



HOCK HENG STONE INDUSTRIES BHD.

(Company No. : 840040-H)

(Incorporated in Malaysia)

**Condensed Consolidated
Interim Financial Statements
For the third quarter ended
30 September 2019**

Company No. : 840040-H

Hock Heng Stone Industries Bhd.
(Incorporated in Malaysia)

Condensed Consolidated Statements of Comprehensive Income
For the third quarter ended 30 September 2019
(The figures have not been audited)

	Note	Individual quarter		Cumulative quarter	
		Current year quarter ended 30.9.2019 RM'000	Preceding year corresponding quarter ended 30.9.2018 RM'000	Current year- to-date 30.9.2019 RM'000	Preceding year corresponding period 30.9.2018 RM'000
Continuing operations					
Revenue		7,555	7,830	20,098	23,269
Cost of sales		(5,323)	(5,169)	(15,071)	(15,823)
Gross profit		2,232	2,661	5,027	7,446
Other income		226	139	912	550
Administrative, general and selling expenses		(2,090)	(1,831)	(6,337)	(5,723)
Operating (loss)/profit		368	969	(398)	2,273
Finance costs		(379)	(697)	(1,075)	(1,500)
(Loss)/profit before tax	23	(11)	272	(1,473)	773
Income tax expense	24	(263)	(104)	(131)	(292)
(Loss)/profit for the period		(274)	168	(1,604)	481
Other comprehensive income		-	-	-	-
Total comprehensive (loss)/income for the period		(274)	168	(1,604)	481
(Loss)/profit attributable to:					
Owners of the parent		(279)	171	(1,607)	492
Non-controlling interests		5	(3)	3	(11)
		(274)	168	(1,604)	481
Total comprehensive (loss)/income attributable to:					
Owners of the parent		(279)	171	(1,607)	492
Non-controlling interests		5	(3)	3	(11)
		(274)	168	(1,604)	481
(Loss)/earnings per share attributable to owners of the parent:					
Basic, for the period (sen)	34	(0.32)	0.21	(1.87)	0.62
Diluted, for the period (sen)	34	N/A	N/A	N/A	N/A

Notes:

N/A Not applicable

These Condensed Consolidated Statements of Comprehensive Income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2018 and the accompanying explanatory notes attached to these interim financial statements.

Company No. : 840040-H

Hock Heng Stone Industries Bhd.
(Incorporated in Malaysia)

Condensed Consolidated Statements of Financial Position
As at 30 September 2019

	Note	Unaudited As at 30.9.2019 RM'000	Audited As at 31.12.2018 RM'000
Assets			
Non-current assets			
Property, plant and equipment	7	22,824	24,096
Investment properties		6,093	4,811
Land use rights		2,085	2,129
Inventories		4,076	4,076
Deferred tax assets		242	224
		<u>35,320</u>	<u>35,336</u>
Current assets			
Inventories	8	57,073	57,950
Trade receivables and other receivables	26	9,633	8,916
Other current assets		185	4,604
Contract assets		211	843
Current tax assets		555	494
Cash and bank balances		3,646	1,614
		<u>71,303</u>	<u>74,421</u>
Total assets		<u>106,623</u>	<u>109,757</u>
Equity and liabilities			
Equity attributable to owners of the parent			
Share capital		44,398	40,000
Treasury shares		(15)	(15)
Retained earnings		15,573	17,180
		<u>59,956</u>	<u>57,165</u>
Non-controlling interests		95	92
Total equity		<u>60,051</u>	<u>57,257</u>
Non-current liabilities			
Deferred tax liabilities		377	361
Borrowings	27	22,183	23,356
		<u>22,560</u>	<u>23,717</u>
Current liabilities			
Trade payables and other payables		8,712	11,402
Borrowings	27	15,300	17,381
		<u>24,012</u>	<u>28,783</u>
Total liabilities		<u>46,572</u>	<u>52,500</u>
Total equity and liabilities		<u>106,623</u>	<u>109,757</u>
Net assets per share attributable to equity holders of the Company (sen)			
		<u>69.60</u>	<u>71.49</u>

These Condensed Consolidated Statements of Financial Position should be read in conjunction with the audited financial statements for the financial year ended 31 December 2018 and the accompanying explanatory notes attached to these interim financial statements.

