<u>Part A – Explanatory Notes Pursuant To Malaysian Financial Reporting Standard (MFRS) 134</u> <u>"Interim Financial Reporting"</u>

A1. Basis of preparation

The interim financial report is unaudited and has been prepared in accordance with MFRS 134 "Interim Financial Reporting" and paragraph 9.22 of the Bursa Malaysia Listing Requirements.

The interim financial report has been prepared on a condensed basis and as such it should be read in conjunction with the audited annual financial statements for the financial year ended 31 May 2017.

The following are accounting standards, amendments and interpretations that have been issued by the Malaysian Accounting Standards Board ("MASB") but have not been adopted by the Group and the Company:

MFRSs, Interpretations and amendments effective for annual periods beginning on or after 1 January 2018

- MFRS 9, Financial Instruments (2014)
- MFRS 15, Revenue from Contracts with Customers
- Clarifications to MFRS 15, Revenue from Contracts with Customers
- IC Interpretation 22, Foreign Currency Transactions and Advance Consideration
- Amendments to MFRS 1, First-time Adoption of Malaysian Financial Reporting Standards (Annual Improvements to MFRS Standards 2014-2016 Cycle)
- Amendments to MFRS 2, Share-based Payment Classification and Measurement of Share-based Payment Transactions
- Amendments to MFRS 4, *Insurance Contracts Applying MFRS 9 Financial Instruments with MFRS 4 Insurance Contracts*
- Amendments to MFRS 128, Investments in Associates and Joint Ventures (Annual Improvements to MFRS Standards 2014-2016 Cycle)
- Amendments to MFRS 140, Investment Property Transfers of Investment Property

MFRSs, Interpretations and amendments effective for annual periods beginning on or after 1 January 2019

- MFRS 16, *Leases*
- IC Interpretation 23, *Uncertainty over Income Tax Treatments*
- Amendments to MFRS 3, Business Combinations (Annual Improvements to MFRS Standards 2015-2017 Cycle)
- Amendments to MFRS 9, Financial Instruments Prepayment Features with Negative Compensation
- Amendments to MFRS 11, Joint Arrangements (Annual Improvements to MFRS Standards 2015-2017 Cycle)
- Amendments to MFRS 112, *Income Taxes (Annual Improvements to MFRS Standards 2015-2017 Cycle)*
- Amendments to MFRS 123, Borrowing Costs (Annual Improvements to MFRS Standards 2015-2017 Cycle)
- Amendments to MFRS 128, Investments in Associates and Joint Ventures Long-term Interests in Associates and Joint Ventures

A1. Basis of preparation (con't)

MFRSs, Interpretations and amendments effective for annual periods beginning on or after 1 January 2021

• MFRS 17, *Insurance Contracts*

MFRSs, Interpretations and amendments effective for annual periods beginning on or after a date yet to be confirmed

• Amendments to MFRS 10, Consolidated Financial Statements and MFRS 128, Investments in Associates and Joint Ventures – Sale or Contribution of Assets between an Investor and its Associate or Joint Venture

The Group and the Company plan to apply the abovementioned accounting standards, amendments and interpretations, where applicable:

- from the annual period beginning on 1 January 2018 for those accounting standards, amendments and interpretation that are effective for annual periods beginning on or after 1 January 2018; and
- from the annual period beginning on 1 January 2019 for those accounting standard, amendments and interpretation that are effective for annual periods beginning on or after 1 January 2019.

The Group and the Company does not plan to apply MFRS 17, *Insurance Contracts* that is effective for annual periods beginning on 1 January 2021 as it is not applicable to the Group and the Company.

The initial application of the applicable accounting standards, amendments or interpretations are not expected to have any material financial impacts to the current period and prior period financial statements of the Group and the Company except as mentioned below:

(i) MFRS 15, Revenue from Contracts with Customers

MFRS 15 replaces the guidance in MFRS 111, Construction Contracts, MFRS 118, Revenue, IC Interpretation 13, Customer Loyalty Programmes, IC Interpretation 15, Agreements for Construction of Real Estate, IC Interpretation 18, Transfers of Assets from Customers and IC Interpretation 131, Revenue - Barter Transactions Involving Advertising Services.

