<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 2021.

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 2022

- Amendments to MFRS 1, First-time Adoption of Malaysian Financial Reporting Standards (Annul 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 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 1 January 2023

- MFRS 17, *Insurance Contracts*
- Amendments to MFRS 17, *Insurance Contracts Initial application of MFRS 17 and MFRS 9 Comparative Information*
- Amendments to MFRS 101, Presentation of Financial Statements Classification of Liabilities as Current or Non-current and Disclosures of Accounting Policies
- Amendments to MFRS 108, Accounting Policies, Changes in Accounting Estimates and Errors Definition of Accounting Estimates
- Amendments to MFRS 112, Income Taxes Deferred Tax related to Assets and Liabilities arising from a Single Transaction

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, interpretations and amendments:

- 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 MFRS 141 which are not applicable to the Group and the Company; and
- from the annual period beginning on 1 June 2023 for the accounting standard and amendments that are effective for annual periods beginning on or after 1 January 2023, except for MFRS 17 and amendments to MFRS 17 which are not applicable to the Group and the Company.

The initial application of the abovementioned accounting standards, amendments or interpretations are not expected to have any material financial impact 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

No dividends were paid during the quarter under review.

A8. Operating segments

	Manufacturing RM'000	Trading RM'000	Integrated hotel Operations and Property investment RM'000	Current Quarter Ended 31.05.2022 Total RM'000
Segment profit/(loss)	538	467	(401)	604
Included in the measure of Segment profit are: -				
Revenue from External customers	10,491	136,026	835	147,352
Depreciation and amortisation	207	32	339	578

Reconciliation of reportable segment profit: -

1 5 1	Current Quarter ended 31.05.2022 RM'000
Profit	
Total profit/(loss) for reportable segments	604
Unallocated expenses	(868)
Unallocated income	155
Interest expenses	(20)
Consolidated profit/(loss) before tax	(129)

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 2022 RM'000	As at 31 May 2021 RM'000
Property, plant and equipment		
- contracted	315	537
- not contracted	_ 445	_ 397
Total	760	934
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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 May 2022 RM'000	As at 31 May 2021 RM'000
Bank guarantees in favour of third		
parties for utilities	440	590
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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		
	31.05.2022 RM'000	31.05.2021 RM'000	31.05.2022 RM'000	31.05.2021 RM'000	
Revenue					
Manufacturing	10,491	12,136	38,960	35,789	
Trading	136,026	110,523	336,892	366,418	
Integrated hotel operations					
and property investment	835	665	2,818	2,655	
	147,352	123,324	378,670	404,862	
Segment profit/(loss)					
Manufacturing	538	591	(1,258)	(1,472)	
Trading	467	754	1,584	2,960	
Integrated hotel operations					
and property investment	(401)	(345)	(1,448)	(1,569)	
	604	1,000	(1,122)	(81)	
Profit/(loss) before tax					
Unallocated expenses	(868)	(494)	(1,890)	(881)	
Unallocated income	155	97	237	493	
Interest expenses	(20)	(4)	(50)	(20)	
Interest income	0	8	0	45	
	(129)	607	(2,825)	(444)	
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Quarterly Performance Review

Revenue of the Group for the fourth financial quarter ended 31 May 2022 increased to RM147.35 million from RM123.32 million reported in the preceding corresponding financial quarter mainly due to higher fuel oil prices.

In tandem with the higher fuel oil prices, cost of sales of the Group for the current quarter increased to RM146.23 million from RM121.18 million in the preceding corresponding quarter.

As Malaysia opened up its borders, the integrated hotel operations and property investment segment has shown some improvement in its revenue during the current quarter.

Overall, the Group reported a loss before taxation for the current quarter of RM0.13 million as compared to a profit before taxation of RM0.61 million in the preceding corresponding quarter mainly due to lower trading volume of fuel oil and fair value loss on other investments.

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

Financial Year Performance Review

Manufacturing segment

For the twelve months ended 31 May 2022, revenue increased by 8.86% from 35.79 million to RM38.96 million mainly due to higher soap chip prices, while segment loss decreased from RM1.47 million to RM1.26 million.

Trading segment

For the twelve months ended 31 May 2022, revenue decreased by 8.06% from RM366.42 million to RM336.89 million, while segment profit decreased from RM2.96 million to RM1.58 million mainly due to lower fuel oil volume.

Integrated hotel operations and property investment segment

For the twelve months 31 May 2022, revenue increased by 6.02% to RM2.82 million from RM2.66 million, while segment loss decreased from RM1.57 million to RM1.45 million mainly due to increase in occupancy rate of the hotel.

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

Revenue for the current quarter was RM147.36 million compared to RM82.87 million recorded in the immediate preceding quarter.

The Group's loss before taxation for the current quarter was RM0.13 million compared to the loss before taxation of RM0.51 million for the preceding quarter.

B3. Current Year Prospects

The coming year appears more promising as steadier measures are taken by the government towards spurring the economy by transitioning the country from the pandemic phase to an endemic phase starting 1 April 2022.

However, current economic situation continues to present challenging business conditions for the Group. Higher operational costs in terms of rising cost of wages, utilities, logistics, 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 2022/2023 will be challenging in view of the current economic conditions.

Notwithstanding the above, the Group will remain resilient and vigilant in addressing these challenges in its' business activities moving forward.

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
31.05.2022	31.05.2022	31.05.2021	31.05.2021
' 000	'000	'000	'000
206	500	502	764
396	589	503	764
(43)	(58)	(100)	(100)
353	531	403	664
(166)	(166)	3	3
	5	40	40
(161)	(161)	43	43
192	370	446	707
	Quarter 31.05.2022 '000 396 (43) 353 (166) 5 (161)	Quarter Year To Date 31.05.2022 31.05.2022 '000 '000 396 589 (43) (58) 353 531 (166) (166) 5 5 (161) (161)	Quarter Year To Date Quarter 31.05.2022 31.05.2022 31.05.2021 '000 '000 '000 396 589 503 (43) (58) (100) 353 531 403 (166) (166) 3 5 5 40 (161) (161) 43

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 2022 are as follows:

Cl	RM'000
Short term borrowings: - Hire purchase	111
F	111
Long term borrowings:-	
Hire purchase	<u>149</u>
Total borrowings	260
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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
	31.05.2022	31.05.2021	31.05.2022	31.05.2021
Basic Earnings				
Per Share:				
Net profit/(loss) for				
the period (RM'000)	(321)	161	(3,195)	(1,151)
Weighted average				
number of ordinary				
shares ('000)	181,164	181,164	181,164	181,164
Basic Earnings/(Loss)				
Per Share (Sen)	(0.18)	0.09	(1.76)	(0.64)
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