

**MELATI EHSAN HOLDINGS BERHAD (673293-X)**  
**(Incorporated in Malaysia)**

**A. EXPLANATORY NOTES PURSUANT TO THE MALAYSIAN FINANCIAL REPORTING STANDARD (MFRS) 134: INTERIM FINANCIAL REPORTING**

**A1. Basis of preparation**

The unaudited interim financial report has been prepared in compliance with Malaysian Financial Reporting Standard (MFRS) 134, Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of the Bursa Malaysia Securities Berhad.

The interim financial report should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 August 2020 and were prepared in accordance with Malaysian Financial Reporting Standard (MFRS).

The accounting policies and methods of computation adopted in this interim financial report are consistent with those adopted in the annual audited financial statements for the financial year ended 31 August 2020 except for the adoption of new MFRSs, amendments to MFRSs and IC Interpretations (IC) which are relevant to its operations and effective for the financial period beginning on or after 1 September 2020.

<b>Title</b>	<b>Effective Date</b>
<i>Amendments to References to the Conceptual Framework in MFRS Standards</i>	1 January 2020
<i>Amendments to MFRS 3 Definition of a Business</i>	1 January 2020
<i>Amendments to MFRS 101 and MFRS 108 Definition of Material</i>	1 January 2020
<i>Amendments to MFRS 9, MFRS 139 and MFRS 7 Interest Benchmark Reform</i>	1 January 2020
<i>Amendments to MFRS 4 Insurance Contract – Extension of the Temporary Exemption from Applying MFRS 9</i>	17 January 2020

The adoption of these amendments to MFRSs do not have significant impact on the results and the financial position of the Group.

**A2. Audit report of preceding annual financial statements**

There were no audit qualification on the financial statements of the Company and its subsidiaries for the financial year ended 31 August 2020.

**A3. Seasonal or cyclical factors**

The Group's business operations were not materially affected by any major seasonal or cyclical factors.

**A4. Unusual items affecting assets, liabilities, equity, net income or cash flows**

There were no unusual items affecting assets, liabilities, equity, net income or cash flows of the Group for the current quarter under review.

**A5. Material changes in estimates**

There was no material changes in estimates used for preparation of the interim financial report.

**A6. Issuance or repayment of debts and equity securities**

There were no issuance, cancellation, repurchases, resale and repayment of debt and equity securities for the current quarter under review except as disclosed below:

During the current quarter, the Company repurchased 951,000 of its issued ordinary shares from the open market at an overall average price of RM0.44 per share. The total consideration paid was RM426,949 including transaction costs and this was financed by internally generated funds. The shares repurchased are being held as treasury shares in accordance with the requirement of Section 127 of the Companies Act, 2016. As at 30 November 2020, 2,590,900 ordinary shares have been purchased for RM1,514,733 including the transaction costs.

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A7. **Dividend paid**  
There were no dividends paid during the quarter under review.

A8 **Segmental reporting**

**30 November 2020**

<b>REVENUE</b>	<b>Construction RM'000</b>	<b>Trading RM'000</b>	<b>Property Development RM'000</b>	<b>Others RM'000</b>	<b>Consolidated RM'000</b>
Total revenue	40,560	40	1,033	-	41,633
Inter-segment revenue	-	-	-	-	-
Revenue from external customer	40,560	40	1,033	-	41,633
<b>RESULT</b>					
Segment results	2,097	(3)	(350)	(762)	982
Finance costs	(2)	-	(6)	(2)	(10)
Interest income	117	1	-	6	124
Profit/(Loss) before tax	2,212	(2)	(356)	(758)	1,096
Tax expense	(580)	-	-	-	(580)

No segmental information is provided on geographical basis as the Group's activities are conducted wholly in Malaysia.

A9. **Valuation of property, plant and equipment**

Property, plant and equipment of the Group are stated at cost less accumulated depreciation and impairment loss, if any.

There was no valuation of the property, plant and equipment during the current quarter under review.

