



**SUMMARY OF KEY FINANCIAL INFORMATION FOR THE FOURTH QUARTER ENDED
31 MARCH 2021**

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD			
	CURRENT YEAR QUARTER 31.03.2021 UNAUDITED	PRECEDING YEAR CORRESPONDING QUARTER 31.03.2020 UNAUDITED	CURRENT YEAR TO-DATE 31.03.2021 UNAUDITED	PRECEDING YEAR CORRESPONDING PERIOD 31.03.2020 AUDITED		
	RM'000	RM'000	RM'000	RM'000		
1. Revenue for continuing operations	5,216	4,757	18,919	18,269		
2. Profit/(Loss) before tax for continuing operations	1,817	(42)	2,724	588		
3. (Loss)/Profit after tax for continuing operations	(305)	167	577	441		
4. (Loss)/Profit attributable to owners of the parent	(304)	172	586	455		
5 Total comprehensive (loss)/income attributable to owners of the parent	(302)	(1,418)	640	(101)		
6. Basic (loss)/profit per share (nearest sen)	(0.13)	0.08	0.26	0.20		
7. Proposed/declared dividend per share (sen)	-	-	-	-		
	<table border="1"> <tr> <td style="text-align: center;">As At Current Quarter</td> <td style="text-align: center;">As At Preceding Financial Year End</td> </tr> </table>		As At Current Quarter	As At Preceding Financial Year End		
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 OF
COMPREHENSIVE INCOME FOR THE FOURTH QUARTER ENDED 31 MARCH 2021**

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER 31.03.2021 UNAUDITED RM'000	PRECEDING YEAR CORRESPONDING QUARTER 31.03.2020 UNAUDITED RM'000	CURRENT YEAR TO-DATE 31.03.2021 UNAUDITED RM'000	PRECEDING YEAR CORRESPONDING PERIOD 31.03.2020 AUDITED RM'000
Revenue	5,216	4,757	18,919	18,269
Operating expenses	(4,455)	(4,644)	(15,864)	(16,054)
Other income	1,553	732	2,310	1,841
Profit from operations	2,314	845	5,365	4,056
Finance cost	(497)	(887)	(2,641)	(3,468)
Profit/(Loss) before tax	1,817	(42)	2,724	588
Taxation	(2,122)	209	(2,147)	(147)
(Loss)/Profit for the period	(305)	167	577	441
Other comprehensive income/(loss)				
Items which may be reclassified subsequently to profit or loss :				
Reclassification of foreign currency translation reserve to profit or loss	-	(527)	-	(527)
Foreign currency translation	2	(1,063)	54	(29)
Total comprehensive (loss)/income for the period	(303)	(1,423)	631	(115)
(Loss)/Profit attributable to :				
- Owners of the parent	(304)	172	586	455
- Non-controlling interest	(1)	(5)	(9)	(14)
	(305)	167	577	441
Total comprehensive (loss)/income attributable to :				
- Owners of the parent	(302)	(1,418)	640	(101)
- Non-controlling interest	(1)	(5)	(9)	(14)
	(303)	(1,423)	631	(115)
(Loss)/Profit per share attributable to equity holder of the parent				
Basic (Sen)	(0.13)	0.08	0.26	0.20

(The unaudited Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2020)



