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### CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 28 FEBRUARY 2022

	Current Year To Date 28.02.2022 RM'000 (Unaudited)	As at Preceding Financial Year End 30.11.2021 RM'000 (Audited)
Assets		
Property, plant and equipment	84,113	85,599
Right-of-use assets	15,742	15,905
Investment properties	24,447	24,574
Investment in an associate	154,974	149,303
Deferred tax assets	8,775	8,782
Total non-current assets	288,051	284,163
A cost hold for sole		1 470
Asset held for sale	-	1,470
Inventories Current tax assets	38,706 2,552	42,369 1,758
Trade and other receivables	2,532 27,791	17,745
Fixed deposit	120	17,745
Cash and cash equivalents	235,901	234,500
	255,501	254,500
Total current assets	305,070	297,962
Total assets	593,121	582,125
<b>Equity</b> Share capital Reserves	230,000 301,108	230,000 311,757
Total equity attributable to owners of the Company	531,108	541,757
Non-controlling interests		
Total equity	531,108	541,757
i otar equity	551,100	541,757
Liabilities	70	105
Lease liabilities	72	105
Deferred tax liabilities	2,100	2,100
Total non-current liabilities	2,172	2,205
Lease liabilities	128	127
Trade and other payables	59,519	37,696
Contract liabilities	155	189
Current tax liabilities	39	151
Total current liabilities	59,841	38,163
Total liabilities	62,013	40,368
Total equity and liabilities	593,121	582,125
Net asset per ordinary share (sen)	115.46	117.77

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### CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE PERIOD ENDED 28 FEBRUARY 2022

	Individua Current Year Quarter 28.02.2022 RM'000 (Unaudited)	l Quarter Preceding Year Quarter 28.02.2021 RM'000 (Unaudited)	Cumulative Current Year To Date 28.02.2022 RM'000 (Unaudited)	e Quarters Preceding Year To Date 28.02.2021 RM'000 (Unaudited)
Revenue	34,569	41,445	34,569	41,445
Results from operating activities	22,233	9,324	22,233	9,324
Share of profit of equity-accounted associate, net of tax	3,609	5,934	3,609	5,934
Profit before tax	25,842	15,258	25,842	15,258
Tax expense	(1,893)	(2,411)	(1,893)	(2,411)
Profit for the period attributable to owners of the Company	23,949	12,847	23,949	12,847
Items that will not be reclassified subsequently to profit or loss Share of other comprehensive income of equity-accounted associate	-	-	-	-
Items that are or may be reclassified subsequently to profit or loss Foreign currency translation differences for foreign operations Share of other comprehensive income/(expenses) of equity-accounted associate	(8) 2,211	(42) (698)	(8) 2,211	(42) (698)
Total other comprehensive income/(expenses) for the period/year, net of tax	2,203	(740)	2,203	(740)
Total comprehensive income for the period/year attributable to owners of the Company	26,152	12,107	26,152	12,107
<b>Profit for the period attributable to:</b> Owners of the Company Non-controlling interests	23,949	12,847 	23,949	12,847 
<b>Total comprehensive income for the period attributable to:</b> Owners of the Company Non-controlling interests	26,152	12,107	26,152	12,107
Weighted manage number of ordinary charges in increase (1000)	26,152	12,107	26,152	12,107
Weighted average number of ordinary shares in issue ('000)	460,000	460,000	460,000	460,000
Basic earnings per ordinary share (sen)	5.21	2.79	5.21	2.79

Plot 42, Bayan Lepas Industrial Estate, Phase IV, 11900 Penang, Malaysia. Tel: 604-6162020 Fax: 604-6425989

# CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE PERIOD ENDED 28 FEBRUARY 2022

	Individual Quarter		<b>Cumulative Quarters</b>		
	Current Year Quarter 28.02.2022 RM'000	Preceding Year Quarter 28.02.2021 RM'000	Current Year To Date 28.02.2022 RM'000	Preceding Year To Date 28.02.2021 RM'000	
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	
Included in the total comprehensive income for the period are the follow	ving:				
Interest income	(835)	(589)	(835)	(589)	
Other income including investment income	(907)	(428)	(907)	(428)	
Interest expense	3	4	3	4	
Depreciation and amortisation	1,938	2,357	1,938	2,357	
Provision for/(Reversal of) and write off of receivables	(236)	(22)	(236)	(22)	
Provision for/(Reversal of) and write off of inventories	13	50	13	50	
(Gain) or loss on disposal of property, plant and equipment	(15,688)	-	(15,688)	-	
(Gain) or loss on disposal of quoted or unquoted investments	-	-	-	-	
Impairment/(Reversal of impairment) of assets		-		-	
Foreign exchange (gain) or loss	(698)	649	(698)	649	
(Gain)/Loss on derivatives	-	-	-	-	

