

**MCT BERHAD**

**Company No: 200901038653 (881786-X)**

**(Incorporated In Malaysia)**

**Interim Financial Reports**

**For The Quarter Ended 31 March 2021**

**MCT BERHAD 200901038653 (881786-X)**  
**Incorporated In Malaysia**

**Interim Financial Reports**

**For The Quarter Ended 31 March 2021**

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**MCT BERHAD 200901038653 (881786-X)**  
**Incorporated In Malaysia**

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**  
**FOR THE QUARTER ENDED 31 MARCH 2021**

*(The figures have not been audited)*

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER  31-Mar-21  RM'000	PRECEEDING YEAR CORRESPONDING QUARTER 31-Mar-20  RM'000	CURRENT YEAR TO DATE  31-Mar-21  RM'000	PRECEEDING YEAR CORRESPONDING PERIOD 31-Mar-20  RM'000
Revenue	89,500	51,819	89,500	51,819
Cost of sales	(65,199)	(33,357)	(65,199)	(33,357)
Gross profit	<u>24,301</u>	<u>18,462</u>	<u>24,301</u>	<u>18,462</u>
Other Income	864	2,780	864	2,780
Selling and marketing expenses	(193)	(2,147)	(193)	(2,147)
Direct operating and general administrative expenses	(15,074)	(16,246)	(15,074)	(16,246)
Finance costs	<u>(9,063)</u>	<u>(8,818)</u>	<u>(9,063)</u>	<u>(8,818)</u>
Profit/(Loss) before tax	835	(5,969)	835	(5,969)
Income tax credit/(expense)	<u>(120)</u>	<u>5,325</u>	<u>(120)</u>	<u>5,325</u>
Profit/(Loss) for the period	715	(644)	715	(644)
Other comprehensive income/(loss), net of tax				
<b>Items that may be reclassified subsequently to profit or loss</b>				
Cash flow hedge	<u>2,950</u>	<u>(20,739)</u>	<u>2,950</u>	<u>(20,739)</u>
Total comprehensive income/(loss) for the period	<u>3,665</u>	<u>(21,383)</u>	<u>3,665</u>	<u>(21,383)</u>

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**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**  
**FOR THE QUARTER ENDED 31 MARCH 2021**

*(The figures have not been audited)*

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER  31-Mar-21  RM'000	PRECEEDING YEAR CORRESPONDING QUARTER 31-Mar-20  RM'000	CURRENT YEAR TO DATE  31-Mar-21  RM'000	PRECEEDING YEAR CORRESPONDING PERIOD 31-Mar-20  RM'000
Total comprehensive income attributable to:				
Owners of the parent	3,669	(21,369)	3,669	(21,369)
Non-controlling interest	(4)	(14)	(4)	(14)
	3,665	(21,383)	3,665	(21,383)
	3,665	(21,383)	3,665	(21,383)
Earnings per share attributable to owners of the parent:				
Basic earnings per share (sen) - Note B13	0.25	(1.47)	0.25	(1.47)
Diluted earnings per share (sen)	NA	NA	NA	NA

NA denotes not applicable as the Company has no dilutive potential ordinary shares at the end of the reporting period.

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the financial year ended 31 December 2020 and the accompanying explanatory notes attached to the interim financial statements.

**MCT BERHAD 200901038653 (881786-X)**  
**Incorporated In Malaysia**

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 MARCH 2021**

	<b>(UNAUDITED)</b> <b>AS AT END OF</b> <b>CURRENT</b> <b>FINANCIAL</b> <b>QUARTER</b> <b>31-Mar-21</b> <b>RM'000</b>	<b>(AUDITED)</b> <b>AS AT</b> <b>PRECEDING</b> <b>FINANCIAL</b> <b>YEAR END</b> <b>31-Dec-20</b> <b>RM'000</b>
<b>ASSETS</b>		
<b>Non-Current Assets</b>		
Property, plant and equipment	259,290	260,004
Investment properties	250,107	250,701
Land held for property development	231,009	229,462
Deferred tax assets	5,971	7,879
	746,377	748,046
<b>Total Non-Current Assets</b>		
<b>Current Assets</b>		
Inventories	11,081	12,778
Property development costs	353,416	351,991
Trade receivables	134,430	151,468
Other receivables	44,873	39,352
Contract assets	6,302	6,304
Tax recoverable	25,214	30,868
Cash and bank balances	600,984	599,300
	1,176,300	1,192,061
<b>Total Current Assets</b>		
	1,922,677	1,940,107
<b>Total Assets</b>		
<b>EQUITY AND LIABILITIES</b>		
<b>Equity Attributable to Owners of the Company</b>		
Share capital	1,541,092	1,541,092
Reserves	(1,071,905)	(1,074,855)
Retained earnings	407,547	406,828
	876,734	873,065
Non-controlling interests	233	237
	876,967	873,302
<b>Total Equity</b>		