**NOTES TO CONDENSED CONSOLIDATED STATEMENT OF
COMPREHENSIVE INCOME FOR THE FOURTH QUARTER ENDED 31 MARCH 2021**

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER 31.03.2021 UNAUDITED	PRECEDING YEAR CORRESPONDING QUARTER 31.03.2020 UNAUDITED	CURRENT YEAR TO-DATE 31.03.2021 UNAUDITED	PRECEDING YEAR CORRESPONDING PERIOD 31.03.2020 AUDITED
	RM'000	RM'000	RM'000	RM'000
<u>Income</u>				
Interest income	11	-	26	2
Interest income on outstanding share sale	1	95	190	1,156
Foreign exchange (loss)/ gain	(18)	78	(18)	88
Early rental for renovation	-	-	-	4
Gain on reclassification of translation reserve from other comprehensive income	-	527	-	527
Incentive and payout by government agency of Singapore	72	23	593	30
Hibah from Islamic bank	4	-	11	-
Interest on rental in arrears	12	-	32	-
Insurance claim	-	-	5	-
Subsidiaries' bank balance from Unclaim Money Department	-	3	-	25
Gain on dissolution of a subsidiary	1,471	-	1,471	-
Other income	-	6	-	9
	<u>1,553</u>	<u>732</u>	<u>2,310</u>	<u>1,841</u>
<u>Expenses</u>				
Depreciation and amortisation	118	196	545	605
Interest expense	497	887	2,641	3,468
Impairment loss on trade receivables	133	-	133	-

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

- i) Gain or loss on derivatives;
- ii) Inventory written off;
- iii) Impairment of other assets; and
- iv) Exceptional items



CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2021

	31 March 2021 (UNAUDITED) RM'000	31 March 2020 (AUDITED) RM'000
ASSETS		
<u>Non-current Assets</u>		
Property, Plant and Equipment	7,716	8,062
Right-of-use Assets	1,501	1,536
Investment Property	143,198	143,198
Intangible Assets	4,246	4,153
	<u>156,661</u>	<u>156,949</u>
<u>Current Assets</u>		
Inventories	2,510	2,288
Trade Receivables	3,402	2,917
Other Receivables, Deposit and Prepayments	459	4,943
Cash and Bank Balances	5,999	2,044
	<u>12,370</u>	<u>12,192</u>
TOTAL ASSETS	<u><u>169,031</u></u>	<u><u>169,141</u></u>
EQUITY AND LIABILITIES		
<u>Equity Attributable To Equity Holders Of The Company</u>		
Share Capital :		
Ordinary Shares	280,779	280,779
Reserves	(159,473)	(160,113)
	<u>121,306</u>	<u>120,666</u>
Non-controlling Interest	560	569
Total Equity	<u><u>121,866</u></u>	<u><u>121,235</u></u>
<u>Non-current Liabilities</u>		
Borrowings	36,209	33,253
Lease Liabilities	1,514	1,523
Deferred Tax Liabilities	3,942	2,137
	<u>41,665</u>	<u>36,913</u>
<u>Current Liabilities</u>		
Trade Payables	724	747
Other Payables and Accruals	2,575	3,643
Lease Liabilities	44	41
Bank Overdraft	298	1,388
Other Short Term Borrowings	1,523	5,006
Taxation	336	168
	<u>5,500</u>	<u>10,993</u>
TOTAL LIABILITIES	<u><u>47,165</u></u>	<u><u>47,906</u></u>
TOTAL EQUITY AND LIABILITIES	<u><u>169,031</u></u>	<u><u>169,141</u></u>
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 FOURTH QUARTER ENDED 31 MARCH 2021

	← Attributable to owners of the parent →					Total Equity RM'000
	Share Capital RM'000	Non- Distributable Foreign Exchange Reserve RM'000	Accumulated Losses RM'000	TOTAL RM'000	Non- Controlling Interests RM'000	
<u>12 Months Ended 31 March 2021</u>						
At 1 April 2020	280,779	3,685	(163,798)	120,666	569	121,235
Profit/(Loss) for the period	-	-	586	586	(9)	577
Other comprehensive income	-	54	-	54	-	54
Total comprehensive income/(loss) for the period	-	54	586	640	(9)	631
At 31 March 2021	280,779	3,739	(163,212)	121,306	560	121,866
<u>12 Months Ended 31 March 2020</u>						
At 1 April 2019	280,779	(22,629)	(137,383)	120,767	583	121,350
Prior years' adjustment	-	26,870	(26,870)	-	-	-
	280,779	4,241	(164,253)	120,767	583	121,350
Profit/(Loss) for the financial year	-	-	455	455	(14)	441
Other comprehensive loss	-	(556)	-	(556)	-	(556)
Total comprehensive (loss)/income for the period	-	(556)	455	(101)	(14)	(115)
At 31 March 2020	280,779	3,685	(163,798)	120,666	569	121,235