A10. **Changes in the composition of the Group**

There were no changes in the composition of the Group during the quarter under review except as disclosed below:

On 19 October 2020, the Company had incorporated a wholly owned subsidiary, Bayu Setia Sdn Bhd ("Bayu Setia") in Malaysia. The issued capital of Bayu Setia is RM1 million divided into 1 million ordinary shares.

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**A11. Contingent liabilities**

The details of Company contingent liabilities as at 30 November 2020 are as follows:

	<b>RM'000</b>
Secured:	
Guarantees given to financial institutions on credit facilities granted to subsidiaries	182,210
Unsecured:	
Guarantees given to a third parties for performance in the construction agreement granted to a subsidiary	19,481
Guarantees given to suppliers for credit facilities granted to a subsidiary	1,500
Guarantees given to a financial institution on credit facilities granted to a subsidiary	120,000
Guarantees given to a financial institution on credit facilities granted to a joint venture	280,770
	<u>421,751</u>

**A12. Commitments**

There was no capital commitment in the financial period ended 30 November 2020, except as disclosed below:

	<b>RM</b>
Capital expenditure contracted but not provided for in respect of:-	
- purchase of land held for property development	<u>62,400,000</u>

**A13. Subsequent events**

There was no other material events subsequent to the financial period ended 30 November 2020 up to the date of this report.

**A14. Cash and cash equivalents**

Cash and cash equivalents included in the statements of cash flows comprise the following:

	<b>RM</b>
Cash and bank balances	18,354,602
Fixed deposits with licensed banks	27,705,130
	<u>46,059,732</u>
Less:	
Deposits pledged with financial institution	<u>(2,477,545)</u>
	<u>43,582,187</u>

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**B. EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD**

**B1. Review of performance**

Financial review for current quarter and financial period to date

	Individual Period		Changes (%)	Cumulative Period		Changes (%)
	Current Year Quarter	Preceding Year Corresponding Quarter		Current Year To-Date	Preceding Year Corresponding Period	
	30/11/2020 RM '000	30/11/2019 RM '000		30/11/2020 RM '000	30/11/2019 RM '000	
Revenue	41,633	59,421	(30)	41,633	59,421	(30)
Operating Profit	1,822	1,725	6	1,822	1,725	6
Profit Before Interest and Tax	1,106	1,635	(32)	1,106	1,635	(32)
Profit Before Tax	1,096	1,001	9	1,096	1,001	9
Profit After Tax	516	583	(11)	516	583	(11)
Profit Attributable to Ordinary Equity Holders of the Parent	516	583	(11)	516	583	(11)

For the financial period ended 30 November 2020, the Group achieved revenue of RM41.633 million and profit before tax of RM1.096 million as compared to RM59.421 million and RM1.001 million respectively for the preceding year corresponding period.

The slight increased in profit before tax of the Group in the current financial period as compared to the preceding year corresponding period despite decrease in revenue was due mainly to lower administrative expenses and improvement in operational activities.

Detailed analysis of the performance for the respective operating business segments for the period ended 30 November 2020 is as follows:

Construction

The Group recorded revenue of RM40.560 million and profit before tax of RM2.212 million as compared to the preceding year corresponding period of RM55.342 million and RM1.182 million respectively. The revenue recorded in the current quarter was mainly attributed from the construction of office tower at Jalan Conlay and *Dewan Bandaraya Kuala Lumpur* (“DBKL”) *Kompleks Pejabat Direktorat* project at Bandar Tun Razak, Kuala Lumpur.

Property development

The Group recorded revenue of RM1.033 million and there is no contribution from the preceding year corresponding period. The performance of this segment was attributed from property development project known as Meridian at Taman Kluang Barat, Johor. The said project comprises of landed residential houses. In addition, the loss before tax during the quarter and preceding year corresponding period of RM0.356 million and RM0.121 million respectively was due mainly to operating expenses incurred.