Company No. : 840040-H

Hock Heng Stone Industries Bhd.
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Condensed Consolidated Statements of Changes in Equity
For the third quarter ended 30 September 2019
(The figures have not been audited)

	Attributable to equity holders of the parent			Total equity attributable to owners of the parent RM'000	Non-controlling interests RM'000	Total equity RM'000
	Share capital RM'000	Treasury shares RM'000	Distributable Retained earnings RM'000			
Opening balance at 1 January 2018	40,000	(15)	17,274	57,259	100	57,359
Total comprehensive income for the period	-	-	492	492	(11)	481
Closing balance at 30 September 2018	40,000	(15)	17,766	57,751	89	57,840
Opening balance at 1 January 2019	40,000	(15)	17,180	57,165	92	57,257
Total comprehensive income for the period	-	-	(1,607)	(1,607)	3	(1,604)
Transactions with owners						
Issuance of share capital	4,398	-	-	4,398	-	4,398
Closing balance at 30 September 2019	44,398	(15)	15,573	59,956	95	60,051

These Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the audited financial statements for the financial year ended 31 December 2018 and the accompanying explanatory notes attached to these interim financial statements.

Company No. : 840040-H

Hock Heng Stone Industries Bhd.
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Condensed Consolidated Statements of Cash Flows
For the third quarter ended 30 September 2019
(The figures have not been audited)

	Note	Current year- to-date 30.9.2019 RM'000	Preceding year corresponding period 30.9.2018 RM'000
Cash flows from operating activities			
(Loss)/profit before tax		(1,473)	773
Adjustment for:			
Amortisation of land use rights		44	44
Depreciation of property, plant and equipment		1,116	1,199
Depreciation of investment properties		100	77
Impairment loss on trade receivables		265	-
Reversal of impairment loss on trade receivables		(19)	(7)
Unrealised loss on foreign exchange		6	-
Gain on disposal of property, plant and equipment		(191)	(59)
Written off of property, plant and equipment		203	3
Inventories written down		9	4
Interest expense		1,075	1,500
Interest income		(23)	(17)
Operating profit before changes in working capital		<u>1,112</u>	<u>3,517</u>
Changes in working capital:			
Property development costs		(785)	135
Inventories		1,652	(482)
Receivables		(963)	5,333
Contract asset		632	-
Other current assets		4,419	(2,499)
Payables		(2,696)	(989)
Cash generated from operations		<u>3,371</u>	<u>5,015</u>
Income tax paid		(463)	(634)
Income tax refund		269	-
Net cash from operating activities		<u>3,177</u>	<u>4,381</u>
Cash flows from investing activities			
Purchase of property, plant and equipment	7	(1,038)	(168)
Purchase of investment properties		(93)	-
Proceeds from disposal of property, plant and equipment		594	59
Interest received		23	17
Net cash used in investing activities		<u>(514)</u>	<u>(92)</u>
Cash flows from financing activities			
Deposit pledged to licensed banks		(37)	(16)
Interest paid		(1,075)	(2,133)
Decrease of short term borrowings		(152)	(781)
Drawdown of term loans		-	1,000
Repayment of term loans		(1,446)	(1,455)
Repayment of obligation under finance leases		(423)	(271)
Proceed from issuance of ordinary shares		4,398	-
Net cash generated from/(used in) financing activities		<u>1,265</u>	<u>(3,656)</u>

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Condensed Consolidated Statements of Cash Flows (Continued)
For the third quarter ended 30 September 2019
(The figures have not been audited)

	Current year- to-date 30.9.2019 RM'000	Preceding year corresponding period 30.9.2018 RM'000
Net increase in cash and cash equivalents	3,928	633
Cash and cash equivalents at beginning of period	(5,652)	(6,610)
Cash and cash equivalents at end of period	9 <u>(1,724)</u>	<u>(5,977)</u>

These Condensed Consolidated Statements of Cash Flows should be read in conjunction with the audited financial statements for the financial year ended 31 December 2018 and the accompanying explanatory notes attached to these interim financial statements.

Company No. : 840040-H

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Notes to the Interim Financial Statements for the third quarter ended 30 September 2019

Part A - Explanatory notes pursuant to Malaysian Financial Reporting Standard 134

1. Basis of preparation

These condensed consolidated interim financial statements are unaudited and have been prepared in accordance with MFRS 134 Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad. These condensed consolidated interim financial statements also comply with IAS 34 Interim Financial Reporting issued by the International Accounting Standards Board.

