



**SUMMARY OF KEY FINANCIAL INFORMATION FOR THE FIRST QUARTER ENDED
30 JUNE 2020**

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER 30.06.2020 UNAUDITED	PRECEDING YEAR CORRESPONDING QUARTER 30.06.2019 UNAUDITED	CURRENT YEAR TO-DATE 30.06.2020 UNAUDITED	PRECEDING YEAR CORRESPONDING PERIOD 30.06.2019 UNAUDITED
	RM'000	RM'000	RM'000	RM'000
1. Revenue for continuing operations	4,562	4,660	4,562	4,660
2. Profit before tax for continuing operations	340	129	340	129
3. Profit after tax for continuing operations	340	67	340	67
4. Profit attributable to owners of the parent	341	68	341	68
5. Total comprehensive profit attributable to owners of the parent	553	1,216	553	1,216
6. Basic profit per share (nearest sen)	0.15	0.03	0.15	0.03
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)	0.53		0.53	



**CONDENSED CONSOLIDATED STATEMENT
COMPREHENSIVE INCOME FOR THE FIRST QUARTER ENDED 30 JUNE 2020**

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER 30.06.2020 UNAUDITED RM'000	PRECEDING YEAR CORRESPONDING QUARTER 30.06.2019 UNAUDITED RM'000	CURRENT YEAR TO-DATE 30.06.2020 UNAUDITED RM'000	PRECEDING YEAR CORRESPONDING PERIOD 30.06.2019 UNAUDITED RM'000
Revenue	4,562	4,660	4,562	4,660
Operating expenses	(3,894)	(3,658)	(3,894)	(3,658)
Other income	385	21	385	21
Profit from operations	1,053	1,023	1,053	1,023
Finance cost	(713)	(894)	(713)	(894)
Profit before tax	340	129	340	129
Taxation	-	(62)	-	(62)
Profit for the period	340	67	340	67
Other comprehensive income				
Items which may be reclassified subsequently to profit or loss :				
Foreign currency translation	212	1,148	212	1,148
Total comprehensive loss for the period	552	1,215	552	1,215
Profit/(loss) attributable to :				
- Owners of the parent	341	68	341	68
- Non-controlling interest	(1)	(1)	(1)	(1)
	<u>340</u>	<u>67</u>	<u>340</u>	<u>67</u>
Total comprehensive profit/(loss) attributable to :				
- Owners of the parent	553	1,216	553	1,216
- Non-controlling interest	(1)	(1)	(1)	(1)
	<u>552</u>	<u>1,215</u>	<u>552</u>	<u>1,215</u>
Profit per share attributable to equity holder of the parent				
Basic (Sen)	0.15	0.03	0.15	0.03

(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 2020)



**NOTES TO CONDENSED CONSOLIDATED STATEMENT
COMPREHENSIVE INCOME FOR THE FIRST QUARTER ENDED 30 JUNE 2020**

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER 30.06.2020 UNAUDITED	PRECEDING YEAR CORRESPONDING QUARTER 30.06.2019 UNAUDITED	CURRENT YEAR TO-DATE 30.06.2020 UNAUDITED	PRECEDING YEAR CORRESPONDING PERIOD 30.06.2019 UNAUDITED
	RM'000	RM'000	RM'000	RM'000
<u>Income</u>				
Interest income	7	-	7	-
Foreign exchange gains	-	17	-	17
Early rental for renovation	-	4	-	4
Interest income on outstanding share sale	82	-	82	-
Incentive and payout by government agency of Singapore	296	-	296	-
	<u>385</u>	<u>21</u>	<u>385</u>	<u>21</u>
<u>Expenses</u>				
Depreciation and amortisation	143	143	143	143
Interest expense	713	894	713	894

