



TSR CAPITAL BERHAD

Reg. No. 200101005393 (541149-W)

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (UNAUDITED) for the fourth quarter ended 30 June 2021

	Note	Individual Quarter		Cumulative Quarter	
		3 months ended 30 June		12 months ended 30 June	
		2021 RM'000	2020 RM'000	2021 RM'000	2020 RM'000
Revenue	A9	11,221	22,653	65,891	127,822
Cost of sales		(22,597)	(32,740)	(76,488)	(130,317)
Gross Loss		(11,376)	(10,087)	(10,597)	(2,495)
Other income		202	41,347	7,065	48,497
Administration expenses		(7,048)	(11,282)	(15,368)	(19,610)
Finance costs		(453)	(1,112)	(2,348)	(4,974)
Net impairment losses on contract assets		(8,482)	-	(8,482)	-
Share of profit of joint venture		560	126	1,706	561
(Loss)/Profit before taxation	A9	(26,597)	18,992	(28,024)	21,979
Income tax expenses	B5	(4,276)	(3,234)	(6,530)	(3,234)
(Loss)/Profit for the period		(30,873)	15,758	(34,554)	18,745
Attributable to:					
Owners of the Company		(30,792)	15,760	(34,468)	18,748
Non-controlling interests		(81)	(2)	(86)	(3)
(Loss)/Profit for the period		(30,873)	15,758	(34,554)	18,745
(Loss)/Earnings per share (sen)					
Basic	B10	(17.7)	9.0	(19.8)	10.7
Diluted	B10	(17.7)	9.0	(19.8)	10.7

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 30 June 2020 and the accompanying explanatory notes attached to this interim financial statements.



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	<u>Individual Quarter</u>		<u>Cumulative Quarter</u>	
	<u>3 months ended</u>		<u>12 months ended</u>	
	<u>30 June</u>		<u>30 June</u>	
	2021	2020	2021	2020
Note	RM'000	RM'000	RM'000	RM'000
(Loss)/Profit for the period	(30,873)	15,758	(34,554)	18,745
Other Comprehensive Income/(Expenses)	-	-	-	-
Total comprehensive (loss)/income for the period	(30,873)	15,758	(34,554)	18,745
Total comprehensive (loss)/income attributable to:				
Owners of the Company	(30,792)	15,760	(34,468)	18,748
Non-controlling interests	(81)	(2)	(86)	(3)
	(30,873)	15,758	(34,554)	18,745

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 30 June 2020 and the accompanying explanatory notes attached to this interim financial statements.



TSR CAPITAL BERHAD

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CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (UNAUDITED)

As at 30 June 2021

	Note	30 June 2021 (Unaudited) RM'000	30 June 2020 (Audited) RM'000
ASSETS			
Non-current assets			
Property, plant and equipment		1,595	52,325
Investment properties		79,382	79,139
Right-of-use assets		2,203	3,725
Investment in associates		-	7,948
Investment in joint venture		3,882	2,176
Deferred tax assets		-	2,967
Inventories		50,481	50,327
		<u>137,543</u>	<u>198,607</u>
Current assets			
Contract assets		9,668	14,368
Inventories		14,071	12,710
Trade and other receivables		81,313	103,621
Current tax assets		1,984	2,951
Term deposits		213	712
Cash and bank balances		3,953	6,757
		<u>111,202</u>	<u>141,119</u>
TOTAL ASSETS		<u><u>248,745</u></u>	<u><u>339,726</u></u>
EQUITY AND LIABILITIES			
Equity			
Share capital		113,299	113,299
Reserves		25,167	59,635
Equity attributable to owners of the Company		<u>138,466</u>	<u>172,934</u>
Non-controlling interests		<u>(1,007)</u>	<u>(921)</u>
Total equity		<u><u>137,459</u></u>	<u><u>172,013</u></u>
Non-current liability			
Loans and borrowings	B7	10,798	31,936
Lease liabilities		213	1,116
Deferred tax liability		-	698
		<u>11,011</u>	<u>33,750</u>
Current liabilities			
Contract liabilities		7,880	-
Loans and borrowings	B7	22,260	30,786
Lease liabilities		1,024	1,926
Trade and other payables		69,111	99,490
Current tax liabilities		-	1,761
		<u>100,275</u>	<u>133,963</u>
Total liabilities		<u><u>111,286</u></u>	<u><u>167,713</u></u>
TOTAL EQUITY AND LIABILITIES		<u><u>248,745</u></u>	<u><u>339,726</u></u>
Net assets per share (RM)		0.79	0.99