These condensed consolidated interim financial statements should be read in conjunction with the audited financial statements for the financial year ended 31 December 2018. The explanatory notes attached to these condensed consolidated interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 31 December 2018.

2. Significant accounting policies and application of MFRS

2.1 The audited financial statements of the Group for the financial year ended 31 December 2018 were prepared in accordance with MFRS. The significant accounting policies adopted in preparing these condensed consolidated interim financial statements are consistent with those of the audited financial statements for the financial year ended 31 December 2018.

2.2 MFRS, Amendments to MFRSs and IC Interpretation Issued That Are Effective

The Company adopted the following Standards of the MFRS Framework that were issued by the Malaysian Accounting Standards Board ("MASB") during the financial year:

Effective for financial periods beginning on or after 1 January 2019

- MFRS 16 *Leases*
- IC Interpretation 23 *Uncertainty over Income Tax Treatments*
- Amendments to MFRS 3 *Annual Improvements to MFRS Standards 2015-2017 Cycle*
- Amendments to MFRS 9 *Prepayment Features with Negative Compensation*
- Amendments to MFRS 11 *Annual Improvements to MFRS Standards 2015-2017 Cycle*
- Amendments to MFRS 112 *Annual Improvements to MFRS Standards 2015-2017 Cycle*
- Amendments to MFRS 119 *Plan Amendment, Curtailment or Settlement*
- Amendments to MFRS 123 *Annual Improvements to MFRS Standards 2015-2017 Cycle*
- Amendments to MFRS 128 *Long-term Interests in Associates and Joint Ventures*

There is no material impact upon adoption of these amendments to the interim financial statements during the current financial period.

2.3 New MFRSs that have been issued, but only effective for annual periods beginning on or after 1 January 2020

The following are Standards of the MFRS Framework that have been issued by the Malaysian Accounting Standards Board ("MASB") but have not been early adopted by the Company:

Effective for financial periods beginning on or after 1 January 2020

- Amendment to *References to the Conceptual Framework in MFRS Standards*
- Amendments to MFRS 3 *Definition of a Business*
- Amendments to MFRS 101 and MFRS 108 *Definition of Material*

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Hock Heng Stone Industries Bhd.
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Part A - Explanatory notes pursuant to Malaysian Financial Reporting Standard 134 (continued)

2. Significant accounting policies and application of MFRS (continued)

2.3 New MFRSs that have been issued, but only effective for annual periods beginning on or after 1 January 2020 (continued)

Effective for financial periods beginning on or after 1 January 2021

- MFRS 17 *Insurance Contracts*

Effective for financial periods to be announced by MASB

- Amendments to MFRS 10 and MFRS 128 *Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*

3. Seasonal or cyclical factors

The business operations of the Group are not materially affected by any seasonal or cyclical factors.

4. Unusual items

There were no unusual items because of their nature, size or incidence that has affected the assets, liabilities, equity, net income or cash flows of the Group during the current quarter under review.

5. Changes in estimates

There were no other changes in estimates that have had a material effect in the current interim results.

6. Debt and equity securities

There have been no cancellations, repurchases, resale and repayments of debt and equity securities during the current quarter under review.

7. Property, plant and equipment

Acquisitions

Below are the property, plant and equipment acquired by the Group during the period ended:

	30.9.2019 RM'000	30.9.2018 RM'000
Building-in-progress	487	-
Plant, machinery and factory equipment	278	51
Motor vehicles	944	281
Other assets *	29	36
	<u>1,738</u>	<u>368</u>

* Other assets comprise of office equipment, furniture and fittings, electrical installation, computers and cabin.

