revenue	-	-	-	-	-
	<u>1,100</u>	<u>3,277</u>	<u>-</u>	<u>-</u>	<u>4,377</u>
Results					
Segment results	984	308	-	(15)	1,277
Finance costs	(831)	(21)	-	9	(843)
	<u>153</u>	<u>287</u>	<u>-</u>	<u>(6)</u>	<u>434</u>

Reconciliation of Group's profit before taxation:

Total profit for the reportable segments	<u>RM'000</u> 434
Share of results of joint venture companies	-
Profit before taxation	<u>434</u>

(ii) Preceding year quarter ended 30 September 2018

	Malaysia RM'000	Singapore RM'000	US RM'000	Elimination RM'000	Total RM'000
Revenue					
External revenue	1,139	4,028	-	-	5,167
Intersegment revenue	-	-	-	-	-
	<u>1,139</u>	<u>4,028</u>	<u>-</u>	<u>-</u>	<u>5,167</u>
Results					
Segment results	501	417	(3)	(39)	876
Finance costs	(919)	(41)	-	36	(924)
	<u>(418)</u>	<u>376</u>	<u>(3)</u>	<u>(3)</u>	<u>(48)</u>

Reconciliation of Group's loss before taxation:

Total loss for the reportable segments	<u>RM'000</u> (48)
Share of results of joint venture companies	-
Loss before taxation	<u>(48)</u>



A9 Operating Segments (cont'd)

Performance analysis of current quarter by geographical / location for quarter ended 30 September 2019

a) Malaysia:

The lower revenue in the current quarter as compared to the preceding year corresponding quarter is mainly due to the decrease in rental rate for parking operator and expiry of tenancy of one tenant. The higher profit in the current quarter as compared to the loss in the preceding year corresponding quarter was mainly due to the interest income received from balance due on share sale from a related company.

b) Singapore:

The lower revenue in the current quarter as compared to the preceding year corresponding quarter mainly is due to decrease in revenue from the electroplating business. Profit for the current quarter decreased due to the decrease in revenue in electroplating business.

c) US:

We have ceased the operations of the subsidiary in the United States of America and dissolved the subsidiary.



A9 Operating Segments (cont'd)

(iii) Current year-to-date ended 30 September 2019

	Malaysia RM'000	Singapore RM'000	US RM'000	Elimination RM'000	Total RM'000
Revenue					
External revenue	2,170	6,867	-	-	9,037
Intersegment revenue	-	-	-	-	-
	2,170	6,867	-	-	9,037
Results					
Segment results	1,431	902	-	(33)	2,300
Finance costs	(1,721)	(43)	-	27	(1,737)
	(290)	859	-	(6)	563

Reconciliation of Group's profit before taxation:

	<u>RM'000</u>
Total profit for the reportable segments	563
Share of results of joint venture companies	-
Profit before taxation	563

(iv) Preceding year-to-date ended 30 September 2018

	Malaysia RM'000	Singapore RM'000	US RM'000	Elimination RM'000	Total RM'000
Revenue					
External revenue	2,355	8,141	-	-	10,496
Intersegment revenue	-	-	-	-	-
	2,355	8,141	-	-	10,496
Results					
Segment results	910	2,222	(5)	(82)	3,045
Finance costs	(1,840)	(85)	-	75	(1,850)
	(930)	2,137	(5)	(7)	1,195

Reconciliation of Group's profit before taxation:

	<u>RM'000</u>
Total profit for the reportable segments	1,195
Share of results of joint venture companies	-
Profit before taxation	1,195



A9 Operating Segments (cont'd)

Performance analysis by geographical / location for year-to-date ended 30 September 2019

a) Malaysia:

The lower revenue in the current year-to-date as compared to the preceding year corresponding year-to-date is mainly due to the decrease in rental rate for parking operator and expiry of tenancy of one tenant. The lower loss in the current quarter as compared to the loss in the preceding year corresponding quarter was mainly due to the interest income received from balance due on share sale from a related company.

b) Singapore:

The lower revenue in the current year-to-date as compared to the preceding year corresponding year-to-date mainly is due to decrease in revenue from the electroplating business. Profit for the current year-to-date decreased due to the decrease in revenue in electroplating business.

c) US

We have ceased the operations of the subsidiary in the United States of America and dissolved the subsidiary.