**MCT BERHAD 200901038653 (881786-X)**  
**Incorporated In Malaysia**

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 MARCH 2021**

	<b>(UNAUDITED)</b> <b>AS AT END OF</b> <b>CURRENT</b> <b>FINANCIAL</b> <b>QUARTER</b> <b>31-Mar-21</b> <b>RM'000</b>	<b>(AUDITED)</b> <b>AS AT</b> <b>PRECEDING</b> <b>FINANCIAL</b> <b>YEAR END</b> <b>31-Dec-20</b> <b>RM'000</b>
<b>Non-Current Liabilities</b>		
Other payables	812	3,216
Amount owing to ultimate holding company	518,250	502,125
Derivative financial liabilities	14,700	34,848
Lease liabilities	1,585	1,822
	535,347	542,011
<b>Total Non-Current Liabilities</b>		
<b>Current Liabilities</b>		
Trade payables	95,714	88,999
Other payables and accrued expenses	140,344	154,652
Contract liabilities	200,546	241,956
Tax liabilities	8,206	7,658
Borrowings	61,000	25,000
Lease liabilities	4,553	6,529
	510,363	524,794
<b>Total Current Liabilities</b>		
	1,045,710	1,066,805
<b>Total Liabilities</b>		
	1,922,677	1,940,107
<b>Total Equity and Liabilities</b>		

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the financial year ended 31 December 2020 and the accompanying explanatory notes attached to the interim financial statements.

**MCT BERHAD 200901038653 (881786-X)**  
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**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
**FOR THE QUARTER ENDED 31 MARCH 2021**  
*(The figures have not been audited)*

**Attributable to the owners of the Company**

	<--- Non-Distributable --->			Distributable		Non- controlling interests RM'000	Total equity RM'000
	Share capital RM'000	Acquisition reserve RM'000	Cash flow hedge reserve RM'000	Retained earnings RM'000	Total RM'000		
<b>As at 31 December 2019 (as previously reported)</b>	1,541,092	(1,062,627)	(1,850)	427,265	903,880	944	904,824
Prior year adjustments	-	-	444	(30,386)	(29,942)	-	(29,942)
<b>As at 1 January 2020 (restated)</b>	1,541,092	(1,062,627)	(1,406)	396,879	873,938	944	874,882
Reduction in capital vide minority interest	-	-	-	-	-	(704)	(704)
Total comprehensive income for the year	-	-	(10,822)	9,949	(873)	(3)	(876)
<b>As at 31 December 2020</b>	1,541,092	(1,062,627)	(12,228)	406,828	873,065	237	873,302
Total comprehensive income for the period	-	-	2,950	719	3,669	(4)	3,665
<b>As at 31 March 2021</b>	1,541,092	(1,062,627)	(9,278)	407,547	876,734	233	876,967

**MCT BERHAD 200901038653 (881786-X)**  
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**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE QUARTER ENDED 31 MARCH 2021**