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Part A - Explanatory notes pursuant to Malaysian Financial Reporting Standard 134 (continued)

7. Property, plant and equipment (continued)

During the period under review, the Group acquired property, plant and equipment by mean of:

	30.9.2019 RM'000	30.9.2018 RM'000
Finance leases	700	200
Cash outflow	1,038	168
	<u>1,738</u>	<u>368</u>

Disposals/written off

Below is the property, plant and equipment disposed and written off by the Group during the period under review:

	Cost RM'000	Net carrying amount RM'000	Sales proceeds RM'000	Gain on disposal RM'000
<u>Disposals</u>				
Motor vehicles	1,105	64	244	180
Building	367	339	350	11
	<u>1,472</u>	<u>403</u>	<u>594</u>	<u>191</u>
<u>Written off</u>				
Motor vehicles	321	202	-	(202)
Other assets	17	1	-	(1)
	<u>338</u>	<u>203</u>	<u>-</u>	<u>(203)</u>

8. Inventories

During the current period ended 30 September 2019, there were slight write-down of inventories amounting to RM9,253 and we will assess the impairment test for the year end result.

9. Cash and bank balances

	30.9.2019 RM'000	30.9.2018 RM'000
Cash at banks and on hand	2,905	744
Short term deposits with licensed banks	741	720
Cash and bank balances	<u>3,646</u>	<u>1,464</u>
Less: Bank overdrafts	(4,629)	(6,721)
Less: Deposits pledged to licensed banks	(741)	(720)
Total cash and cash equivalents	<u>(1,724)</u>	<u>(5,977)</u>

10. Fair value hierarchy

No transfers between any levels of the fair value hierarchy took place during the current interim period and the comparative period. There were also no changes in the purpose of any financial asset that subsequently resulted in a different classification of that asset.

The Group does not hold credit enhancements or collateral to mitigate credit risk. The carrying amount of financial assets therefore represents the potential credit risk.

11. Provisions for cost of restructuring

There were no provision for, or reversal of, costs of restructuring during the reporting period.

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Part A - Explanatory notes pursuant to Malaysian Financial Reporting Standard 134 (continued)

12. Dividends paid

There were no dividends paid in the current financial quarter ended 30 September 2019.

13. Capital commitments

Capital commitments as at end of the current quarter are as follows:

	30.9.2019 RM'000	31.12.2018 RM'000
Property, plant and equipment:		
- Approved and not contracted for	-	107
	<u>-</u>	<u>107</u>

14. Contingent assets and liabilities

There were no contingent assets or liabilities since 31 December 2018.

15. Segment information

The segment information in respect of the Group's operating segments are as follows:

- (i) Sales of goods - manufacture and sales of dimension stones and related products and is completed within 9 months.
- (ii) Construction - supply and installation of dimension stones and related products for projects secured and is completed over a period of more than 9 months.
- (iii) Property development - property development.
- (iv) Others - investment holding.

	Sales of goods RM'000	Construction RM'000	Property development RM'000	Others RM'000	Eliminations RM'000	Consolidated RM'000
Period ended 30.09.2019						
Revenue:						
External customers	19,324	774	-	-	-	20,098
Inter-segment	4,135	-	-	-	(4,135)	-
	<u>23,459</u>	<u>774</u>	<u>-</u>	<u>-</u>	<u>(4,135)</u>	<u>20,098</u>
Results:						
Depreciation and amortisation	1,132	127	1	-	-	1,260
Segment (loss)/profit	(1,099)	(26)	(33)	(150)	(165)	(1,473)
Assets						
Capital expenditure	1,298	440	-	-	-	1,738
Segment assets	70,676	3,260	28,912	3,775	-	106,623
Segment liabilities						
	27,158	-	19,396	18	-	46,572

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Part A - Explanatory notes pursuant to Malaysian Financial Reporting Standard 134 (continued)

15. Segment information (continued)

	Sales of goods RM'000	Construction RM'000	Property development RM'000	Others RM'000	Eliminations RM'000	Consolidated RM'000
Period ended 30.09.2018						
Revenue:						
External customers	21,907	955	407	-	-	23,269
Inter-segment	6,998	-	-	-	(6,998)	-
	<u>28,905</u>	<u>955</u>	<u>407</u>	<u>-</u>	<u>(6,998)</u>	<u>23,269</u>
Results:						
Depreciation and amortisation	1,196	123	1	-	-	1,320
Segment profit/(loss)	<u>1,171</u>	<u>44</u>	<u>(295)</u>	<u>8</u>	<u>(155)</u>	<u>773</u>
Assets						
Capital expenditure	302	66	-	-	-	368
Segment assets	<u>79,380</u>	<u>3,537</u>	<u>28,214</u>	<u>92</u>	<u>-</u>	<u>111,223</u>
Segment liabilities	<u>34,675</u>	<u>-</u>	<u>18,630</u>	<u>78</u>	<u>-</u>	<u>53,383</u>