Trading

The Group recorded revenue of RM0.040 million and loss before tax of RM0.002 million as compared to the preceding year corresponding period revenue of RM4.079 million and profit before tax of RM0.074 million. The decreased in sales in the current quarter was due mainly to lower volume of building materials being traded and consumed by our appointed sub-contractors for the Group’s construction division.

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**B2. Comparison with preceding quarter results**

Financial review for current quarter compared with immediate preceding quarter

	Current Quarter	Immediate Preceding Quarter	Changes (%)
	30/11/2020 RM '000	31/08/2020 RM '000	
Revenue	41,633	71,875	(42)
Operating Profit / (Loss)	1,822	6,225	(70)
Profit Before Interest and Tax	1,106	3,155	(65)
Profit Before Tax	1,096	3,135	(65)
Profit After Tax	516	1,444	(64)
Profit Attributable to Ordinary Equity Holders of the Parent	516	1,444	(64)

For the current quarter under review, the Group recorded a profit before tax of RM1.096 million as compared to RM3.135 million in the immediate preceding quarter. The lower profit before tax in the current financial quarter as compared to the immediate preceding quarter was due mainly to lower revenue recorded.

**B3. Commentary on prospects**

The World Health Organisation of the United Nations had, on 11 March 2020, characterised the Novel Coronavirus (Covid-19) outbreak as a pandemic and numerous countries across the globe have executed containment directives to combat this public health crisis. On 16 March 2020, the Malaysian government announced the implementation of the Movement Control Order (MCO) from 18 March 2020 throughout the country, which is still in effect with relaxed conditions and is being reviewed from time to time. The impact of Covid-19 is being felt across all business sectors and industries worldwide.

The pandemic has caused local and global financial markets to fluctuate widely, demand and supply shocks, job losses and business closures/suspension due to unprecedented measures implemented to contain the spread of the virus. With disappointing economic indicators worldwide, a considerable downturn is expected. Melati Ehsan is conscious of these challenges and will be impacted by the impending crisis and economic recession.

To combat the economic fallout from the coronavirus outbreak, Malaysia has unveiled comprehensive rescue plans to boost consumer sentiment and inject liquidity into the market. However, economists opine that the economic stabilisation and recovery process will take more than six months and things may only start to settle second half of the year. Pending further clarity on containment of the pandemic, business activities will likely remain highly risk averse and recovery is also dependent on the effectiveness of the policies and measures to cushion the economic impact of the pandemic. At the moment, uncertainties are still lingering in the market and the full extent of this disruptive impact is yet to be fully apparent.

Noting that the overall business conditions in 2021 will continue to be challenging, the management is cautiously optimistic that its existing construction activities will continue to contribute positively to Melati Ehsan's earnings and continue its momentum. However, we foresee a lower availability of new construction jobs in the local market and a more competitive tender environment. Based upon this, Melati Ehsan plans to focus on execution and timely completion of its existing order book. The management, in response to the crisis and uncertainties, had also exercised great prudence and extra caution in the management of the Group's financial matters and construction operations. Effective cash and financial management were the immediate response in dealing with these challenges. In addition, strategies had also been drawn up to enhance operational and cost efficiency.

Melati Ehsan expects the overall local property market to remain soft with added uncertainty created by the virus outbreak. The key issues affecting the property market are price affordability, overhang of certain segments of properties, rising cost of living and tight financing arrangements. Over the near term, investors and buyers are expected to defer decision-making as uncertainty clouds the future. Nevertheless, the affordable segment of the property market is expected to be still active, subject to location and product features.

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The situation Malaysia now facing is unprecedented and the Government has announced that comprehensive short, medium and long-term economic recovery strategy plans to stabilise and revive economic activities to ensure Malaysia’s sustainability and competitiveness in the new era.

The Board of Directors is optimistic about the Group’s ability to continue to achieve satisfactory performance for the financial year ending 31 August 2021.

**B4. Variance of actual and forecast profit**

The Group did not issue any forecast for the current quarter and therefore this is not applicable.