	<b>(UNAUDITED)</b>	<b>(AUDITED)</b>
	<b>3 MONTHS</b>	<b>12 MONTHS</b>
	<b>ENDED</b>	<b>ENDED</b>
	<b>31-Mar-21</b>	<b>31-Dec-20</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>CASH FLOWS FROM/(USED IN) OPERATING ACTIVITIES</b>		
Profit before tax	835	34,069
Adjustments for:		
Depreciation of:		
Property, plant and equipment	1,906	14,535
Investment properties	413	2,760
Finance costs	9,064	35,297
Impairment loss on:		
-Property, plant and equipment	-	4,702
-Investment properties	-	834
Reversal of impairment loss on:		
-Trade receivables	-	(1,943)
-Investment properties	-	(895)
Allowance for impairment loss on:		
-Trade receivables	-	10,684
- Other receivables	-	225
Bad debts written off	-	48
Property, plant and equipment written off	-	506
Gain on disposal of property, plant and equipment	(83)	(258)
Interest income	(731)	(6,415)
Unrealised loss/(gain) on foreign exchange	49	(77)
	11,453	94,072
Operating Profit Before Working Capital Changes	11,453	94,072
Decrease/(Increase) in:		
Inventories	1,698	7,859
Property development costs	(1,425)	14,401
Contract assets	-	69,385
Trade receivables	17,038	(55,483)
Other receivables and prepaid expenses	(5,521)	5,597
Increase/(Decrease) in:		
Contract liabilities	(41,410)	22,947
Trade payables	6,693	(15,557)
Other payables and accrued expenses	(21,629)	28,512
	(33,103)	171,733
Cash (Used In)/Generated from Operations	(33,103)	171,733
Income taxes- net	6,919	(15,179)
	(26,184)	156,554
Net Cash (Used In)/(Generated From) Operating Activities	(26,184)	156,554



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**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE QUARTER ENDED 31 MARCH 2021**

	<b>(UNAUDITED)</b>	<b>(AUDITED)</b>
	<b>3 MONTHS</b>	<b>12 MONTHS</b>
	<b>ENDED</b>	<b>ENDED</b>
	<b>31-Mar-21</b>	<b>31-Dec-20</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>CASH FLOWS FROM/(USED IN) INVESTING ACTIVITIES</b>		
Proceeds from disposal of property, plant and equipment	99	1,948
Interest received	731	6,415
Additions to:		
Investment properties	-	(4,922)
Property, plant and equipment	(1,028)	(9,686)
Land held for property development	(1,546)	(5,792)
Repayment of share capital	-	(704)
	<b>(1,744)</b>	<b>(12,741)</b>
Net Cash Used In Investing Activities		
<b>CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES</b>		
Proceeds from bank borrowings	36,000	25,000
Withdrawal of fixed deposits placed with licensed banks	-	413
Repayment of lease liabilities	(2,213)	(9,859)
Finance costs paid	(4,175)	(29,314)
	<b>29,612</b>	<b>(13,760)</b>
Net Cash (Used In)/From Financing Activities		
<b>NET INCREASE IN CASH AND CASH EQUIVALENTS</b>	<b>1,684</b>	<b>130,053</b>
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD</b>	<b>599,300</b>	<b>469,247</b>
<b>CASH AND CASH EQUIVALENTS AT END OF PERIOD</b>	<b>600,984</b>	<b>599,300</b>

**MCT BERHAD 200901038653 (881786-X)**  
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**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE QUARTER ENDED 31 MARCH 2021**

	<b>(UNAUDITED)</b> <b>12 MONTHS</b> <b>ENDED</b> <b>31-Mar-21</b> <b>RM'000</b>	<b>(AUDITED)</b> <b>12 MONTHS</b> <b>ENDED</b> <b>31-Dec-20</b> <b>RM'000</b>
Cash and cash equivalents included in the statement of cash flows comprise the following:		
Fixed deposits with licensed banks	36,726	43,309
Deposits under Housing Development Accounts	551,640	547,032
Cash on hand and in bank	12,618	8,959
Cash and bank balances	<u>564,258</u>	<u>555,991</u>
Cash and cash equivalents	<u><u>600,984</u></u>	<u><u>599,300</u></u>

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the financial year ended 31 December 2020 and the accompanying explanatory notes attached to the interim financial statements.

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**NOTES TO INTERIM FINANCIAL STATEMENTS**  
**UNAUDITED INTERIM FINANCIAL REPORTS FOR THE QUARTER ENDED 31 MARCH 2021**

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

**A1 Basis of preparation**

The interim financial statements are unaudited and have been prepared in accordance with the requirements of MFRS134: Interim Financial Reporting and paragraph 9.22 and Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities").

The interim financial statements should be read in conjunction with the audited financial statements for the financial year ended 31 December 2020. These interim financial statements contain selected explanatory notes which provide explanations of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Company and its subsidiaries ("Group").

The significant accounting policies and methods of computation applied in the unaudited interim financial statements are consistent with those adopted as disclosed in the audited financial statements for the financial year ended 31 December 2020.