The following items are added to/(deducted from) segment profit to arrive at profit before tax presented in the consolidated statement of comprehensive income:

	30.9.2019 RM'000	30.9.2018 RM'000
Interest income	23	17
Finance costs	(1,075)	(1,500)
	<u>(1,052)</u>	<u>(1,483)</u>

The following items are added to segment assets to arrive at total assets reported in the consolidated statement of financial position:

	30.9.2019 RM'000	30.9.2018 RM'000
Current tax assets	555	654
Deferred tax assets	242	192
	<u>797</u>	<u>846</u>

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Part A - Explanatory notes pursuant to Malaysian Financial Reporting Standard 134 (continued)

15. Segment information (continued)

The following items are added to segment liabilities to arrive at total liabilities reported in the consolidated statement of financial position:

	30.9.2019 RM'000	30.9.2018 RM'000
Current tax liabilities	-	-
Deferred tax liabilities	377	122
	<u>377</u>	<u>122</u>

The Group's sales of goods segment continues to be the main contributor of the Group's revenue. The revenue from sales of goods segment decreased by 11.8% from RM21.91 million to RM19.32 million as compared to the corresponding quarter in the preceding year. This resulted the sales of goods segment's loss in current year quarter of RM1.10 million as compared to the profit of RM1.17 million in corresponding quarter in the preceding year.

The decrease in revenue of construction segment in current year period as compared to the corresponding quarter in the preceding year was due to no new projects bunched in current year. There is no revenue generated from property development segment in current year period due to the wholly completed development project and 100% recognition of revenue in the third quarter of year 2018.

16. Changes in composition of the Group

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

17. Events after the reporting period

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

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Part A - Explanatory notes pursuant to Malaysian Financial Reporting Standard 134 (continued)

18. Related party transactions

The Group had the following transactions with related parties during the current quarter under review and current year-to-date as well as the balances with the related parties as disclosed below:

(i) Company in which a director, Low Kim Hock, has interest:

- LBS Realty Sdn. Bhd. ("LBS")

(ii) Company in which a director, Low Kim Hock, has deemed interested by virtue of their interests in LBS which in turn holds 70% equity interest in EMP:

- EMP Design Sdn. Bhd. ("EMP")

	Individual quarter		Cumulative quarter	
	Current year quarter ended 30.9.2019 RM'000	Preceding year corresponding quarter ended 30.9.2018 RM'000	Current year- to-date 30.9.2019 RM'000	Preceding year corresponding period 30.9.2018 RM'000
Rental paid to LBS	9	21	27	63
Sales of dimension stone products to EMP	155	322	514	693
			Amount owed by related parties	
			As at 30.9.2019 RM'000	As at 31.12.2018 RM'000
EMP			513	871

The transactions above were based on negotiated and mutually agreed terms and has been approved by the shareholders in the Annual General Meeting.

Part B - Explanatory notes pursuant to Appendix 9B of the Listing Requirements

19. Review performance of the Group

3 months ended 30.09.2019

	Individual quarter		Increase/(decrease)	
	Current year quarter ended 30.9.2019 RM'000	Preceding year corresponding quarter ended 30.9.2018 RM'000	RM'000	%
Revenue	7,555	7,830	(275)	(3.5)
- Sales of goods segment	7,061	7,384	(323)	(4.4)
- Construction segment	308	446	(138)	(30.9)
Operating profit	2,232	2,661	(429)	(16.1)
(Loss)/profit before interest and tax	368	969	(601)	(62.0)
(Loss)/profit before tax	(11)	272	(283)	(104.0)
(Loss)/profit after tax	(274)	168	(442)	(263.1)
(Loss)/profit attributable to ordinary equity holders of the parent	(279)	171	(450)	(263.2)

The Group's revenue for current quarter ("3Q2019") ended 30 September 2019 decreased by approximately RM0.28 million or 3.50% to RM7.56 million as compared to the corresponding quarter in the preceding year. The decrease in revenue for 3Q2019 was due to the decrease in revenue from the sales of goods segment by RM0.32 million and decrease in revenue from the construction segment by RM0.14 million. The Group has yet to commence any new property development project in the current quarter.