Plot 42, Bayan Lepas Industrial Estate, Phase IV, 11900 Penang, Malaysia. Tel: 604-6162020 Fax: 604-6425989

# CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 28 FEBRUARY 2022

	Share Capital RM'000	Non- distributable Translation Reserve RM'000	Non- distributable Capital Reserve RM'000	Distributable Retained Earnings RM'000	Total Equity RM'000
At 1 December 2020	230,000	51,762	2,000	302,206	585,968
Foreign currency translation differences for foreign operations	-	(42)	-	-	(42)
Share of other comprehensive (expenses)/income of equity-accounted associate, net of tax	-	(698)	-	-	(698)
Total other comprehensive (expenses)/income for the period	-	(740)	-	-	(740)
Profit for the period	-	-	-	12,847	12,847
Total comprehensive income for the period	-	(740)	-	12,847	12,107
Dividends to owners of the Company	-	-	-	(36,800)	(36,800)
At 28 February 2021	230,000	51,022	2,000	278,253	561,275

	Share Capital RM'000	Non- distributable Translation Reserve RM'000	Non- distributable Capital Reserve RM'000	Distributable Retained Earnings RM'000	Total Equity RM'000
At 1 December 2021	230,000	44,114	2,000	265,642	541,756
Foreign currency translation differences for foreign operations Share of other comprehensive (expenses)/income of equity-accounted associate, net of tax		(8) 2,211	-	-	(8) 2,211
Total other comprehensive (expenses)/income for the period Profit for the period	-	2,203	-	- 23,949	2,203 23,949
Total comprehensive income for the period	-	2,203	-	23,949	26,152
Dividends to owners of the Company	-	-	-	(36,800)	(36,800)
At 28 February 2022	230,000	46,317	2,000	252,791	531,108

Plot 42, Bayan Lepas Industrial Estate, Phase IV, 11900 Penang, Malaysia. Tel: 604-6162020 Fax: 604-6425989

#### CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 28 FEBRUARY 2022

	Current Year To Date 28.02.2022 RM'000 (Unaudited)	Preceding Year To Date 28.02.2021 RM'000 (Unaudited)
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	25,842	15,258
Adjustments for: Non-cash items Non-operating items	(17,208) (835)	(4,229) (589)
Operating profit before changes in working capital	7,799	10,440
Changes in working capital	(7,593)	(2,738)
Cash generated from operations	206	7,702
Dividend received from an associate Interest paid Tax paid Retirement benefits paid	(3) (2,793)	83,009 (4) (2,557) (134)
Net cash(used in)/ from operating activities	(2,590)	88,016
CASH FLOWS FROM INVESTING ACTIVITIES		·
Interest received Capital expenditure Proceeds from disposal of fixed assets	835 (171) 17,158	589 (322) 5
Net cash from investing activities	17,822	272
CASH FLOWS FROM FINANCING ACTIVITY	<b></b> ]	<b></b> ]
Dividends paid to owners of the Company Payment of lease liabilities	(13,800) (31)	(13,800) (30)
Net cash used in financing activities	(13,831)	(13,830)
Net increase in cash and cash equivalents	1,401	74,458
Cash and cash equivalents at 1 December	234,500	191,655
Effects of exchange rates on cash and cash equivalents	(0)	3
Cash and cash equivalents at 30 November (Note 1)	235,901	266,116

<b>NOTE 1</b> Cash and cash equivalents consist of:	RM'000	RM'000
Short term deposits with licensed banks Cash and bank balances	137,117 98,784	251,660 14,456
Total cash and cash equivelents	235,901	266,116

The selected explanatory notes form an integral part of,

and should be read in conjunction with, this interim financial report.

Plot 42, Bayan Lepas Industrial Estate, Phase IV, 11900 Penang, Malaysia. Tel: 604-6162020 Fax: 604-6425989

#### NOTES TO THE INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 28 FEBRUARY 2022

#### 1. Basis of Preparation

These condensed consolidated interim financial statements have been prepared in accordance with Malaysian Financial Reporting Standards ("MFRS"), International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia.