(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 FOURTH QUARTER ENDED 31 MARCH 2021

	2021	2020
	12 Months Ended	12 Months Ended
	March	March
	UNAUDITED	AUDITED
	RM'000	RM'000
	<hr/>	<hr/>
Profit before tax	2,724	588
<u>Adjustments For :</u>		
Depreciation and amortisation	545	605
Property, plant and equipment written off	5	-
Interest expense	2,641	3,468
Interest income	(216)	(1,158)
Bad debts written off	-	10
	<hr/>	<hr/>
Operating Profit Before Changes in Working Capital	5,699	3,513
<u>Changes in Working Capital</u>		
Net Changes in Current Assets	3,778	(301)
Net Changes in Current Liabilities	(1,141)	394
	<hr/>	<hr/>
Cash Generated From Operations	8,336	3,606
Tax Paid	(134)	(371)
Interest Paid	(2,641)	(3,468)
	<hr/>	<hr/>
Net Cash From/(Used In) Operating Activities	5,561	(233)
<u>Investing Activities</u>		
Purchase of fixed asset	(42)	(11)
Proceed from disposal of assets held for sale	-	3,201
Interest received	216	1,159
	<hr/>	<hr/>
Net Cash from Investing Activities	174	4,349
<u>Financing Activities</u>		
Repayment of lease liabilities	(41)	(40)
Repayment of term loan	(528)	(2,756)
	<hr/>	<hr/>
Net Cash Used in Financing Activities	(569)	(2,796)
	<hr/>	<hr/>
Net Changes In Cash and Cash Equivalent	5,166	1,320
Cash and Cash Equivalents at Beginning of the Period	656	(94)
Currency translation difference	(121)	(570)
	<hr/>	<hr/>
Cash and Cash Equivalents at the End of the Period	<u>5,701</u>	<u>656</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 FOURTH QUARTER ENDED 31 MARCH 2021

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

	2021	2020
	31 March	31 March
	UNAUDITED	AUDITED
	RM'000	RM'000
Bank Overdraft	(298)	(1,388)
Cash at Bank and Short Term Deposit	5,999	2,044
	<u>5,701</u>	<u>656</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 FOURTH QUARTER ENDED 31 MARCH 2021

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 financial 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 financial 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 MFRS, amendments/improvements to MFRS 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 4	Insurance Contracts	1 January 2021/ 1 January 2023
MFRS 5	Non-current Assets Held for Sale and Discontinued Operations	1 January 2023 [#]
MFRS 7	Financial Instruments: Disclosures	1 January 2021/ 1 January 2023 [#]
MFRS 9	Financial Instruments	1 January 2021/ 1 January 2022 [^] / 1 January 2023 [#]
MFRS 10	Consolidated Financial Statements	Deferred
MFRS 15	Revenue from Contracts with Customers	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 16	Leases	1 June 2020/ 1 January 2021/ 1 April 2021/ 1 January 2022^
MFRS 17	Insurance Contracts	1 January 2023
MFRS 101	Presentation of Financial Statements	1 January 2023/ 1 January 2023#
MFRS 107	Statement of Cash Flows	1 January 2023#
MFRS 108	Accounting Policies, Changes in Accounting Estimates and Errors	1 January 2023
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 139	Financial Instruments: Recognition and Measurement	1 January 2021
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 31 March 2021.

A8. Significant events

There were no material significant events during the current quarter ended 31 March 2021.

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A9 Operating Segments

The operating segments analysis are as follows:

(a) By Activity

(i) Current year quarter ended 31 March 2021

	Investment Holdings	Investment Property	Semi Conductor	Health Care	Elimination/ Adjustment	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue						
External revenue	-	1,317	3,899	-	-	5,216
Intersegment revenue	-	-	-	-	-	-
	-	1,317	3,899	-	-	5,216
Results						
Segment results	(625)	986	469	-	1,484	2,314
Finance costs	-	(496)	(1)	-	-	(497)
	(625)	490	468	-	1,484	1,817

Reconciliation of Group's profit before tax:

Total profit for the reportable segments	<u>RM'000</u>
	1,817
Share of results of joint venture companies	-
Profit before tax	<u>1,817</u>

(ii) Preceding year quarter ended 31 March 2020

	Investment Holdings	Investment Property	Semi Conductor	Health Care	Elimination/ Adjustment	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue						
External revenue	-	1,114	3,643	-	-	4,757
Intersegment revenue	-	-	-	-	-	-
	-	1,114	3,643	-	-	4,757
Results						
Segment results	(5,504)	217	446	(6)	5,692	845
Finance costs	-	(833)	(64)	-	10	(887)
	(5,504)	(616)	382	(6)	5,702	(42)

Reconciliation of Group's loss before tax:

Total loss for the reportable segments	<u>RM'000</u>
	(42)
Share of results of joint venture companies	-
Loss before tax	<u>(42)</u>



A9 Operating Segments (cont'd)

Performance analysis of current period by activity for quarter ended 31 March 2021

a) Investment holdings:

No external revenue was earned in the current quarter. The higher loss in the preceding year corresponding quarter as compared to the loss in the current quarter was mainly due to provision of impairment in investment in a subsidiary. This was eliminated at group level.

b) Investment property:

The higher revenue in the current quarter as compared to the preceding year corresponding quarter is mainly due to addition of new tenants. The profit in the current quarter as compared to the loss in the preceding year corresponding quarter is mainly due to lower operating expenses.

c) Semi Conductor:

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

d) Health Care:

We have ceased the operations of the subsidiary in the United States of America and dissolved the subsidiary. The loss in the preceding year corresponding quarter is due to closing down expenses. This is eliminated at group level.



A9 Operating Segments (cont'd)

(iii) Current year-to-date ended 31 March 2021

	Investment Holdings	Investment Property	Semi Conductor	Health Care	Elimination/ Adjustment	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue						
External revenue	-	5,012	13,907	-	-	18,919
Intersegment revenue	-	-	-	-	-	-
	-	5,012	13,907	-	-	18,919
Results						
Segment results	(1,287)	2,915	2,263	-	1,474	5,365
Finance costs	-	(2,573)	(78)	-	10	(2,641)
	(1,287)	342	2,185	-	1,484	2,724

Reconciliation of Group's profit before tax:

Total profit for the reportable segments	<u>RM'000</u>
	2,724
Share of results of joint venture companies	-
Profit before tax	<u>2,724</u>

(iv) Preceding year-to-date ended 31 March 2020

	Investment Holdings	Investment Property	Semi Conductor	Health Care	Elimination/ Adjustment	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue						
External revenue	-	4,398	13,871	-	-	18,269
Intersegment revenue	-	-	-	-	-	-
	-	4,398	13,871	-	-	18,269
Results						
Segment results	(5,378)	2,032	1,764	(13)	5,651	4,056
Finance costs	-	(3,392)	(121)	-	45	(3,468)
	(5,378)	(1,360)	1,643	(13)	5,696	588

Reconciliation of Group's profit before tax:

Total profit for the reportable segments	<u>RM'000</u>
	588
Share of results of joint venture companies	-
Profit before tax	<u>588</u>



A9 Operating Segments (cont'd)

Performance analysis by activity for year-to-date ended 31 March 2021

a) Investment holdings:

No external revenue was earned in the current year-to-date. The higher loss in the preceding year corresponding year-to-date as compared to the loss in the current year-to-date was mainly due to provision of impairment in investment in a subsidiary. This was eliminated at group level.

b) Investment property:

The higher revenue in the current year-to-date as compared to the preceding year corresponding year-to-date is mainly due to the increase in tenancy. The profit in the current year-to-date as compared to the loss in the preceding year corresponding year-to-date was due to higher rent and lower finance cost.

c) Semi Conductor:

The higher revenue in the current year-to-date as compared to the preceding year corresponding year-to-date mainly is due to the increase in revenue from the electroplating business. Profit for the current year-to-date increased due to the grant and payout by the Singapore Government.

d) Health Care:

We have ceased the operations of the subsidiary in the United States of America and dissolved the subsidiary. The loss in the preceding year corresponding year-to-date was due to closing down expenses. This was eliminated at group level.