In the current year quarter, the Group incurred loss before tax of RM0.01 million as compared to the preceding year corresponding quarter's profit before tax of RM0.27 million and was mainly due to the decrease in operating profit of RM0.43 million as a result of the decrease in Group's revenue.

9 months ended 30.09.2019

	Cumulative quarter		Increase/(decrease)	
	Current year- to-date 30.9.2019 RM'000	Preceding year corresponding period 30.9.2018 RM'000	RM'000	%
Revenue	20,098	23,269	(3,171)	(13.6)
- Sales of goods segment	19,324	21,907	(2,583)	(11.8)
- Construction segment	774	955	(181)	(19.0)
- Property development segment	-	407	(407)	(100.0)
Operating profit	5,027	7,446	(2,419)	(32.5)
(Loss)/profit before interest and tax	(398)	2,273	(2,671)	(117.5)
(Loss)/profit before tax	(1,473)	773	(2,246)	(290.6)
(Loss)/profit after tax	(1,604)	481	(2,085)	(433.5)
(Loss)/profit attributable to ordinary equity holders of the parent	(1,607)	492	(2,099)	(426.6)

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Part B - Explanatory notes pursuant to Appendix 9B of the Listing Requirements (continued)

19. Review performance of the Group (continued)

9 months ended 30.09.2019 (continued)

The Group's revenue for current year-to-date ("9M2019") ended 30 September 2019 shown a decrease of 13.6% to RM20.10 million as compared to RM23.27 million recorded in corresponding period in the preceeding year mainly due to the decrease in revenue generated from sales of goods segment and property development segment by RM2.58 million and RM0.41 million respectively.

Overall, the profit before tax had decreased from RM0.77 million in corresponding period in the preceeding year to loss before tax of RM1.47 million in 9M2019 mainly due to the decrease in revenue as a direct result of the slow down in the property development industry due to the economic slow down seen since earlier this year.

20. Material changes in the profit before tax as compared to the immediate preceding quarter

	Individual quarter		Increase/(decrease) RM'000 %	
	Current quarter ended 30.9.2019 RM'000	Preceding quarter ended 30.06.2019 RM'000		
Revenue	7,555	6,371	1,184	18.6
- Sales of goods segment	7,061	6,371	690	10.8
- Construction segment	308	-	308	-
Operating profit	2,232	1,162	1,070	92.1
Profit/(loss) before interest and tax	368	(603)	971	(161.0)
Loss before tax	(11)	(1,027)	1,016	(98.9)
Loss profit after tax	(274)	(944)	670	(71.0)
Loss attributable to ordinary equity holders of the parent	(279)	(944)	665	(70.4)

The Group's revenue improved by RM1.18 million in current quarter as compared to the immediate preceeding quarter ended 30 June 2019. This was due to the increase in sales of goods segment and construction segment by RM0.69 million and RM0.31 million respectively.

The decrease in loss before tax at RM0.01 million for the current year quarter as compared to immediate preceeding quarter's loss before tax at RM1.03 million was mainly due to the increase in operating profit by RM1.07 million.

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Part B - Explanatory notes pursuant to Appendix 9B of the Listing Requirements (continued)

21. Commentary on prospects

According to the Economic Report 2019/2020 issued by the Malaysian Ministry of Finance, the Malaysian economic growth is expected to remain resilient and GDP is expected to grow at a slightly faster pace of 4.8% in 2020 up from 4.7% in 2019 despite global uncertainties. The private sector will continue to be in the driver's seat. Private sector activities is expected to anchor growth at 5.6% and 5.8% in 2019 and 2020 respectively.

Also, the Economic Report 2019/2020 cited that the manufacturing sector is expected to grow marginally higher at 4.1% in 2020, from 4.0% this year. The growth will be driven by steady improvement in the export-oriented industries coupled with sustained expansion in the domestic-oriented industries. Construction sector is expected to improve in 2020 with growth rate of 3.7% (2019: 4.7%) led by increase in new planned supply in the affordable homes and industrial segments.

The Board anticipates that the prospects for the financial year ending 31 December 2019 will continue to be challenging. The Group will continue to focus on maximising efficiency and timely delivery of quality products at competitive pricing to ensure the long-term strength of the businesses and operations.