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the financial year ended 30 June 2020 and the accompanying explanatory notes attached to this interim financial statements.



TSR CAPITAL BERHAD

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CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (UNAUDITED)

for the fourth quarter ended 30 June 2021

	<----- Attributable to Owners of the Company ----->						
	<----- Non-Distributable ----->						
	Share Capital	Capital Reserve	Warrant Reserve	Accumulated losses	Total	Non- controlling interests	Total Equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
At 1 July 2020	113,299	58,150	7,922	(6,437)	172,934	(921)	172,013
Total comprehensive loss for the period	-	-	-	(34,468)	(34,468)	(86)	(34,554)
Transfer of warrant reserve to retained earnings upon expiry	-	-	(7,922)	7,922	-	-	-
At 30 June 2021	113,299	58,150	-	(32,983)	138,466	(1,007)	137,459

	<----- Attributable to Owners of the Company ----->						
	<----- Non-Distributable ----->						
	Share Capital	Capital Reserve	Warrant Reserve	Accumulated losses	Total	Non- controlling interests	Total Equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
At 1 July 2019	113,299	58,150	7,922	(25,185)	154,186	(918)	153,268
Total comprehensive income for the period	-	-	-	18,748	18,748	(3)	18,745
At 30 June 2020	113,299	58,150	7,922	(6,437)	172,934	(921)	172,013

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the financial year ended 30 June 2020 and the accompanying explanatory notes attached to this interim financial statements.



TSR CAPITAL BERHAD

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CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW (UNAUDITED)

for the fourth quarter ended 30 June 2021

	12 months ended 30 June 2021	2020
	RM'000	RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
(Loss)/Profit before taxation	(28,024)	21,979
Adjustments for:		
Non-cash / non-operating items	1,695	(14,672)
Operating profit before working capital changes	(26,329)	7,307
Changes in contract assets / contract liabilities	12,580	10,952
Changes in amount owing from / to an associate	4,991	(1,665)
Changes in inventories	(1,440)	1,214
Changes in receivables and prepayments	17,317	(17,735)
Changes in payables	(30,379)	(7,275)
Cash for operations	(23,260)	(7,202)
Interest paid	(2,348)	(5,237)
Tax paid (net of refund)	(3,837)	(1,249)
Net cash for operating activities	(29,445)	(13,688)
CASH FLOWS FROM INVESTING ACTIVITIES		
Changes in term deposits pledged as security	500	(18)
Interest received	41	143
Proceeds from disposal of property, plant and equipment	48,517	3,115
Proceeds from disposal of investment properties	1,368	3,164
Proceeds from partial disposal of investment in an associate	7,948	-
Proceeds from partial disposal of a subsidiary	-	17,265
Purchase of plant and equipment	(266)	(108)
Renovation expenditure incurred on investment properties	(216)	(402)
Advances to associates	-	(4,032)
Advances to joint venture	-	(282)
Net cash from investing activities	57,892	18,845
CASH FLOWS FROM FINANCING ACTIVITIES		
Net repayment of loans and borrowings	(30,349)	(6,509)
Net cash for financing activities	(30,349)	(6,509)
Net decrease in cash and cash equivalents	(1,902)	(1,352)
Cash and cash equivalents brought forward	4,921	6,273
Cash and cash equivalents carried forward	3,019	4,921
Cash and cash equivalents comprise the following:		
Cash and bank balances	3,953	6,757
Term deposits	213	712
	4,166	7,469
Bank overdraft	(934)	(1,836)
Term deposits pledged as security	(213)	(712)
	3,019	4,921

The condensed consolidated statement of cash flow should be read in conjunction with the audited financial statements for the financial year ended 30 June 2020 and the accompanying explanatory notes attached to this interim financial statements.