The accounting policies and presentation adopted for this interim financial report are consistent with those adopted for the audited annual financial statements for the financial year ended 30 November 2021, except as set out below.

#### New accounting pronouncements adopted for this interim financial report

- Amendments to MFRS 9, Financial Instruments, MFRS 139, Financial Instruments: Recognition and Measurement, MFRS 7, Financial Instruments: Disclosures, MFRS 4, Insurance Contracts and MFRS16, Leases Interest Rate Benchmark Reform Phase 2
- Amendments to MFRS 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

The Group has performed the necessary assessments and concluded that the above accounting pronouncements do not have any significant impact to the Group.

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:

# 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 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 108, Accounting Policies, Changes in Accounting Estimates and Errors Definition of Accounting Estimates
- Amendments to MFRS 101, Presentation of Financial Statements Classification of Liabilities as Current or Non-current and Disclosure of Accounting Policies
- Amendments to MFRS 112, Income Taxes Deferred Tax related to Assets and Liabilities arising from a Single Transaction

Plot 42, Bayan Lepas Industrial Estate, Phase IV, 11900 Penang, Malaysia. Tel: 604-6162020 Fax: 604-6425989

#### NOTES TO THE INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 28 FEBRUARY 2022

#### 1. **Basis of Preparation (continued)**

# MFRSs, Interpretations and amendments effective for annual periods beginning on or after a date yet to be determined

• 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 plans to apply the abovementioned accounting standards, amendments and interpretations in the respective financial years when the abovementioned accounting standards, amendments and interpretations become effective.

The initial application of the accounting standards, amendments or interpretations are not expected to have any material financial impacts to the current period and prior period financial statements of the Group.

#### 2. Auditors' Qualification

Not applicable. No qualification on the audit report of the preceding annual audited financial statements of Zhulian Corporation Berhad.

#### 3. Seasonal or Cyclical Factors

The Group's performance is not affected by any seasonal or cyclical factors.

#### 4. Exceptional Items

Except as disclosed in the financial statements, there were no material exceptional items affecting the Group's assets, liabilities, equity, net income, or cash flows for the financial period under review.

#### 5. **Changes in Estimates**

There was no material change in the estimate of amounts reported in prior financial year.

#### 6. **Debt and Equity Securities**

There was no issuance or repayment of debt and equity, shares buy-backs, shares cancellations, shares held as treasury shares and resale of treasury shares for the current financial period to date.

#### 7. Dividends Paid

Since the end of previous financial year:

(i) A fourth interim dividend of 3 sen and a special dividend of 5 sen per ordinary share, totalling RM36,800,000 in respect of the financial year ended 30 November 2021 were declared on 19 January 2022 and were paid on 10 March 2022.

Plot 42, Bayan Lepas Industrial Estate, Phase IV, 11900 Penang, Malaysia. Tel: 604-6162020 Fax: 604-6425989

#### NOTES TO THE INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 28 FEBRUARY 2022

#### 8. Segment Revenue and Results

The Group principally manufactures jewellery and consumer products, thereafter sells them through a direct marketing network. The analysis of revenue by reportable segments is based on the geographical location of the customers. The operation at Thailand is carried out by an associate of the Group.

	Individu	al Period		Cumula		
	Current Year Quarter	Preceding Year Quarter	Changes	Current Year To- date	Preceding Year Corresponding period	Changes
Revenue	28.02.2022	28.02.2021		28.02.2022	28.02.2021	
	RM'000	RM'000	%	RM'000	RM'000	%
Malaysia	7,947	9,009	(12%)	7,947	9,009	(12%)
Thailand	24,271	25,500	(5%)	24,271	25,500	(5%)
Cambodia	2,015	3,968	(49%)	2,015	3,968	(49%)
Myanmar	-	2,387	(100%)	-	2,387	(100%)
Others	336	581	(42%)	336	581	(42%)
Total	34,569	41,445	(17%)	34,569	41,445	(17%)

#### 9. Revaluation of Property, Plant and Equipment

No revaluation policy was adopted for property, plant and equipment of the Group.

#### 10. Material Post Balance Sheet Events

There were no other material events subsequent to the end of period under review which have not been reflected in this interim financial report.

#### 11. Changes in Contingent Liabilities and Assets and Changes in Material Litigations

There was no material change in contingent liabilities and assets and material litigations as at the end of the reporting period.