(ii) MFRS 9, Financial Instruments

MFRS 9 replaces the guidance in MFRS 139, *Financial Instruments: Recognition and Measurement* on the classification and measurement of financial assets and financial liabilities, and on hedge accounting.

A1. Basis of preparation (con't): -

(iii) MFRS 16, Leases

MFRS 16 replaces the guidance in MFRS 117, Leases, IC Interpretation 4, Determining whether an Arrangement contains a Lease, IC Interpretation 115, Operating Leases – Incentives and IC Interpretation 127, Evaluating the Substance of Transactions Involving the Legal Form of a Lease.

The Group is currently assessing the financial impact that may arise from the adoption of MFRS 15, MFRS 9 and MFRS 16.

A2. Auditors' Report On Preceding Annual Financial Statements

The audit report in respect of the financial statements of the Group for the preceding year was not subject to any qualification.

A3. Seasonal Or Cyclical Factors

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

A4. Unusual Items Affecting Assets, Liabilities, Equity, Net Income Or Cash Flows

There were no unusual nature and amount of items affecting assets, liabilities, equity, net income or cash flow of the Group during the quarter under review.

A5. Changes in Estimates

There were no material changes in estimates during the quarter under review.

A6. Issuance and Repayment of Debt and Equity Securities

There were no new debts and equity security issued during the current quarter.

A7. Dividends Paid

No dividends were paid during the quarter under review.

A8. Operating segments

	Manufacturing RM'000	Trading RM'000	Intergrated hotel Operation and Property investment RM'000	Current Quarter Ended 28/02/2018 Total RM'000
Segment profit	(474)	405	147	78
Included in the measure of Segment profit are: -				
Revenue from External customers	10,622	60,616	1,789	73,027
Depreciation and amortisation	287	59	445	791

Reconciliation of reportable segment profit: -

reconciliation of reportable segment provide	Current Quarter ended 28.02.2018 RM'000
Profit	
Total profit for reportable segments	78
Unallocated expenses	(108)
Unallocated income	27
Interest expenses	(9)
Interest Income	<u>37</u>
Consolidated profit before tax	25
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A9. Valuation of Property, Plant and Equipment

The valuation of property, plant and equipment has been brought forward without amendment from the previous financial year.

A10. Capital Commitments

Authorised capital expenditure for property, plant and equipment not provided for in the financial statements were as follows:-

	As at 28 February 2018 RM'000	As at 31 May 2017 RM'000
Property, plant and equipment		
 contracted 	-	-
 not contracted 	507_	642
Total	507	642
		

A11. Events Subsequent to the End of the Interim Period

There were no material events subsequent to the end of the current reporting period until the date of this report, which are expected to have a material operational or financial impact on the Group.

A12. Changes in the Composition of the Group

There were no changes in the composition of the Group for the current quarter under review.

A13. Changes in Contingent Liabilities Or Contingent Assets

	As at 28 February 2018	As at 31 May 2017
	RM'000	RM'000
Bank guarantees in favour of third		
parties for utilities	659	650
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<u>Part B - Explanatory Notes Pursuant to Paragraph 9.22 of the Bursa Malaysia Securities</u> Exchange Listing Requirements

B1. Review Of Performance

	Individu	al quarter	Cumulative quarter		
	28.02.2018 RM'000	28.02.2017 RM'000	28.02.2018 RM'000	28.02.2017 RM'000	
Revenue					
Manufacturing	10,622	6,876	36,290	25,155	
Trading	60,616	59,616	162,729	149,682	
Integrated hotel operation					
and property investment	1,789	1,720	5,313	4,993	
Group	73,027	68,212	204,332	179,830	
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Segment profit					
Manufacturing	(474)	(250)	(239)	596	
Trading	405	334	1,170	1,221	
Integrated hotel operation					
and property investment	<u> </u>	120	536	357	
Group	78	204	1,467	2,174	
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Quarterly Performance Review

Revenue of the Group for the third financial quarter ended 28 February 2018 increased to RM73.03 million from RM68.21 million reported in the preceding corresponding financial quarter mainly due to trading of fuel oil and manufacturing of animal feed and bar soap.