Part A - Explanatory Notes Pursuant to Malaysian Financial Reporting Standards ("MFRS") 134

Notes to the Interim Financial Report

A1 Basis of preparation

The interim financial report has been prepared under the historical cost convention.

The interim financial report is unaudited and has been prepared in accordance with Malaysian Financial Reporting Standard ("MFRS") 134, Interim Financial Reporting and Paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad. The interim financial report should be read in conjunction with the audited financial statements for the financial year ended 30 June 2020. Certain comparatives were restated to conform with the disclosure for current reporting period.

A2 Changes in Accounting Policies

The significant accounting policies adopted are consistent with those of the audited financial statements for the financial year ended 30 June 2020, except for the adoption of the following new or revised standards and Annual Improvements to Standards with effect from 1 July 2020:-

Amendments to MFRS 3: *Definition of a Business*

Amendments to MFRS 9, MFRS 139 and MFRS 7: *Interest Rate Benchmark Reform*

Amendments to MFRS 16: *COVID-19 Related Rent Concessions*

Amendments to MFRS 101 and MFRS 108: *Definition of Material*

Amendments to References to the Conceptual Framework in MFRS Standards

The initial application of the above new or revised standards is not expected to have any significant impact on the results and financial position of the Group and the Company.

A3 Auditor's Report on Preceding Annual Financial Statements

There were no qualification in the auditors' report of the Company's previous financial statements for the financial year ended 30 June 2020.

A4 Seasonal or Cyclical Factors

The business operations of the Group were not significantly affected by any seasonal or cyclical factors during the current quarter.

A5 Unusual items due to their Nature, Size or Incidence

There were no items affecting assets, liabilities, equity, net income or cash flows that are unusual because of their nature, size or incidence.

A6 Changes in Estimates

There were no changes in the estimates of amounts, which give a material effect in the current quarter.

A7 Debt and Equity Securities

There were no issuance and repayment of debt and equity securities, share buy-back, share cancellations, shares held as treasury shares and resale of treasury shares for the current quarter.

A8 Dividends Paid

There was no dividend paid in the current quarter.



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Part A - Explanatory Notes Pursuant to Malaysian Financial Reporting Standards ("MFRS") 134

Notes to the Interim Financial Report

A9 Segmental Information

Segmental information is presented in respect of the Group's business segments were as follows:-

Segmental Results for 12 Months Ended 30 June 2021

	Construction	Property Development	Investment and others	Total
	RM'000	RM'000	RM'000	RM'000
Sales				
Total Sales	63,023	2,868	-	65,891
Elimination of Intersegment Sales	-	-	-	-
External Sales	63,023	2,868	-	65,891
Results				
Segment Results	(20,031)	(5,249)	(437)	(25,717)
Elimination of intersegment Results	-	-	-	-
	(20,031)	(5,249)	(437)	(25,717)
Financing Costs	(1,451)	(897)	-	(2,348)
Interest Income	5	36	-	41
Loss before taxation	(21,477)	(6,110)	(437)	(28,024)

Segmental Results for 12 Months Ended 30 June 2020

	Construction	Property Development	Investment and others	Total
	RM'000	RM'000	RM'000	RM'000
Sales				
Total Sales	115,729	12,093	-	127,822
Elimination of Intersegment Sales	-	-	-	-
External Sales	115,729	12,093	-	127,822
Results				
Segment Results	6,062	(4,927)	25,938	27,073
Elimination of intersegment Results	-	-	-	-
	6,062	(4,927)	25,938	27,073
Financing Costs	(1,752)	(3,485)	-	(5,237)
Interest Income	122	21	-	143
Profit/(Loss) before taxation	4,432	(8,391)	25,938	21,979

A10 Property, plant and equipment

There were no revalued property, plant and equipment as at 30 June 2021.