Plot 42, Bayan Lepas Industrial Estate, Phase IV, 11900 Penang, Malaysia. Tel: 604-6162020 Fax: 604-6425989

#### NOTES TO THE INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 28 FEBRUARY 2022

#### 12. Review of Group's Performance

#### Individual Period **Cumulative Period** Preceding Current Preceding Current Year Year Year Year To-Corresponding Changes Changes Quarter Quarter date Period 28.02.2022 28.02.2021 28.02.2022 28.02.2021 **RM'000 RM'000 RM'000 RM'000** % % Revenue 34.569 41.445 (17%)34.569 41,445 (17%)Results from 22,233 9,324 138% 22,233 9,324 138% operating activities Share of profit of equity-accounted 3,609 5,934 (39%) 3,609 5,934 (39%) associate, net of tax **Profit before tax** 25,842 15,258 69% 25,842 15,258 69% **Profit after tax** 23,949 12,847 86% 23,949 12,847 86% **Profit for the period** attributable to 23,949 12,847 86% 23,949 12,847 86% owners of the Company

#### Financial review for current quarter and financial period to date:

#### Consolidated Statement of Profit or Loss and Other Comprehensive Income

The Group's revenue for the period under review was RM34.6 million, a decrease of 17% as compared to preceding year corresponding period of RM41.4 million. Decrease was attributable to overall weak consumer sentiments associated with prolonged Coronavirus (COVID-19) pandemic..

Results from operating activities stood at RM22.2 million, a significant increase of 138% from RM9.3 million recorded in preceding year corresponding period. Increase was mainly due to disposal of leasehold land in Indonesia resulting in net gain of RM14.4 million, after duly accounting for all the relevant local statutory obligations.

Share of profit of equity-accounted associate for the period under review was RM3.6 million, a decrease of 39% as compared to preceding year corresponding period of RM5.9 million.

Profit before tax for the period under review was RM25.8 million, an increase of 69% as compared to preceding year corresponding period of RM15.3 million.

#### **Consolidated Statement of Financial Position**

The Group's total assets as at 28 February 2022 was RM593.1 million, an increase of RM11 million from last financial year ended 30 November 2021 of RM582.1 million. The increase was mainly attributable to higher trade receivables balance arising from timing of revenue while receivables turnover days remained manageable within the credit terms granted.

The Group's total liabilities as at 28 February 2022 was RM62.0 million, an increase of RM21.6 million from last financial year ended 30 November 2021 of RM40.4 million. The increase was mainly

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#### NOTES TO THE INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 28 FEBRUARY 2022

#### 12. Review of Group's Performance (continued)

#### **Consolidated Statement of Financial Position (continued)**

attributable to fourth interim dividend and special dividend declared for the financial year ended 30 November 2021 remained as payable as at 28 February 2022.

The Group's total equity as at 28 February 2022 was RM531.1 million, a decrease of RM10.7 million from last financial year ended 30 November 2021 of RM541.8 million.

The Group's net asset per ordinary share as at 28 February 2022 was RM1.15.

#### **Consolidated Statement of Cash Flows**

The Group's cash and cash equivalents as at 28 February 2022 was RM235.9 million, an increase of RM1.4 million from last financial year ended 30 November 2021 of RM234.5 million.

The net cash outflow used in operating activities was RM2.6 million.

The net cash inflow from investing activities was RM17.8 million, derived substantially from disposal of leasehold land in Indonesia.

The net cash outflow used in financing activities was RM13.8 million, mainly dividends paid to shareholders of the Group.

## 13. Material Changes in Profit before Tax reported as compared with the Immediate Preceding Quarter

	Current Quarter	Immediate Preceding Quarter	Changes
	28.02.2022 RM'000	30.11.2021 RM'000	%
Revenue	34,569	33,559	3%
Results from operating activities	22,233	6,804	227%
Share of profit of equity-accounted associate, net of tax	3,609	4,160	(13%)
Profit before tax	25,842	10,964	136%
Profit after tax	23,949	12,649	89%
Profit for the period attributable to owners of the Company	23,949	12,649	89%

Financial review for current quarter compared with immediate preceding quarter:

Revenue for the current quarter under review was RM34.6 million, an increase of 3% as compared to immediate preceding quarter of RM33.6 million.

Results from operating activities for the current quarter under review was RM22.2 million, an increase of 227% compared to immediate preceding quarter of RM6.8 million. Increase was mainly due to disposal of leasehold land in Indonesia resulting in net gain of RM14.4 million.

