

<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*
- Amendments to MFRS 9, Financial Instruments, MFRS 139, Financial Instruments: Recognition and Measurement and MFRS 7, Financial Instruments: Disclosures –Interest Rate Benchmark Reform

MFRSs, interpretations and amendments effective for annual periods beginning on or after 1 June 2020

• Amendment to MFRS 16, Leases - Covid-19-Related Rent Concessions

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 1 January 2022

- Amendments to MFRS 1, First-time Adoption of Malaysian Financial Reporting Standards (Annual Improvements to MFRS Standards 2018–2020)
- Amendments to MFRS 3, Business Combinations Reference to the Conceptual Framework
- Amendments to MFRS 9, Financial Instruments (Annual Improvements to MFRS Standards 2018–2020)
- Amendments to Illustrative Examples accompanying MFRS 16, *Leases (Annual Improvements to MFRS Standards 2018–2020)*
- Amendments to MFRS 101, Presentation of Financial Statements Classification of Liabilities as Current or Non-current
- Amendments to MFRS 116, Property, Plant and Equipment Proceeds before Intended Use
- Amendments to MFRS 137, Provisions, Contingent Liabilities and Contingent Assets Onerous Contracts – Cost of Fulfilling a Contract
- Amendments to MFRS 141, Agriculture (Annual Improvements to MFRS Standards 2018–2020)



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:-

- from the annual period beginning on 1 June 2020 for the amendments that are effective for annual periods beginning on or after 1 January 2020;
- from the annual period beginning on 1 June 2020 for the amendment that is effective for annual periods beginning on or after 1 June 2020; and
- from the annual period beginning on 1 June 2022 for those amendments that are effective for annual periods beginning on or after 1 January 2022 except for Amendments to MFRS 1 and Amendments to MFRS 141 which are not applicable to the Group and the Company.

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

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

A second interim single tier dividend of 0.80 sen per ordinary share totalling RM1,449,312 in respect of the financial year ended 31 May 2020 was paid on 15 July 2020.

A8. Operating segments

	Manufacturing RM'000	Trading RM'000	Integrated hotel Operation and Property investment RM'000	Current Quarter Ended 31.05.2020 Total RM'000
Segment profit	(624)	525	(435)	(534)
Included in the measure of Segment profit are: -				
Revenue from External customers	6,036	81,153	606	87,795
Depreciation and amortisation	250	22	411	683

Reconciliation of reportable segment profit: -

	Current Quarter ended 31.05.2020 RM'000
Profit	
Total profit/(loss) for reportable segments	(534)
Unallocated expenses	(85)
Unallocated income	66
Interest expenses	(8)
Interest income	21
Consolidated profit/(loss) before tax	(540)

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 May 2020 RM'000	As at 31 May 2019 RM'000
Property, plant and equipment		
- contracted	719	57
- not contracted	2,276	5,229
Total	2,995	5,286

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 May 2020 RM'000	As at 31 May 2019 RM'000
Bank guarantees in favour of third		
parties for utilities	659	659



<u>Part B – Explanatory Notes Pursuant to Paragraph 9.22 of the Bursa Malaysia Securities</u> <u>Exchange Listing Requirements</u>

B1. Review Of Performance

	Individu	al quarter	Cumulative quarter		
	31.05.2020 RM'000	31.05.2019 RM'000	31.05.2020 RM'000	31.05.2019 RM'000	
Revenue					
Manufacturing	6,036	16,135	29,366	48,825	
Trading	81,153	35,917	247,994	271,260	
Integrated hotel operation					
and property investment	606	1,529	5,484	6,615	
	87,795	53,581	282,844	326,700	
Segment profit/(loss)					
Manufacturing	(624)	(466)	(2,036)	176	
Trading	525	185	1,438	1,467	
Integrated hotel operation					
and property investment	(435)	(44)	(247)	276	
	(534)	(325)	(845)	1,919	
Profit/(loss) before tax					
Unallocated expenses	(85)	(98)	(472)	(487)	
Unallocated income	66	56	143	155	
Interest expenses	(8)	(6)	(22)	(23)	
Interest income	21	11	137	73	
	(540)	(362)	(1,059)	1,637	

Quarterly Performance Review

Revenue of the Group for the fourth financial quarter ended 31 May 2020 increased to RM87.80 million from RM53.58 million reported in the preceding corresponding financial quarter mainly due to higher volume on fuel oil.

In tandem with the higher fuel oil volume, cost of sales of the Group for the current quarter increased to RM86.89 million from RM52.27 million in the preceding corresponding quarter.

The impact of Covid-19 pandemic on the travel and tourism industry in Malaysia and globally has materially disrupted the Group's integrated hotel operation and property investment segment activities during the current quarter.

Overall, the Group reported a loss before taxation for the current quarter of RM0.54 million as compared to a loss before taxation of RM0.36 million in the preceding corresponding quarter mainly due to lower soap and tolling volume and also the impact of Covid-19.



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

Financial Year Performance Review

Manufacturing segment

For the twelve months ended 31 May 2020, revenue decreased by 39.85% from RM48.83 million to RM29.37 million while segment profit decreased from profit of RM0.18 million to loss of RM2.04 million mainly due to lower soap volume and higher manufacturing cost.

Trading segment

For the twelve months ended 31 May 2020, revenue decreased by 8.58% from RM271.26 million to RM247.99 million while segment profit decreased slightly from RM1.47 million to RM1.44 million.

Integrated hotel operation and property investment segment

For the twelve months ended 31 May 2020, revenue decreased by 17.10% to RM5.48 million from RM6.61 million, and correspondingly segment profit decreased to loss of RM0.25 million from profit of RM0.28 million mainly due to Covid-19 impact.

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

Revenue for the current quarter was RM87.80 million compared to RM77.01 million recorded in the immediate preceding quarter.

The Group's loss before taxation for the current quarter was RM0.54 million compared to the loss before taxation of RM0.04 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 Covid-19 pandemic has resulted in significant levels of uncertainty across the Malaysian as well as the global economy. The Group will continue to monitor the development of Covid-19 pandemic and mitigate against any potential impact on the financial position and operating results of the Group.

The Board of Directors believes that the performance of the Group for the forthcoming financial year 2020/2021 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.

B5 Taxation

	Current Year		Preceding Year	
	•	Year To Date	Quarter	Year To Date
) 31.05.2020	31.05.2019	31.05.2019
	`000	` 000	`000	` 000
Income tax				
- current year	243	479	206	1,113
- over provision in prior year	(19)	(19)	(65)	(65)
Total	224	460	141	1,048
Deferred tax				
- current year	(256)	(175)	(154)	(154)
Total	(32)	285	(13)	894

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 May 2020 are as follows:

	RM'000
Short term borrowings: -	
Bank overdraft	208
Hire purchase	111
	319
Long term borrowings:-	
Hire purchase	371
Total borrowings	690

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	•
		Preceding	Current	Preceding
	Current	Year Compose on din a	Year To	Year
	Quarter Ended	Corresponding Quarter Ended	Date Ended	Corresponding Year To Date Ended
	31.05.2020	31.05.2019	31.05.2020	31.05.2019
Basic Earnings				
Per Share:				
Net profit/(loss) for	(= 0 0)		<i></i>	
the period (RM'000) Weighted average number of ordinary	(508)	(349)	(1,344)	743
shares ('000)	181,164	181,164	181,164	181,164
Basic Earnings/(Loss)				
Per Share (Sen)	(0.28)	(0.19)	(0.74)	0.41

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.