A11 Material Subsequent Events

There were no material events subsequent to the end of the current quarter.

A12 Changes in the Composition of the Group

There were no changes in the composition of the Group during the current quarter.

A13 Changes in Contingent Liabilities

There were no significant contingent liabilities as at 30 June 2021.



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Part A - Explanatory Notes Pursuant to Malaysian Financial Reporting Standards ("MFRS") 134

Notes to the Interim Financial Report

A14 Capital Commitments

There were no significant capital commitments for the purchase of property, plant and equipment as at 30 June 2021.

A15 Significant Related Party Transactions

Significant transaction with companies in which certain directors of the Company have interests are as follows:-

**12 months ended
30 June 2021
RM'000**

Rental of Premises charged by companies in which certain directors of the Company have substantial financial interest:

- U-Ni Magna Sdn Bhd	525
- Limbongan Setia Corporation Sdn Bhd	140
	<u>665</u>



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Part B - Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad

Notes to the Interim Financial Report

B1 Review of Performance

The Group registered a Loss Before Taxation of RM26.5 million for the current quarter against a Profit Before Taxation of RM18.9 million reported in previous corresponding quarter on the back of revenue of RM11 million and RM22 million respectively.

The Loss Before Taxation reported in current quarter was mainly due to the followings:-

- full written off of contract costs associated with sub-contract work for civil works for Electrified Double Track from Gemas to Johor Bahru.
- impairment of inventory of completed property development units and investment properties.
- higher implementation costs for on-going projects as a result of the impact of COVID-19 pandemic and the implementation of Movement Control Order.

On a year to date basis, the Group's revenue reduced by about 48% from RM127.8 million to RM65.8 million mainly due to lower construction billings in tandem with lower construction activities. The lower revenue of construction segment was largely due to the prolonged Movement Control Order which has resulted progress of the projects being temporarily halted and slower. In addition, several projects are nearing tail-end stage, as such the revenue contribution by these projects were relatively lower.

Resulting from the above, the Group reported a Loss Before Taxation of RM28.0 million for the current financial year as compared to a Profit Before Tax of RM21.9 million in the previous year.

B2 Comparison With Immediate Preceding Quarter's Results

The Group registered a Loss Before Taxation of RM26.5 million in the current quarter compared to the Loss Before Taxation of RM0.2 million reported in the immediate preceding quarter. The wider Loss Before Taxation was mainly due to full written off of contract costs with a sub-contract work, impairment of inventory and investment properties as well as higher implementation costs for on-going projects.

B3 Prospects for the Forthcoming Financial Year

The Board expects that the construction and property sectors to remain challenging in financial year ending 30 June 2022. Nevertheless, the Group will selectively participate in tender for construction projects, and the Group will continue to expand in property development.

B4 Profit Forecast and Profit Guarantee

Not applicable.

B5 Income Tax Expenses

	Individual Quarter		Cumulative Quarter	
	3 months ended 30 June		12 months ended 30 June	
	2021	2020	2021	2020
	RM'000	RM'000	RM'000	RM'000
- Malaysian income tax	-	758	-	758
- Real Property Gains Tax ("RPGT")	90	1,778	2,344	1,778
- Deferred tax	4,186	698	4,186	698
	4,276	3,234	6,530	3,234

The effective tax rate for the Group in the current quarter is higher than the statutory tax rate mainly due to the transfer of deferred tax asset to the income statement.



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Part B - Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad

Notes to the Interim Financial Report

B6 Status of Corporate Proposal and Utilisation of Proceeds

There were no corporate proposals announced but not completed as at 22 September 2021, being the latest practicable date ("LPD") which is not earlier than 7 days from the date of this report.