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#### NOTES TO THE INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 28 FEBRUARY 2022

## 13. Material Changes in Profit before Tax reported as compared with the Immediate Preceding Quarter (continued)

Share of profit of equity-accounted associate for the current quarter under review was RM3.6 million, a decrease of 13% as compared to immediate preceding quarter of RM4.2 million.

Profit before tax for the current quarter under review was RM25.8 million, an increase of 136% as compared to immediate preceding quarter of RM11.0 million.

Profit after tax for the current quarter under review was RM23.9 million, an increase of 89% as compared to immediate preceding quarter of RM12.6 million.

#### 14. Current year prospects

The Group's business is closely linked to the sentiments of general consumer market and the fluctuating foreign currency exchange. Strengthening or weakening of Ringgit Malaysia against United States Dollar ("USD") will have an impact on the Group's performance as all export revenue are transacted in USD.

The Group ensures its business long term survival by adapting to the constant market demand change wherever possible while it remains cautious on the economic impact caused by prolonged COVID-19 pandemic. The Group is committed to continuously improve its business operational efficiency and maintain sufficient cash flows in the year 2022.

#### 15. Variance of Actual Profit from Forecast Profit

Not applicable.

#### 16. Taxation

	Individual Quarter		Cumulative	Quarters
	Current Year Quarter 28.02.2022 RM'000	Preceding Year Quarter 28.02.2021 RM'000	Current Year To Date 28.02.2022 RM'000	Preceding Year To Date 28.02.2021 RM'000
<b>Current Year</b>	1,893	2,411	1,893	2,411
Prior Year	-	-	-	-
Total	1,893	2,411	1,893	2,411

The effective tax rate for the current quarter under review was lower than the statutory tax rate due to an associate operates in foreign jurisdiction and hence subject to lower applicable tax rate.

#### 17. Status of Corporate Proposals

There was no corporate proposal being announced during the period.

#### 18. Group Borrowings

There were no borrowings as at the end of the period under review.

#### 19. Off Balance Sheet Financial Instruments

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

Plot 42, Bayan Lepas Industrial Estate, Phase IV, 11900 Penang, Malaysia. Tel: 604-6162020 Fax: 604-6425989

#### NOTES TO THE INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 28 FEBRUARY 2022

#### 20. Trade Receivables

The ageing analysis of the trade receivables (included under trade and other receivables category in the Statement of Financial Position) for 28 February 2022 is as follows:

	<b>RM'000</b>	%
Not past due	21,559	89.60%
Past due 1-30 days	120	0.50%
Past due 31-120 days	2,379	9.89%
Past due >120 days	2	0.01%
	24,060	100.00%

The Group did not fully impair the past due trade receivables as the Group is satisfied that the recovery of the amount is possible.

#### 21. **Dividend Declared**

A first interim dividend of 3 sen per ordinary share totalling RM13,800,000 in respect of the financial year ending 30 November 2022 has been declared on 13 April 2022.

In regards of deposited securities, entitlement to the interim dividend will be determined based on shareholders registered in the record of depositors as at 11 May 2022. The payment date is 8 June 2022.

#### 22. Capital Commitment

The capital commitment of the Group which were contracted but not provided for as at 28 February 2022 is as follows: RM'000

Property, Plant and Equipment	58

#### 23. Basic Earnings per Share

The basic earnings per share are computed based on the Group's net profit for the period divided by the weighted average number of shares in issue:

	Individual Quarter		<b>Cumulative Quarters</b>	
	Current Year 28.02.2022	Preceding Year 28.02.2021	Current Year 28.02.2022	Preceding Year 28.02.2021
Profit for the period attributable to owners of				
the Company (RM'000)	23,949	12,847	23,949	12,847
Weighted average number of ordinary shares in issue ('000)	460.000	460.000	460.000	460.000
shares in issue (000)	400,000	400,000	400,000	400,000
Basic earnings per ordinary share (sen)	5.21	2.79	5.21	2.79

There are no diluted earnings per share as the Group does not have any convertible financial instruments. Substantial increase in the basic earnings per ordinary share was attributable to increase in the profit for the period under review resulting from disposal of leasehold land in Indonesia as mentioned above.

Plot 42, Bayan Lepas Industrial Estate, Phase IV, 11900 Penang, Malaysia. Tel: 604-6162020 Fax: 604-6425989

#### NOTES TO THE INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 28 FEBRUARY 2022

By Order of the Board

Ch'ng Lay Hoon (MAICSA 0818580) Company Secretary 13 April 2022 Penang