Barring any unforeseen circumstances, the Directors believe that the Group's prospects for the financial year ending 31 December 2019 remains favourable.

22. Profit forecast or profit guarantee

The Group has not issued any profit forecast or profit guarantee for the current quarter under review and hence this information is not applicable.

23. (Loss)/profit before tax

Included in the (loss)/profit before tax are the following items:

	Individual quarter		Cumulative quarter	
	Current year quarter ended 30.9.2019 RM'000	Preceding year corresponding quarter ended 30.9.2018 RM'000	Current year- to-date 30.9.2019 RM'000	Preceding year corresponding period 30.9.2018 RM'000
Interest income	(5)	(5)	(23)	(17)
Interest expense	379	697	1,075	1,500
Depreciation of:				
- Property, plant and equipment	357	435	1,116	1,199
- Investment properties	48	25	100	77
Amortisation of land use rights	14	14	44	44
Impairment loss on trade receivables	265	-	265	-
Reversal of impairment loss on trade receivables	(15)	(7)	(19)	(7)
Inventories written down	9	4	9	4
Gain on disposal of:				
- Property, plant and equipment	(11)	-	(191)	(59)
Property, plant and equipment written off	2	-	203	3
(Gain)/loss on foreign exchange:				
- Realised	(69)	(6)	(80)	(63)
- Unrealised	6	-	6	-
Rental income	(112)	(116)	(335)	(345)

Part B - Explanatory notes pursuant to Appendix 9B of the Listing Requirements (continued)

24. Income tax expense

Major components of income tax expense includes the following:

	Individual quarter		Cumulative quarter	
	Current year quarter ended 30.9.2019 RM'000	Preceding year corresponding quarter ended 30.9.2018 RM'000	Current year- to-date 30.9.2019 RM'000	Preceding year corresponding period 30.9.2018 RM'000
Current tax:				
Malaysian income tax	(9)	180	79	396
Under/(over)provision in previous years	54	(10)	54	(15)
	<u>45</u>	<u>170</u>	<u>133</u>	<u>381</u>
Deferred tax:				
Relating to origination and reversal of temporary differences	207	(42)	(54)	(76)
Under/(over)provision in previous years	11	(24)	52	(13)
	<u>218</u>	<u>(66)</u>	<u>(2)</u>	<u>(89)</u>
Total income tax expense	<u>263</u>	<u>104</u>	<u>131</u>	<u>292</u>

Income tax expense is recognised in each interim period based on the best estimate of the weighted average annual income tax rate expected for the full financial year. The effective tax rate of the Group for the current quarter were higher than the statutory tax rate due to certain expenses which are not deductible for tax purposes and property development segment incurred losses in current quarter while the effective tax rate of the Group for the previous corresponding quarter is lower due to the reversal of deferred tax.

25. Status of corporate proposals

There were no corporate proposals announced but not completed as at the date of this interim financial statements.

26. Trade and other receivables

	30.9.2019 RM'000	31.12.2018 RM'000
Trade receivables		
Third parties	6,137	6,279
Retention sums on construction contract	735	1,012
	<u>6,872</u>	<u>7,291</u>
Amount due from related parties	513	911
Other receivables	<u>2,248</u>	<u>714</u>
	<u>9,633</u>	<u>8,916</u>

Part B - Explanatory notes pursuant to Appendix 9B of the Listing Requirements (continued)

26. Trade and other receivables (continued)

Ageing analysis of trade receivables

The ageing analysis of trade receivables is as follows:

	Third parties		Related parties	
	30.9.2019 RM'000	31.12.2018 RM'000	30.9.2019 RM'000	31.12.2018 RM'000
Not past due	3,535	3,318	156	234
Past due:				
- less than 3 months	1,190	1,702	247	328
- 3 months to 6 months	485	771	110	242
- more than 6 months	2,524	2,228	-	107
	4,199	4,701	357	677
	7,734	8,019	513	911
Individual impairment	(862)	(728)	-	-
	6,872	7,291	513	911

Trade receivables that are neither past due nor impaired

Trade receivables that are neither past due nor impaired are creditworthy debtors with good payment records with the Group.

None of the Group's trade receivables that are neither past due nor impaired have been renegotiated during the financial year.