In tandem with the increase in revenue, cost of sales of the Group for the current quarter have also increased to RM70.97 million from RM66.84 million in the preceding corresponding quarter.

Overall, the Group reported a profit before taxation for the current quarter of RM0.03 million as compared to a profit before taxation of RM0.20 million in the preceding corresponding quarter mainly due to higher operating costs.

B1. Review Of Performance (con't): -

Financial Year Performance Review

Manufacturing segment

For the nine months ended 28 February 2018, revenue increased by 44.29% from RM25.15 million to RM36.29 million while segment profit decreased from RM0.60 million to a loss of RM0.24 million mainly due to higher operating costs and foreign exchange loss.

Trading segment

For the nine months ended 28 February 2018, revenue increased by 8.72% from RM149.68 million to RM162.73 million mainly due to higher fuel oil price. However, segment profit decreased from RM1.22 million to RM1.17 million due to slightly lower sales volume.

Integrated hotel operation and property investment segment

For the nine months ended 28 February 2018, revenue increased by 6.41% to RM5.31 million from RM4.99 million in the preceding corresponding period, while segment profit increased to RM0.54 million from RM0.36 million mainly due to increase in occupancy rate of the hotel and office space.

B2. Variation Of Current Quarter Results Compared With The Preceding Quarter

Revenue for the current quarter was RM73.03 million compared to RM68.30 million recorded in the immediate preceding quarter.

The Group's profit before taxation for the current quarter was RM0.03 million compared to the profit before taxation of RM0.45 million for the preceding quarter.

B3. Current Year Prospects

Current economic situation presents challenging business conditions for the Group. However, the Group will keep pursuing its initiatives to further optimize its operations.

The Board of Directors believes that the performance of the Group for the financial year 2017/2018 will remain competitive despite the challenging business conditions.

B4. Variance of Actual Profit from Profit Forecast or Profit Guarantee

Not applicable to the Group as there was no profit forecast or profit guarantee.

B5 Taxation

	Current Year		Preceding Year	
	Quarter Year To Date		Quarter	Year To Date
	28.02.2018	28.02.2018	28.02.2017	28.02.2017
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Income tax				
- current year	216	810	201	890
- over provision in prior year	(85)	(85)	(435)	(435)
Total	131	725	(234)	455

B6. Status of Corporate Proposals

There were no corporate proposals announced but not completed as at the date of this report.

B7. Borrowings and Debt Securities

Details of the Group's borrowings as at 28 February 2018 are as follows:

	RM'000
Short term borrowings: -	
Bank overdraft (unsecured)	987
Total borrowings	987
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B8. Material Litigation

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

B9. Dividends

The Board of Directors does not recommend any dividend for the current quarter.

B10. Earnings Per Share

	Quarter Ended		Cumulative Quarter	
		Preceding	Current	Preceding
	Current	Year	Year To	Year
	Quarter	Corresponding	Date	Corresponding
	Ended	Quarter Ended	Ended	Year To Date Ended
	28.02.2018	28.02.2017	28.02.2018	28.02.2017
Basic Earnings				
Per Share:				
Net profit for				
the period (RM'000)	(106)	432	577	1,439
Weighted average	,			,
number of ordinary				
shares ('000) **	181,164	181,164	181,164	181,164
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Basic Earnings				
Per Share (Sen)	(0.06)	0.24	0.32	0.79
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^{**} restated due to bonus issue of shares

Diluted Earnings Per Share:

The diluted earnings per share is not disclosed as the exercise price is above the market price of the Company's warrants and therefore the effect is anti-dilutive.