A10 Subsequent events

Share Sale Agreement with Chase Perdana Sdn. Bhd. (“CPSB”)

On 19 July 2017, the Company entered into a Share Sale Agreement (“The Agreement”) with CPSB to dispose of its 2.08% equity interest in Academic Medical Centre Sdn. Bhd. (“AMC”) for RM12,500,000. The 30% initial payment under the agreement amounting to RM3,750,000 was due on 17th August 2017 while the remaining 70% is to be paid over 23 monthly instalments with interest at 8.08% per annum.

On 16 August 2017, CPSB has requested for the deferment of 30% initial payment amounting to RM3,750,000 for 30 days with interest at 8.08 percentum per annum for the deferment period. After due consideration, the proposal was duly accepted by the Management and Board of Directors of the Company and the said outstanding amount together with interest was payable on 15th September 2017.

On 12th September 2017, CPSB requested for deferment of the said initial payment and the 1st instalment of the remaining 70% balance to 1st November 2017.

On 1st November 2017, CPSB requested for the deferment to 31st December 2017. The Management and Board of Directors of the Company approved the request after due consideration.

On 20th December 2017, a Special Board of Directors’ Meeting was held as CPSB was yet to make payment as part of the Agreement amounting to RM12,500,000 with interest. After some deliberation, the Board agreed that the outstanding debt of RM2,500,000 will be utilised to set off part of the 30% initial payment. Further, the Board approved on CPSB’s request for further extension of 120 days up to 31 March 2018 to make payment on the remaining 30% initial payment together with all the instalment payments and interest in arrears at the date.

Since the sale was made to mitigate the cash flow due to the reduction in rental income, the Board has proposed to grant the Purchaser twelve months from 1st June 2018 to pay by monthly installments of not less than RM100,000 each installment towards the purchase price. Upon full payment of the 30% deposit and accrued interest, action will be taken to comply with the condition precedent as in the agreement.

The Purchaser has paid the 30% initial payment of RM3,750,000. The condition precedents for the appointment of an independent advisor and calling of Extraordinary General Meeting (“EGM”) have been met and the Board approved and appointed Thinkat Advisory Sdn Bhd on 11 February 2019 as the Independent Advisor.

The Independent Advisor has proposed that a Supplementary Agreement be entered between the Parties due to variations in terms of the original agreement. On 14 August 2019 the Company and CPSB entered into a Supplemental Agreement to further extend the terms of Agreement dated 19 July 2017 and to amend certain provisions of the Agreement. The Independent Advisor will commence the review of the transaction.

Based on the above, the Group and the Company have retained the investment in AMC as non-current assets classified as held for sale.

As at 26 November 2019, the principal outstanding on the Share Sale is RM 6,593,254.83 (excluding interest) and interest paid on outstanding balance is RM934,461.



A11 Changes in contingent liabilities and contingent assets

There were no changes in the contingent liabilities or contingent assets during the current reporting quarter under review.

A12 Capital commitments

There were no capital commitments for the Group as at 30 September 2019 other than as disclosed below:

	As at 30.09.2019 RM'000
<u>Investment Property</u>	
- Commitments in respect of expenditure approved and contracted for	1,559

A13 Significant related party transactions

	Current quarter ended 30.09.2019 RM	Cumulative quarter ended 30.09.2019 RM
Related Parties:		
Chase Perdana Sdn. Bhd		
- Office rental received / receivable	60,156	120,312
- Outstanding debt set off against share sale	444,450	1,248,056
- Interest received on the balance due on the sale of unquoted investment	934,461	934,461



PART B – ADDITIONAL INFORMATION AS REQUIRED BY LISTING REQUIREMENT OF BURSA MALAYSIA SECURITIES BERHAD (PART A OF APPENDIX 9B)

B1 Review of performance for the current quarter ended 30 September 2019

The Group reported revenue for current quarter of RM4.38 million which was RM0.79 million lower than the preceding year corresponding quarter mainly due to lower revenue from the electroplating business and investment property.