**B5. Corporate proposal**

There are no corporate proposals announced as at the date of this report except as follows:

On 15 April 2016, Bayu Melati Sdn Bhd (“BMSB”), a wholly-owned subsidiary of the Company had entered into a conditional sale and purchase agreement with Aturan Utama Sdn Bhd to acquire three (3) parcels of leasehold land held under H.S.(D) 54886, 54887 and 54888 for PT No. 4505, 4506 and 4507, Mukim Bandar Selayang, District Gombak, State of Selangor (“Land”) for an aggregate purchase price of RM77,735,849 (“Purchase Price”). The Development Order for BMSB’s proposed commercial development on the Land includes a condition requiring BMSB to build affordable homes, as such the Purchase Price for the Land has been reduced to RM70,000,000 only (“Proposed Acquisition”).

On 7 September 2017, the Company at an Extraordinary General Meeting had obtained shareholders’ approval of the Proposed Acquisition. The completion of the Proposed Acquisition is still subject to and conditional upon the conditions precedent being fulfilled.

**B6. Income tax expense**

	<b>Current Quarter 30 November 2020 RM’000</b>	<b>Current Period To-Date 30 November 2020 RM’000</b>
Current tax expense	580	580
Deferred tax expense	-	-
<b>Total</b>	<b>580</b>	<b>580</b>

The tax expense for the current quarter and current period to-date is derived based on management’s best estimate of the tax rate for the financial period.

**B7. Group borrowings**

There were no other borrowings and debts securities in the Group as at 30 November 2020, except as disclosed below:-

	<b>30 November 2020</b>		<b>30 November 2019</b>	
	<b>Short term RM’000</b>	<b>Long term RM’000</b>	<b>Short term RM’000</b>	<b>Long term RM’000</b>
<b>Secured</b>				
Hire-purchase	-	-	306	49
Term loan	610	-	53,818	613
	<b>610</b>	<b>-</b>	<b>54,124</b>	<b>662</b>

**B8. Off balance sheet financial instruments**

There are no financial instruments with off balance sheet risk as at the date of this report.

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**B9. Material litigation**

As at the date of this announcement, there are no material litigations against the Group or taken by the Group.

**B10. Dividends**

No dividend has been declared for the current quarter under review.

**B11. Notes to the Statement of Comprehensive Income**

The profit for the period has been arrived at after crediting/(charging):-

	<b>Current Quarter</b> <b>30 November 2020</b> <b>RM'000</b>	<b>Current Period To-Date</b> <b>30 November 2020</b> <b>RM'000</b>
Interest income	124	124
Other income including investment income	102	102
Reversal of impairment loss	32	32
Interest expenses	(10)	(10)
Depreciation and amortisation	(107)	(107)

Save as disclosed above, the other items as required under Appendix 9B, Part A (16) of the Bursa Malaysia Listing Requirements are not applicable.

**B12. Earnings per share**

(a) Basic earnings per share

Basic earnings per share for the current quarter and financial period to-date are calculated by dividing the net profit attributable to the shareholders by the weighted average number of ordinary shares in issue, excluding the average number of ordinary shares purchased by the Company and held as treasury shares.

	<b>Current</b> <b>quarter</b> <b>30/11/20</b>	<b>Preceding year</b> <b>corresponding</b> <b>quarter</b> <b>30/11/19</b>	<b>Current period</b> <b>To-date</b> <b>30/11/20</b>	<b>Preceding year</b> <b>corresponding</b> <b>period to-date</b> <b>30/11/19</b>
Profit attributable to owners of the parent (RM)	515,611	582,921	515,611	582,921
Number of ordinary shares ('000)	117,410	118,710	117,410	118,710
Weighted average number of ordinary shares ('000)	117,927	118,710	117,927	118,710
Basic earnings per share (sen)	0.44	0.49	0.44	0.49

(b) Diluted earnings per share

The Group does not have any convertible shares or financial instruments for the current quarter and financial period to-date.

By Order of the Board

**Wong Youn Kim**  
**Chan Chee Yean**  
 Company Secretaries  
 Kuala Lumpur  
 26 January 2021