A9 Operating Segments (cont'd)

b) By Geographical/Location

(i) Current year quarter ended 31 March 2021

	Malaysia RM'000	Singapore RM'000	US RM'000	Elimination/ Adjustment RM'000	Total RM'000
Revenue					
External revenue	1,317	3,899	-	-	5,216
Intersegment revenue	-	-	-	-	-
	<u>1,317</u>	<u>3,899</u>	<u>-</u>	<u>-</u>	<u>5,216</u>
Results					
Segment results	366	464	-	1,484	2,314
Finance costs	(496)	(1)	-	-	(497)
	<u>(130)</u>	<u>463</u>	<u>-</u>	<u>1,484</u>	<u>1,817</u>

Reconciliation of Group's profit before tax:

Total profit for the reportable segments	<u>RM'000</u> 1,817
Share of results of joint venture companies	-
Profit before tax	<u>1,817</u>

(ii) Preceding year quarter ended 31 March 2020

	Malaysia RM'000	Singapore RM'000	US RM'000	Elimination/ Adjustment RM'000	Total RM'000
Revenue					
External revenue	1,114	3,643	-	-	4,757
Intersegment revenue	-	-	-	-	-
	<u>1,114</u>	<u>3,643</u>	<u>-</u>	<u>-</u>	<u>4,757</u>
Results					
Segment results	(5,270)	429	(6)	5,692	845
Finance costs	(833)	(64)	-	10	(887)
	<u>(6,103)</u>	<u>365</u>	<u>(6)</u>	<u>5,702</u>	<u>(42)</u>

Reconciliation of Group's loss before tax:

Total loss for the reportable segments	<u>RM'000</u> (42)
Share of results of joint venture companies	-
Loss before tax	<u>(42)</u>



A9 Operating Segments (cont'd)

Performance analysis of current quarter by geographical/location for quarter ended 31 March 2021

a) Malaysia:

The higher revenue in the current quarter as compared to the preceding year corresponding quarter is mainly due to addition of new tenants. The higher loss in the preceding year corresponding quarter as compared to the loss in the current quarter was mainly due to provision of impairment of investment in a subsidiary. This was eliminated at group level.

b) Singapore:

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

c) US:

We have ceased the operations of the subsidiary in the United States of America and dissolved the subsidiary. The loss in the preceding year corresponding quarter was due to closing down expenses. This was eliminated at group level.

(iii) Current year-to-date ended 31 March 2021

	Malaysia RM'000	Singapore RM'000	US RM'000	Elimination/ Adjustment RM'000	Total RM'000
Revenue					
External revenue	5,012	13,907	-	-	18,919
Intersegment revenue	-	-	-	-	-
	<u>5,012</u>	<u>13,907</u>	<u>-</u>	<u>-</u>	<u>18,919</u>
Results					
Segment results	1,663	2,228	-	1,474	5,365
Finance costs	(2,573)	(78)	-	10	(2,641)
	<u>(910)</u>	<u>2,150</u>	<u>-</u>	<u>1,484</u>	<u>2,724</u>

Reconciliation of Group's profit before tax:

Total profit for the reportable segments	<u>RM'000</u> 2,724
Share of results of joint venture companies	-
Profit before tax	<u>2,724</u>



A9 Operating Segments (cont'd)

(iv) Preceding year-to-date ended 31 March 2020

	Malaysia RM'000	Singapore RM'000	US RM'000	Elimination/ Adjustment RM'000	Total RM'000
Revenue					
External revenue	4,398	13,871	-	-	18,269
Intersegment revenue	-	-	-	-	-
	4,398	13,871	-	-	18,269
Results					
Segment results	(3,291)	1,709	(13)	5,651	4,056
Finance costs	(3,392)	(121)	-	45	(3,468)
	(6,683)	1,588	(13)	5,696	588

Reconciliation of Group's profit before tax:

	<u>RM'000</u>
Total profit for the reportable segments	588
Share of results of joint venture companies	-
Profit before tax	588