During the three months period ended 30 September 2019, the Group recorded a profit attributable to owners of the parent of RM0.24 million as compared to a loss of RM0.11 million as reported in the preceding year corresponding quarter. This was mainly due to interest income from balance of share sale not yet paid by a related company.

B2 Review of performance for the current year-to-date ended 30 September 2019

The Group reported revenue for current year-to-date of RM9.04 million which was RM1.46 million lower than the preceding year corresponding year-to-date due to lower revenue from the electroplating business and investment property.

During the six month period ended 30 September 2019, the Group recorded a profit attributable to owners of the parent of RM0.31 million as compared to a profit of RM1.11 million as reported in the preceding year corresponding year-to-date. This was mainly due to lower revenue from the electroplating business and investment property.

B3 Material changes in the results before taxation compared with the immediate preceding period

The Group recorded a decrease in revenue by RM0.28 million as compared to the immediate preceding quarter and it was mainly due to lower revenue from the electroplating business.

The Group recorded a profit before tax of RM0.43 million for the current reporting quarter as compared to a profit of RM0.13 million in the immediate preceding period mainly due to the interest income from balance of share sale not yet paid by a related company.

B4 Current financial year prospects

The overall performance of the Group depends on the performance of the Company's subsidiary in Singapore, which is involved in the Semi-Conductor related industry as well as rental income from investment property.

The Group's performances for the coming quarters are expected to remain challenging bearing in mind the current state of the economy with regards to the rental income from the Investment Property and the slowing down of the Semi-Conductor related industry.



B5 Profit forecast and estimates announced or disclosed

There was no profit forecast or estimate that have been announced or disclosed by the Group.

B6 Variance of actual profit from forecast profit or profit guarantee

The Company did not provide any profit forecast or guarantee for the financial year ending 30 September 2019.

B7 Taxation

	Current quarter ended 30.09.2019 RM `000	Cumulative quarter ended 30.09.2019 RM `000
Current tax		
- Overseas income tax	<u>202</u>	<u>264</u>
Total taxation	<u>202</u>	<u>264</u>

B8 Status of corporate proposals

There were no corporate proposals undertaken by the Company and not completed as at the date of this report.

B9 Group borrowings and debt securities

	As at 30.09.2019 RM'000
Secured short term borrowings	6,029
Secured long term borrowings	<u>34,567</u>
Total	<u>40,596</u>

The borrowing is denominated in Ringgit Malaysia. This excludes other borrowing and financing which are:

	As at 30.09.2019 RM'000
Bank overdraft	<u>995</u>

B10 Material litigation

There are no material litigations pending as at the date of issuance of this quarterly report.



B11 Dividend

The Board of Directors does not recommend payment of any dividend for the current reporting quarter and financial year to date.

B12 Earnings per share

Basic

Basic profit per share is calculated by dividing the profit for the period attributable to ordinary equity holders of the parent by the weighted average number of shares in issue during the period.

	Current quarter 30.09.2019 RM'000
Profit from Continuing Operations	232
Non-controlling interest	<u>9</u>
Profit for the period attributable to owners of the parent	<u>241</u>
Weighted average number of ordinary shares in issue ('000)	228,728
Basic profit per share (sen)	0.11

The diluted profit per share is equivalent to basic profit per share as there were no potential shares outstanding which are dilutive in nature at the end of the reporting period.

B13 Authorisation for issue

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the directors on 26 November 2019.