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

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 2018.

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 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 119, Employee Benefits (*Plan Amendment, Curtailment or Settlement*)
- 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

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 in the respective financial years when the above accounting standards, amendments and interpretations become effective, where applicable.

The initial application of the accounting standards, interpretation and amendments are not expected to have any material financial impacts to the current period and prior period financial statement of the Group and the Company:

(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.

The Group has assessed and does not expect the initial application of MFRS 15 to have any significant impact to the financial statements of the Group.

(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.

The Group has assessed and does not expect the initial application of MFRS 9 to have any significant impact to the financial statements of the Group.

(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.

MFRS 16 introduces a single, on-balance sheet lease accounting model for lessees. A lessee recognises a right-of-use asset representing its right to use the underlying asset and a lease liability representing its obligations to make lease payments. There are recognition exemptions for short-term leases and leases of low-value items. Lessor accounting remains similar to the current standard which continues to be classified as finance or operating lease.

The Group is currently assessing the financial impact that may arise from the adoption of 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.

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A8. Operating segments

			Intergrated hotel	Current Quarter Ended
	Manufacturing RM'000	Trading RM'000	Operation and Property investment RM'000	31/08/2018 Total RM'000
Segment profit	204	451	246	901
Included in the measure of Segment profit are: -				
Revenue from External customers	13,405	77,327	1,820	92,552
Depreciation and amortisation	293	59	449	801

Reconciliation of reportable segment profit: -

- Proceedings of the control of the	Current Quarter ended 31.08.2018 RM'000
Profit	
Total profit for reportable segments	901
Unallocated expenses	(114)
Unallocated income	27
Interest expenses	(8)
Interest Income	<u>30</u>
Consolidated profit before tax	836
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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 31 August 2018 RM'000	As at 31 May 2018 RM'000
Property, plant and equipment		
- contracted	70	25
 not contracted 	<u>470</u>	<u>507</u>
Total	540	532
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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 31 August 2018	As at 31 May 2018
	RM'000	RM'000
Bank guarantees in favour of third		
parties for utilities	659	659
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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

	Individual quarter		Cumulative quarter	
	31.08.2018 RM'000	31.08.2017 RM'000	31.08.2018 RM'000	31.08.2017 RM'000
Revenue				
Manufacturing	13,405	13,338	13,405	13,338
Trading	77,327	47,876	77,327	47,876
Integrated hotel operation				
and property investment	1,820	1,788	1,820	1,788
Group	92,552	63,002	92,552	63,002
-	======	=======	======	======
Segment profit				
Manufacturing	204	272	204	272
Trading	451	359	451	359
Integrated hotel operation				
and property investment	246	<u>196</u>	246	<u>196</u>
Group	901	827	901	827
-	======	=======	=======	=======

Quarterly Performance Review

Revenue of the Group for the first financial quarter ended 31 August 2018 increased to RM92.55 million from RM63.00 million reported in the preceding corresponding financial quarter mainly due to increase in fuel oil trading and bar soap manufacturing.

In tandem with the increase in revenue, cost of sales of the Group for the current quarter have also increased to RM89.68 million from RM60.34 million in the preceding corresponding quarter.

Overall, the Group reported a profit before taxation for the current quarter of RM0.84 million as compared to a profit before taxation of RM0.83 million in the preceding corresponding quarter mainly due to higher operating costs.

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

Segment Performance Review

Manufacturing segment

For the three months ended 31 August 2018, revenue increased by 0.45% from RM13.34 million to RM13.40 million while segment profit decreased from RM0.27 million to RM0.20 million mainly due to higher operating costs and foreign exchange loss.

Trading segment

For the three months ended 31 August 2018, revenue increased by 61.51% from RM47.88 million to RM77.33 million mainly due to higher fuel oil price. Segment profit increased from RM0.36 million to RM0.45 million due to higher fuel oil volume.

Integrated hotel operation and property investment segment

For the three months ended 31 August 2018, revenue increased by 1.68% to RM1.82 million from RM1.79 million in the preceding corresponding period, and correspondingly segment profit increased to RM0.25 million from RM0.20 million.

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

Revenue for the current quarter was RM92.55 million compared to RM75.20 million recorded in the immediate preceding quarter.

The Group's profit before taxation for the current quarter was RM0.84 million compared to the profit before taxation of RM0.18 million for the preceding quarter.

B3. Current Year Prospects

Current economic situation continues to present challenging business conditions for the Group. Higher operational costs in terms of rising cost of wages, utilities, other operational expenses and also fluctuations in foreign currency exchange rates remain as main challenges for the Group.

Efforts will continuously be made in improving productivity and efficiency in order to further optimise our operations.

The Board of Directors believes that the performance of the Group for the financial year 2018/2019 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.

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B5 Taxation

	Curr	Current Year		Preceding Year	
	Quarter	Quarter Year To Date		Year To Date	
	31.08.2018	31.08.2018	31.08.2017	31.08.2017	
	'000	'000	'000	'000	
Income tax					
- current year	362	362	315	315	
Total	362	362	315	315	

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 31 August 2018 are as follows:

	RM′000
Short term borrowings: -	
Bank overdraft (unsecured)	949
Total borrowings	949
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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 has declared an interim single tier dividend of 0.80 sen per ordinary share in respect of the financial year ending 31 May 2019 and payable on 28 November 2018 to Depositors registered in the Record of Depositors at the close business on 13 November 2018.

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
	31.08.2018	31.08.2017	31.08.2018	31.08.2017
Basic Earnings				
Per Share:				
Net profit for				
the period (RM'000)	474	511	474	511
Weighted average				
number of ordinary				
shares ('000)	181,164	181,164	181,164	181,164
Basic Earnings				
Per Share (Sen)	0.26	0.28	0.26	0.28
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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.