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 JUNE 2020

	30 June 2020	31 March 2020
	(UNAUDITED)	(AUDITED)
ASSETS	RM'000	RM'000
<u>Non-current Assets</u>		
Property, Plant and Equipment	8,008	8,062
Right-of-use Assets	1,545	1,536
Investment Property	143,198	143,198
Intangible Assets	4,225	4,153
	156,976	156,949
<u>Current Assets</u>		
Inventories	2,164	2,288
Trade Receivables	2,649	2,917
Other Receivables, Deposit and Prepayments	4,536	4,943
Cash and Bank Balances	2,869	2,044
	12,218	12,192
Non-current assets classified as held for sale	-	-
TOTAL ASSETS	169,194	169,141
<u>EQUITY AND LIABILITIES</u>		
<u>Equity Attributable To Equity Holders Of The Company</u>		
Share Capital :		
Ordinary Shares	280,779	280,779
Reserves	(159,560)	(160,113)
	121,219	120,666
Non-controlling Interest	568	569
Total Equity	121,787	121,235
<u>Non-current Liabilities</u>		
Borrowings	34,518	34,776
Deferred Tax Liabilities	2,143	2,137
	36,661	36,913
<u>Current Liabilities</u>		
Trade Payables	350	747
Other Payables and Accruals	3,825	3,684
Bank Overdraft	410	1,388
Other Short Term Borrowings	5,990	5,006
Taxation	171	168
	10,746	10,993
Total Liabilities	47,407	47,906
TOTAL EQUITY AND LIABILITIES	169,194	169,141
NET ASSETS PER SHARE ATTRIBUTABLE TO OWNERS OF THE PARENT (RM)		
	0.53	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 2020)



CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE FIRST QUARTER ENDED 30 JUNE 2020

	← Attributable to owners of the parent →					Total Equity RM'000
	Share Capital RM'000	Non-Distributable Foreign Exchange Reserve RM'000	Accumulated Loss RM'000	TOTAL RM'000	Non-controlling Interests RM'000	
<u>3 Months Ended 30 June 2020</u>						
At 1 April 2020	280,779	3,685	(163,798)	120,666	569	121,235
Profit/(loss) for the period	-	-	341	341	(1)	340
Other comprehensive income	-	212	-	212	-	212
Total comprehensive income/(loss) for the period	-	212	341	553	(1)	552
At 30 June 2020	280,779	3,897	(163,457)	121,219	568	121,787
<u>3 Months Ended 30 June 2019</u>						
At 1 April 2019	280,779	(22,629)	(137,383)	120,767	583	121,350
Profit/(Loss) for the financial year	-	-	68	68	(1)	67
Other comprehensive loss	-	1,074	74	1,148	-	1,148
Total comprehensive (loss)/income for the period	-	1,074	142	1,216	(1)	1,215
At 30 June 2019	280,779	(21,555)	(137,241)	121,983	582	122,565

(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 2020)



CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE FIRST QUARTER ENDED 30 JUNE 2020

	2020	2019
	3 Months Ended	3 Months Ended
	June	June
	UNAUDITED	UNAUDITED
	RM'000	RM'000
Profit before tax	340	129
<u>Adjustment For :</u>		
Depreciation and amortisation	143	143
Interest expense	713	894
Interest income	(89)	-
Principal loan adjustment	-	(9)
Operating Profit Before Changes in Working Capital	<u>1,107</u>	<u>1,157</u>
<u>Changes in Working Capital</u>		
Net Changes in Current Assets	800	192
Net Changes in Current Liabilities	444	(816)
Cash generated from Operations	<u>2,351</u>	<u>533</u>
Tax Paid	-	(62)
Interest Paid	(713)	(894)
Net Cash from/(used in) Operating Activities	<u>1,638</u>	<u>(423)</u>
<u>Investing Activities</u>		
Interest received	<u>89</u>	<u>-</u>
Net Cash from Investing Activities	<u>89</u>	<u>-</u>
Net Changes In Cash and Cash Equivalent	<u>1,727</u>	<u>(423)</u>
Cash and Cash Equivalents at Beginning of the Period	656	(94)
Currency translation difference	76	1,028
Cash and Cash Equivalents at the End of the Period	<u><u>2,459</u></u>	<u><u>511</u></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 2020).



NOTES TO CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE FIRST QUARTER ENDED 30 JUNE 2020

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

	2020	2019
	30 June	30 June
	UNAUDITED	UNAUDITED
	RM'000	RM'000
Bank Overdraft	(410)	(1,358)
Cash at Bank and Short Term Deposit	2,869	1,869
	<u>2,459</u>	<u>511</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 2020).



NOTES TO THE QUARTERLY REPORT ON THE CONSOLIDATED RESULTS FOR THE FIRST QUARTER ENDED 30 JUNE 2020

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 2020.

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 2020.

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 2020.

