<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 2019.

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 2020

- Amendments to MRFS 3, Business Combinations Definition of a Business
- Amendments to MFRS 101, Presentation of Financial Statements and MFRS 108, Accounting Policies, Changes in Accounting Estimates and Errors Definition of Material

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 plans 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 Group and the Company do not plan to apply MFRS 17, Insurance Contracts that is effective for annual period beginning on 1 January 2021 as it is not applicable to the Group and the Company.

The initial application of the accounting standards, amendments and 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.

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

An interim single tier dividend of 0.80 sen per ordinary share totalling RM1,449,312 in respect of the financial year ending 31 May 2020 was paid on 28 November 2019.

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A8. Operating segments

			Integrated	
			hotel	Current Quarter
			Operation and	Ended
			Property	30.11.2019
	Manufacturing	Trading	investment	Total
	RM'000	RM'000	RM'000	RM'000
Segment profit	(497)	308	58	(131)
Included in the measure of Segment profit are: -				
Revenue from External customers	6,853	51,127	1,594	59,574
Depreciation and amortisation	238	43	532	813

Reconciliation of reportable segment profit: -

	Current Quarter ended 30.11.2019
	RM'000
Profit	
Total profit/(loss) for reportable segments	(131)
Unallocated expenses	(185)
Unallocated income	27
Interest expenses	(5)
Interest income	39
Consolidated profit/(loss) before tax	(255)

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 30 November 2019 RM'000	As at 31 May 2019 RM'000
Property, plant and equipment		
- contracted	3,942	57
 not contracted 	1,995	<u>5,229</u>
Total	5,937	5,286
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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 30 November 2019	As at 31 May 2019
	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	
	30.11.2019 RM'000	30.11.2018 RM'000	30.11.2019 RM'000	30.11.2018 RM'000
Revenue				
Manufacturing	6,853	10,652	16,434	24,057
Trading	51,127	91,101	98,301	168,428
Integrated hotel operation				
and property investment	1,594	1,576	3,305	3,396
	59,574	103,329	118,040	195,881
Segment profit/(loss)				
Manufacturing	(497)	542	(1,023)	746
Trading	308	486	552	937
Integrated hotel operation				
and property operation	58	31	<u>172</u>	<u>277</u>
	(131)	1,059	(299)	1,960
Profit/(loss) before tax				
Unallocated expenses	(185)	(168)	(303)	(282)
Unallocated income	27	28	53	55
Interest expenses	(5)	(5)	(8)	(13)
Interest income	39	28	77_	58
	(255)	942	(480)	1,778
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Quarterly Performance Review

Revenue of the Group for the second financial quarter ended 30 November 2019 decreased to RM59.57 million from RM103.33 million reported in the preceding corresponding financial quarter mainly due to lower volume on fuel oil and soap manufacturing.

In tandem with the lower fuel oil and soap volume, cost of sales of the Group for the current quarter have also decreased to RM58.31 million from RM100.91 million in the preceding corresponding quarter.

Overall, the Group reported a loss before taxation for the current quarter of RM0.26 million as compared to a profit before taxation of RM0.94 million in the preceding corresponding quarter mainly due to lower fuel oil and soap volume and higher manufacturing cost.

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

Financial Year Performance Review

Manufacturing segment

For the six months ended 30 November 2019, revenue decreased by 35.68% from RM10.65 million to RM6.85 million while segment profit decreased from profit of RM0.54 million to loss of RM0.50 million mainly due to lower soap volume and higher manufacturing cost.

Trading segment

For the six months ended 30 November 2019, revenue decreased by 43.87% from RM91.10 million to RM51.13 million, and correspondingly segment profit decreased from RM0.49 million to RM0.31 million mainly due to lower fuel oil volume.

Integrated hotel operation and property investment segment

For the six months ended 30 November 2019, revenue increased by 0.63% to RM1.59 million from RM1.58 million in the preceding corresponding period, and correspondingly segment profit increased to RM0.06 million from RM0.03 million.

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

Revenue for the current quarter was RM59.57 million compared to RM58.47 million recorded in the immediate preceding quarter.

The Group's loss before taxation for the current quarter was RM0.25 million compared to the loss before taxation of RM0.23 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 the performance of the respective segments.

The Board of Directors believes that the performance of the Group for the financial year 2019/2020 will be challenging in view of the current economic 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

	Current Y	Current Year		Preceding Year	
	Quarter Yea	Quarter Year To Date 30.11.2019		Year To Date	
	30.11.2019 3			30.11.2018	
	'000	'000	,000	,000	
Income tax					
- current year	107	236	360	722	
Total	107	236	360	722	

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 30 November 2019 are as follows: -

	RM'000
Short term borrowings: -	
Bank overdraft (unsecured)	18
Total borrowings	18
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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.

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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
	30.11.2019	30.11.2018	30.11.2019	30.11.2018
Basic Earnings				
Per Share:				
Net profit/(loss) for				
the period (RM'000)	(362)	582	(716)	1,056
Weighted average				
number of ordinary				
shares ('000)	181,164	181,164	181,164	181,164
Basic Earnings/(Loss)				
Per Share (Sen)	(0.20)	0.32	(0.40)	0.58
	=====	=====	=====	=====

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.