B7 Group Borrowings and Debt Securities

Total group borrowings as at 30 June 2021 are as follows:

	RM'000
(a) <u>Short term borrowings:</u>	
Short term borrowings (Secured)	
Portion of term loans payable within one year	3,249
Revolving loans payable within one year	15,000
Bankers acceptance and invoice financing payable within one year	3,077
Bank overdraft	934
	<u>22,260</u>
(b) <u>Long term borrowings:</u>	
Long term borrowings (Secured)	
Portion of term loans payable after one year	8,798
Revolving loans payable after one year	2,000
	<u>10,798</u>

B8 Material Litigation

There were no material litigations involving the Group as at the last annual balance sheet date and the latest practicable date except as disclosed in the following which involve TSR Bina Sdn Bhd, a wholly owned subsidiary of the Company:-

a) **Josu Engineering Construction Sdn Bhd ("Plaintiff") against TSR Bina Sdn Bhd ("Defendant")**

The Plaintiff had commenced an action against the Defendant for unlawful termination of the letter of award. On 6 February 2007, the Plaintiff obtained a judgement in default against the Defendant. The Plaintiff had on 30 August 2012 filed a notice of appointment for assessment of damages after the Defendant lost various appeals and applications to set aside the judgement in default. The Plaintiff is claiming a sum of approximately RM6 million being the damages against the Defendant.

The matter is now under the stage of assessment proceedings. The Court had vacated the hearing which previously fixed on 17 to 18 August 2021 and 13 to 14 September 2021. The new hearing date is yet to be fixed.

b) **Hiform (M) Sdn Bhd ("Claimant" or "HSB") against TSR Bina Sdn Bhd ("Respondent" or "TSRB")**

The Respondent had received one payment claim under Section 5 of the Construction Industry Payment and Adjudication Act 2012 ("CIPAA") from its sub-contractor, the Claimant for a total amount of RM7,752,592.89 ("CIPAA Payment Claim").

The Adjudicator had given an adjudication decision ("Adjudication Decision"), allowing the Claimant among others the sum of RM7,435,044.98 with interests and costs.

The Respondent had filed an application to set aside the Adjudication Decision and/or have the said Adjudication Decision stayed pending the hearing, disposal and/or final determination of this application, pursuant to Section 15 and 16 of the CIPAA at the High Court ("Applications"). On 29 November 2019, the Court had dismissed TSRB's application to set aside and stay application and had allowed HSB's application to enforce the Adjudication Decision.

Thereafter, TSRB filed application of stay pending appeal at Court of Appeal. On 19 December 2019, the Court has granted an interim stay to TSRB pending full hearing. On 28 February 2020, the Court has granted TSRB stay of proceedings until disposal of decision by the Court of Appeal on TSRB's appeal on the dismissal of set aside application by High Court of Kuala Lumpur. On the case management on 14 April 2021, HSB informed the Court of its intention to file a Notice of Motion to adduce new evidence ("Motion"). The Court has fixed the matter for hearing on 28 October 2021.



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Part B - Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad

Notes to the Interim Financial Report

B8 Material Litigation (Cont'd)

b) Hiform (M) Sdn Bhd ("Claimant" or "HSB") against TSR Bina Sdn Bhd ("Respondent" or "TSRB") (Cont'd)

As it is also a term under the Letter of Award awarding the HSB the said sub-contract, that any dispute arising in connection to the sub-contract shall be referred to and finally resolved by arbitration. TSRB has commenced arbitration proceedings against HSB. Asian International Arbitration Centre had appointed the sole arbitrator ("Arbitrator") for the case. TSRB had on 24th January 2020 served its Statement of Claim to HSB. HSB had vide its solicitor served its Statement of Defence and counterclaim on 27 May 2020.