Performance analysis by geographical / location for year-to-date ended 31 March 2021

a) Malaysia:

The higher revenue in the current year-to-date as compared to the preceding year corresponding year-to-date is mainly due to the increase in tenancy. The higher loss in the preceding year corresponding year-to-date as compared to the loss in the current year-to-date was mainly due to provision of impairment in investment in a subsidiary, which was eliminated at group level, and higher finance cost.

b) Singapore:

The higher revenue in the current year-to-date as compared to the preceding year corresponding year-to-date mainly is due to increase in revenue from the electroplating business. Profit for the current year-to-date increased mainly due to the incentive and payout by Singapore Government.

c) US:

We have ceased the operations of the subsidiary in the United States of America and dissolved the subsidiary. The loss in the preceding year corresponding year-to-date was due to closing down expenses. This was eliminated at group level.



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 4 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 to date the full consideration of RM12.5 million and together the interest. The transaction is now deemed completed and shares have been transferred to Purchaser.

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 31 March 2021 other than as disclosed below:

	As at 31.03.2021
<u>Investment Property</u>	RM'000
- Commitment in respect of expenditure approved and contracted for	1,119

A13 Significant related party transactions

	Current quarter ended 31.03.2021
	RM
Related Parties:	
Chase Perdana Sdn. Bhd.	
- Office rental received / receivable	60,156
- Principal received for the share sale of unquoted investment	107,491
- Interest received on the balance due on the sale of unquoted investment	1,435
Academic Medical Centre Sdn. Bhd.	
- Office and university rental received / receivable	189,198



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 31 March 2021

The Group reported revenue for current quarter of RM5.22 million which was RM0.46 million higher than the preceding year corresponding quarter mainly due to higher revenue from the office rental and electroplating businesses.

During the three months period ended 31 March 2021, the Group recorded a loss attributable to owners of the parent of RM0.30 million as compared to a profit of RM0.17 million as reported in the preceding year corresponding quarter. This was mainly due to recognition of deferred tax.

B2 Review of performance for the current year-to-date ended 31 March 2021

The Group reported revenue for current year-to-date of RM18.92 million which was RM0.65 million higher than the preceding year corresponding year-to-date due to higher revenue from the office rental and electroplating businesses.

During the twelve months period ended 31 March 2021, the Group recorded a profit attributable to owners of the parent of RM0.59 million as compared to a profit of RM0.46 million as reported in the preceding year corresponding year-to-date. This was mainly due to higher revenue from the office rental and electroplating businesses, incentive and payout by Singapore Government and gain from striking of a subsidiary.

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

The Group recorded an increase in revenue by RM0.24 million as compared to the immediate preceding quarter and it was mainly due to higher revenue from the electroplating business.

The Group recorded an increase in profit before tax by RM1.37 million as compared to the immediate preceding quarter and this was mainly due to higher revenue from the office rental and electroplating businesses, incentive and payout by Singapore Government and gain from striking of a subsidiary.

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 due to the effect of the Pandemic Covid-19 which impacts the rental income from the Investment Property and the performance 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 period ended 31 March 2021.

B7 Taxation

	Current quarter ended 31.03.2021 RM'000
Tax - overseas	
- Income tax	40
- Deferred tax	275
Tax - Malaysia	
- Deferred tax	<u>1,832</u>
Total taxation	<u>2,147</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 31.03.2021 RM'000
Secured short term borrowings	1,523
Secured long term borrowings	<u>36,209</u>
Total	<u>37,732</u>

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

	As at 31.03.2021 RM'000
Bank overdraft	298

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/(loss) per share is calculated by dividing the profit/(loss) 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 31.03.2021 RM'000
Loss from Continuing Operations	(305)
Non-controlling interest	<u>1</u>
Loss for the period attributable to owners of the parent	<u>(304)</u>
Weighted average number of ordinary shares in issue ('000)	228,728
Basic loss per share (sen)	(0.13)

The diluted loss per share is equivalent to basic loss 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 on 21 June 2021 in accordance with resolution of the board of directors.