Trade receivables that are past due but not impaired

The Group believes that no impairment allowance is necessary in respect of these trade receivables. These receivables are active accounts which the management considers to be recoverable.

Trade receivables that are past due and impaired

Information regarding financial assets that are past due and impaired is disclosed in the ageing analysis as above.

27. Borrowings and debts securities

	30.9.2019 RM'000	Weighted Average Interest Rate	31.12.2018 RM'000	Weighted Average Interest Rate
Short term borrowings (secured)				
Bank overdrafts (floating)	4,629	7.53%	6,562	7.42%
Banker acceptances (floating)	3,146	4.37%	7,095	4.71%
Trust receipts (floating)	-	-	1,274	8.16%
Obligation under finance leases (fixed)	370	4.41%	313	4.66%
Revolving credit (floating)	5,071	5.61%	-	-
Term loans (floating)	2,084	6.59%	2,137	6.60%
	15,300		17,381	
Long term borrowings (secured)				
Obligation under finance leases (fixed)	760	4.41%	540	4.66%
Term loans (floating)	21,423	6.59%	22,816	6.60%
	22,183		23,356	
Total borrowings	37,483		40,737	

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Part B - Explanatory notes pursuant to Appendix 9B of the Listing Requirements (continued)

27. Borrowings and debts securities (continued)

None of the borrowings are denominated in foreign currencies.

The decrease in borrowings by RM3.25 million mainly due to the decrease in bank overdrafts, bank acceptances, trust receipts and term loans by total of RM8.60 million and off-setted by the newly draw down of revolving credit of RM5.07 million.

28. Material litigation

There were no pending material litigations at the date of this interim financial statements.

29. Dividend

No interim dividend has been recommended for the current quarter under review.

30. Disclosure of nature of outstanding derivatives

There were no outstanding derivatives as at the end of the reporting period.

31. Rationale for entering into derivatives

The Group did not enter into any derivatives during the period ended 30 September 2019 or the previous financial year ended 31 December 2018.

32. Risks and policies of derivatives

The Group did not enter into any derivatives during the period ended 30 September 2019 or the previous financial year ended 31 December 2018.

33. Disclosure of gains/losses arising from fair value changes of financial liabilities

The Group did not have any financial liabilities measured at fair value through profit or loss as at 30 September 2019 or the previous financial year ended 31 December 2018.

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Part B - Explanatory notes pursuant to Appendix 9B of the Listing Requirements (continued)

34. (Loss)/earnings per share

(a) Basic

Basic (loss)/earnings per share amounts is calculated by dividing (loss)/profit for the period, net of tax, attributable to owners of the parent by the weighted average number of ordinary shares in issue during the financial period.

	Individual quarter		Cumulative quarter	
	Current year quarter ended 30.9.2019	Preceding year corresponding quarter ended 30.9.2018	Current year- to-date 30.9.2019	Preceding year corresponding period 30.9.2018
(Loss)/profit for the period attributable to ordinary equity holders of the Company (RM'000)	(279)	171	(1,607)	492
Weighted average number of ordinary shares in issue ('000)	86,139	79,961	86,139	79,961
Basic (loss)/earnings per share (sen)	<u>(0.32)</u>	<u>0.21</u>	<u>(1.87)</u>	<u>0.62</u>

(b) Diluted

There is no diluted earnings per share as the Company does not have any dilutive potential ordinary shares for the current quarter under review and current year-to-date.

35. Utilisation of proceeds

Private Placement

7,996,100 new shares were allotted by the Company at a price of RM0.55 per share to certain identified investors, pursuant to the Company's private placement exercise. The private placement of 7,996,100 placement shares were granted listing and quotation on the Main Market of Bursa Malaysia Securities Berhad on 25 March 2019, making the completion of the private placement. The proceeds raised of RM4.4 million from the placement have been utilised as follows:

Purposes	Propose utilisation RM'000	Actual utilisation RM'000	Amount unutilise RM'000
Working capital	2,300	(1,503)	797
Repayment of borrowings	1,900	(1,900)	-
Defraying placement expenses	200	(200)	-
	<u>4,400</u>	<u>(3,603)</u>	<u>797</u>

36. Auditors' report on the preceding annual financial statements

The auditors' report on the audited financial statements of the Company and its subsidiaries for the financial year ended 31 December 2018 were not subject to any qualification.