The hearing dates have been revised and fixed on various dates from 20 January 2022 to 23 February 2022.

c) TSR Bina Sdn Bhd ("Claimant" or "TSRB") against Syarikat Pembinaan Yeoh Tiong Lay Sdn Bhd ("Respondent" or "SPYTL")

The Claimant had on 14 January 2019 accepted the Letter of Award ("LOA") issued by Respondent in respect of the sub-contract work for civil works for Electrified Double Track from Gemas to Johor Bahru. The Claimant had commenced arbitration proceedings against the Respondent for unlawful termination of the LOA.

The Claimant is claiming for, among others, declaration, order and a total claim at or about RM35 million only and interests of 5% per annum on all sum awarded from the date of the award to date of realisation, cost of the arbitration proceedings, the arbitrator's fees and expenses and such further relief and/or order as the Arbitrator deemed just and fit. In the Respondent's response to the Claimant's notice of arbitration, the Respondent had made a counter-claim with a claim sum at or about RM22 million.

Director of Asian International Arbitration Centre has appointed the presiding arbitrator. TSRB had on 31 January 2020 served its Statement of Claim to SPYTL.

Hearing before the arbitral tribunal is set between 29 to 30 November 2021, 1 to 3 December 2021, 9 to 13 May 2022 and 16 to 20 May 2022.

d) Bentara Gemilang Industries Sdn Bhd ("Plaintiff") against TSR Bina Sdn Bhd ("Defendant" or "TSRB")

TSRB had received an application for summary judgement from its supplier, Bentara Gemilang Industries Sdn Bhd for a total amount of RM2,701,390 (for quarry products delivered) with interest ("Summary Judgement")

TSRB had put in its defence and serve Third Party Notice against Syarikat Pembinaan Yeoh Tiong Lay Sdn Bhd ("SPYTL") on the basis that SPYTL is obliged to pay the amount in Summary Judgement based on agreement between the parties. Subsequently, SPYTL has put in application to strike out the Third Party Notice ("Strike Out Application").

On 26 November 2020, the Court had delivered its decision by allowing both Summary Judgement and Strike Out Application. Subsequently, TSRB had filed an application to stay the execution of the Summary Judgement and the same is fixed for hearing on 5 March 2021. Be that as it may, as advised by the solicitors, TSRB had also filed the applications for the Notice of Appeal for Summary Judgement and appeal for the Third Party Notice ("Appeals").

On 30 March 2021, the Court of Appeal had granted TSRB a conditional stay of execution of Summary Judgement pending the hearing of Appeals. The Court has fixed the Appeals for case management on 28 October 2021 and hearing on 12 November 2021.

B9 Dividend Payables

The Board of Directors did not recommend the payment of dividend for the quarter ended 30 June 2021.



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Part B - Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad

Notes to the Interim Financial Report

B10 (Loss)/Earnings Per Share

i) Basic (loss)/earnings per share

	Individual Quarter		Cumulative Quarter	
	3 months ended 30 June 2021	30 June 2020	12 months ended 30 June 2021	30 June 2020
a Net (Loss)/Profit attributable to owners of the Company(RM'000)	(30,792)	15,760	(34,468)	18,748
b Weighted average number of shares issue ('000)	174,450	174,450	174,450	174,450
a/b Basic (loss)/earnings per share (sen)	(17.7)	9.0	(19.8)	10.7
ii) Diluted (loss)/earnings per share	(17.7)	9.0	(19.8)	10.7

B11 Loss Before Taxation

The following items have been included in arriving at loss before tax:

	Individual quarter ended 30.6.2021 RM'000	Cumulative quarter ended 30.6.2021 RM'000
(a) Impairment loss on inventory and investment properties	(5,169)	(5,169)
(b) Interest income	2	41
(c) Interest expenses	(453)	(2,348)
(d) Net impairment losses on contract assets	(8,482)	(8,482)
(e) Depreciation and amortisation	(804)	(3,378)

B12 Authorisation for issue

The interim financial statements were authorised for issue by the Board of Directors on 29 September 2021.

TSR CAPITAL BERHAD
BY ORDER OF THE BOARD
Petaling Jaya
Date: 29 September 2021