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:

		Effective for financial periods beginning on or after
<u>New MFRS</u>		
MFRS 17	Insurance Contracts	1 January 2023
<u>Amendments/Improvements to MFRSs</u>		
MFRS 1	First-time Adoption of Malaysian Financial Reporting Standards	1 January 2022 [^] /1 January 2023 [#]
MFRS 3	Business Combinations	1 January 2022/ 1 January 2023 [#]
MFRS 5	Non-current Assets Held for Sale and Discontinued Operations	1 January 2023 [#]
MFRS 7	Financial Instruments: Disclosures	1 January 2023 [#]
MFRS 9	Financial Instruments	1 January 2022 [^] / 1 January 2023 [#]
MFRS 10	Consolidated Financial Statements	Deferred
MFRS 15	Revenue from Contracts with Customers	1 January 2023 [#]
MFRS 16	Leases	1 January 2022 [^]
MFRS 101	Presentation of Financial Statements	1 January 2023/ 1 January 2023 [#]
MFRS 107	Statement of Cash Flows	1 January 2023 [#]



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

		Effective for financial periods beginning on or after
<u>Amendments/Improvements to MFRSs (cont'd)</u>		
MFRS 116	Property, Plant and Equipment	1 January 2022/1 January 2023#
MFRS 119	Employee Benefits	1 January 2023#
MFRS 128	Investment in Associates and Joint Ventures	Deferred/ 1 January 2023#
MFRS 132	Financial Instruments: Presentation	1 January 2023#
MFRS 136	Impairment of Assets	1 January 2023#
MFRS 137	Provisions, Contingent Liabilities and Contingent Assets	1 January 2022/1 January 2023#
MFRS 138	Intangible Assets	1 January 2023#
MFRS 140	Investment Property	1 January 2023#
MFRS 141	Agriculture	1 January 2022^

[^] *The Annual Improvements to MFRS Standards 2018-2020.*

[#] *Amendments as to the consequence of effective of MFRS 17 Insurance Contracts.*

The adoption of the above pronouncements is 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 2020 was not subjected to audit qualification.

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 June 2020.



A8. Significant events

There were no material significant events during the current quarter ended 30 June 2020.

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A9 Operating Segments

The operating segments analysis are as follows:

(a) By Activity

(i) Current year quarter ended 30 June 2020

	Investment Holdings RM'000	Investment Property RM'000	Semi Conductor RM'000	Elimination/ adjustment RM'000	Total RM'000
Revenue					
External revenue	-	1,117	3,445	-	4,562
Intersegment revenue	-	-	-	-	-
	-	1,117	3,445	-	4,562
Results					
Segment results	(171)	465	768	(9)	1,053
Finance costs	-	(708)	(14)	9	(713)
	(171)	(243)	754	-	340

Reconciliation of Group's profit before taxation:

Total profit for the reportable segments	RM'000
	340
Share of results of joint venture companies	-
Profit before taxation	340

(ii) Preceding year quarter ended 30 June 2019

	Investment Holdings RM'000	Investment Property RM'000	Semi Conductor RM'000	Elimination/ adjustment RM'000	Total RM'000
Revenue					
External revenue	-	1,070	3,590	-	4,660
Intersegment revenue	-	-	-	-	-
	-	1,070	3,590	-	4,660
Results					
Segment results	(272)	715	597	(17)	1,023
Finance costs	-	(889)	(22)	17	(894)
	(272)	(174)	575	-	129

Reconciliation of Group's profit before taxation:

Total profit for the reportable segments	RM'000
	129
Share of results of joint venture companies	-
Profit before taxation	129



A9 Operating Segments (cont'd)

Performance analysis of current period by activity for quarter ended 30 June 2020

a) Investment holdings:

No external revenue was earned in the current quarter. The lower loss in the current quarter as compared to the loss in the preceding year corresponding quarter was mainly due to lower operating expenses.

b) Investment property:

The higher revenue in the current quarter as compared to the preceding year corresponding quarter is mainly due to addition of one tenant. The higher loss in the current quarter as compared to the loss in the preceding year corresponding quarter was mainly due to the increase in the operational expense in the current quarter.

c) Semi Conductor:

The lower revenue in the current quarter as compared to the preceding year corresponding quarter is mainly due to decrease in revenue from the electroplating business. The higher profit in the current quarter as compared to the preceding year corresponding quarter is mainly due to the incentive and payout by Singapore Government.

b) By Geographical/Location

(i) Current year quarter ended 30 June 2020

	Malaysia RM'000	Singapore RM'000	Elimination/ adjustment RM'000	Total RM'000
Revenue				
External revenue	1,117	3,445	-	4,562
Intersegment revenue	-	-	-	-
	1,117	3,445	-	4,562
Results				
Segment results	298	764	(9)	1,053
Finance costs	(708)	(14)	9	(713)
	(410)	750	-	340

Reconciliation of Group's profit before taxation:

	<u>RM'000</u>
Total profit for the reportable segments	340
Share of results of joint venture companies	-
Profit before taxation	340



A9 Operating Segments (cont'd)

(ii) Preceding year quarter ended 30 June 2019

	Malaysia RM'000	Singapore RM'000	Elimination/ adjustment RM'000	Total RM'000
Revenue				
External revenue	1,070	3,590	-	4,660
Intersegment revenue	-	-	-	-
	1,070	3,590	-	4,660
Results				
Segment results	447	593	(17)	1,023
Finance costs	(889)	(22)	17	(894)
	(442)	571	-	129

Reconciliation of Group's profit before taxation:

Total profit for the reportable segments	<u>RM'000</u> 129
Share of results of joint venture companies	-
Profit before taxation	129

Performance analysis of current quarter by geographical/location for quarter ended 30 June 2020

a) Malaysia:

The higher revenue in the current quarter as compared to the preceding year corresponding quarter is mainly due to addition 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 decrease in the operational expenses net of both investment holding and investment properties segments in the current quarter.

b) Singapore:

The lower revenue in the current quarter as compared to the preceding year corresponding quarter is mainly due to decrease in revenue from the electroplating business. The higher profit in the current quarter as compared to the preceding year corresponding quarter is mainly due to the incentive and payout by Singapore Government.



A10 Subsequent events

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

The disposal of the shares in Academic Medical Centre Sdn. Bhd. (“AMC”) for RM12.5 million (Ringgit Malaysia Twelve million and Five Hundred Thousand only) was approved by the shareholders at the Extraordinary General Meeting on 4th March 2020.

Pursuant to the Supplementary Agreement dated 14 August 2019 between the Parties, the balance of the purchase consideration shall be paid in monthly instalments of at least RM100,000 (Ringgit Malaysia One Hundred Thousand) per month with interest at 8.08% calculated at monthly rest.

Chase Perdana Sdn Bhd, the Purchaser of the AMC shares, has paid todate the sum of RM8.4 million (excluding interest). The principal outstanding as at 30 June 2020 is RM4.1 million. Total interest due and paid as at 30 June 2020 is RM1.3 million.

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 June 2020 other than as disclosed below:

<u>Investment Property</u>	As at 30.06.2020 RM'000
- Commitments in respect of expenditure approved and contracted for	1,124

A13 Significant related party transactions

Related Parties:	Current quarter ended 30.06.2020 RM
Chase Perdana Sdn. Bhd	
- Office rental received / receivable	60,156
- Principal received for the share sale of unquoted investment	233,401
- Interest received on the balance due on the sale of unquoted investment	82,969



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 June 2020

The Group reported revenue for current quarter of RM4.56 million which was RM0.10 million lower than the preceding year corresponding quarter mainly due to lower revenue from the electroplating business.

During the three months period ended 30 June 2020, the Group recorded a profit attributable to owners of the parent of RM0.34 million as compared to a profit of RM0.07 million as reported in the preceding year corresponding quarter. This was mainly due to the incentive and payout by Singapore Government.

B2 Material changes in the results before taxation compared with the immediate preceding period

The Group recorded a decrease in revenue by RM0.19 million as compared to the immediate preceding quarter and it was mainly due to lower revenue from the electroplating business.

The Group recorded an increase in profit before tax by RM0.38 million as compared to the immediate preceding quarter and it was mainly due to the incentive and payout by Singapore Government.

B3 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 performance of the Semi-Conductor related industry.

B4 Profit forecast and estimates announced or disclosed

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

B5 Variance of actual profit from forecast profit or profit guarantee

The Company did not provide any profit forecast or guarantee for the financial period ending 30 June 2020.



B6 Taxation

	Current quarter ended 30.06.2020 RM `000
Current tax	
- Overseas income tax	-
Total taxation	<u>-</u>

B7 Status of corporate proposals

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

B8 Group borrowings and debt securities

	As at 30.06.2020 RM'000
Secured short term borrowings	5,990
Secured long term borrowings	<u>34,518</u>
Total	<u>40,508</u>

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

	As at 30.06.2020 RM'000
Bank overdraft	410

B9 Material litigation

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

B10 Dividend

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



B11 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 30.06.2020 RM'000
Profit from Continuing Operations	340
Non-controlling interest	<u>1</u>
Profit for the period attributable to owners of the parent	<u>341</u>
Weighted average number of ordinary shares in issue ('000)	228,728
Basic profit per share (sen)	0.15

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

B12 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 28 August 2020.