The Group has adopted the following amendments to MFRSs which are effective for annual periods beginning on or after 1 January 2021:

Amendments to:

MFRS 9, MFRS 139, MFRS 7, MFRS 4 and MFRS 16	Interest Rate Benchmark Reform-Phase
MFRS 108	Definition of Accounting Estimates

The adoption of the above amendments to MFRSs does not have any significant impact to the Group.

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**NOTES TO INTERIM FINANCIAL STATEMENTS**  
**UNAUDITED INTERIM FINANCIAL REPORTS FOR THE QUARTER ENDED 31 MARCH 2021**

**PART A - EXPLANATORY NOTES PURSUANT TO THE FINANCIAL REPORTING STANDARD**  
**("MFRS") 134: INTERIM FINANCIAL REPORTING**

At the date of the unaudited interim financial statements, the new and revised Standards and Amendments which were in issue but not yet effective and not early adopted by the Group and the Company are as listed below:

MFRS 17	Insurance Contracts <sup>2</sup>
Amendments to:	
MFRS 3	Reference to the Conceptual Framework <sup>1</sup>
MFRS 10 and MFRS128	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture <sup>3</sup>
MFRS 101	Classification of Liabilities as Current or Non-current <sup>2</sup>
MFRS 101	Classification of Liabilities as Current or Non-current and Disclosure of Accounting Policies
MFRS 116	Proceeds before Intended Use <sup>1</sup>
MFRS 137	Cost of Fulfilling a Contract <sup>1</sup>
Amendments to MFRSs	Annual Improvements to MFRSs 2018-2020 Cycle <sup>1</sup>

- 1 Effective for annual period beginning on or after 1 January 2022, with earlier application permitted.
- 2 Effective for annual period beginning on or after 1 January 2023, with earlier application permitted.
- 3 Effective date deferred to a date to be determined and announced, with earlier application permitted.

The directors anticipate that the abovementioned MFRSs and amendments to MFRSs will be adopted in the annual financial statements of the Group and the Company when they become effective and that the adoption of these MFRSs and amendments to MFRSs may have an impact on the financial statements of the Group and the Company in the period of initial application. However, it is not practicable to provide a reasonable estimate of the effect until the Group and the Company undertake a detailed review.

**A2 Auditors' Report on preceding annual financial statements**

The auditors' report on the audited financial statements for the financial year ended 31 December 2020 were not subject to any qualification.

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**NOTES TO INTERIM FINANCIAL STATEMENTS**  
**UNAUDITED INTERIM FINANCIAL REPORTS FOR THE QUARTER ENDED 31 MARCH 2021**

**PART A - EXPLANATORY NOTES PURSUANT TO THE FINANCIAL REPORTING STANDARD ("MFRS") 134: INTERIM FINANCIAL REPORTING**

**A3 Exceptional or unusual items**

There were no material items of exceptional or unusual nature affecting the assets, liabilities, equity, net income or cash flows of the Group for the period ended 31 March 2021.

**A4 Changes in estimates**

There were no changes in estimates that have a material effect on the amounts reported for the current quarter under review.

**A5 Debt and equity securities**

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

**A6 Dividend paid**

There were no dividends paid in the current quarter under review.

**A7 Profit before tax**

The following amounts have been included in arriving at profit before tax:

	<b>CURRENT YEAR QUARTER 31-Mar-21 RM'000</b>	<b>YEAR TO DATE 31-Mar-21 RM'000</b>
Staff costs	8,816	8,816
Depreciation of:		
Property, plant and equipment	1,906	1,906
Investment properties	413	413
Amortisation of right of use assets	504	504
Unrealised (gain)/loss on foreign exchange	49	49
Realised gain on foreign exchange	69	69
Gain on disposal of property, plant and equipment	(83)	(83)
Interest income	(731)	(731)

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**NOTES TO INTERIM FINANCIAL STATEMENTS**  
**UNAUDITED INTERIM FINANCIAL REPORTS FOR THE QUARTER ENDED 31 MARCH 2021**

**PART A - EXPLANATORY NOTES PURSUANT TO THE FINANCIAL REPORTING STANDARD ("MFRS") 134: INTERIM FINANCIAL REPORTING**

**A8 Segmental information**

The segmental information for the period ended 31 March 2021 is as follows:

	<b>Property Development RM'000</b>	<b>Construction Activities RM'000</b>	<b>Investment Holding RM'000</b>	<b>Complementary Business RM'000</b>	<b>Others RM'000</b>	<b>Total RM'000</b>	<b>Elimination RM'000</b>	<b>The Group RM'000</b>
<b>Revenue</b>								
External revenue	86,833	-	-	146	2,521	89,500	-	89,500
Inter-segment revenue	-	1,268	-	192	678	3,171	(3,171)	-
<b>Total revenue</b>	<b>86,833</b>	<b>1,268</b>	<b>-</b>	<b>338</b>	<b>3,199</b>	<b>92,671</b>	<b>(3,171)</b>	<b>89,500</b>
<b>Results</b>								
Operating profit/(loss)	14,546	(3,742)	(702)	(378)	(690)	9,034	-	9,034
Interest income	702	2	8,853	24	1	9,582	(8,851)	731
Other income	10	97	-	7	19	133	-	133
Finance costs	(7,055)	(1,787)	(8,469)	(404)	(199)	(17,914)	8,851	(9,063)
<b>Profit/(Loss) before tax</b>	<b>8,203</b>	<b>(5,430)</b>	<b>(318)</b>	<b>(751)</b>	<b>(869)</b>	<b>835</b>	<b>-</b>	<b>835</b>
Income tax expense	(120)	-	-	-	-	(120)	-	(120)
<b>Profit/(Loss) after tax</b>	<b>8,083</b>	<b>(5,430)</b>	<b>(318)</b>	<b>(751)</b>	<b>(869)</b>	<b>715</b>	<b>-</b>	<b>715</b>

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**NOTES TO INTERIM FINANCIAL STATEMENTS**  
**UNAUDITED INTERIM FINANCIAL REPORTS FOR THE QUARTER ENDED 31 MARCH 2021**

**PART A - EXPLANATORY NOTES PURSUANT TO THE FINANCIAL REPORTING STANDARD ("MFRS") 134: INTERIM FINANCIAL REPORTING**

**A8 Segmental information**

The segmental information for the period ended 31 March 2021 is as follows: *(continued)*

	<b>Property Development RM'000</b>	<b>Construction Activities RM'000</b>	<b>Investment Holding RM'000</b>	<b>Complementary Business RM'000</b>	<b>Others RM'000</b>	<b>Total RM'000</b>	<b>Elimination RM'000</b>	<b>The Group RM'000</b>
<b>Assets and liabilities</b>								
Segment assets	2,346,885	665,402	2,324,032	215,625	80,265	5,632,209	(3,740,717)	1,891,492
Tax recoverable and deferred tax asset	7,001	13,002	2,977	2,033	280	25,293	5,892	31,185
<b>Total assets</b>	<b>2,353,886</b>	<b>678,404</b>	<b>2,327,009</b>	<b>217,658</b>	<b>80,545</b>	<b>5,657,502</b>	<b>(3,734,825)</b>	<b>1,922,677</b>
Segment liabilities	1,892,567	565,898	772,424	154,290	110,740	3,495,919	(2,458,415)	1,037,504
Tax liabilities and deferred tax liabilities	1,987	-	6,219	-	-	8,206	-	8,206
<b>Total liabilities</b>	<b>1,894,554</b>	<b>565,898</b>	<b>778,643</b>	<b>154,290</b>	<b>110,740</b>	<b>3,504,125</b>	<b>(2,458,415)</b>	<b>1,045,710</b>

**MCT BERHAD 200901038653 (881786-X)**  
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**NOTES TO INTERIM FINANCIAL STATEMENTS**  
**UNAUDITED INTERIM FINANCIAL REPORTS FOR THE QUARTER ENDED 31 MARCH 2021**

**PART A - EXPLANATORY NOTES PURSUANT TO THE FINANCIAL REPORTING STANDARD ("MFRS") 134: INTERIM FINANCIAL REPORTING**

**A8 Segmental information**

The segmental information for the year ended 31 March 2021 is as follows: *(continued)*

	<b>Property Development RM'000</b>	<b>Construction Activities RM'000</b>	<b>Investment Holding RM'000</b>	<b>Complementary Business RM'000</b>	<b>Others RM'000</b>	<b>Total RM'000</b>
<b>Other segment information</b>						
Capital expenditure:						
Property, plant and equipment	-	-	-	-	1,028	1,028
Investment properties	-	-	-	-	-	-
Depreciation of:						
Property, plant and equipment and right-of-use assets	993	159	-	36	718	1,906
Investment properties	413	-	-	-	-	413



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**NOTES TO INTERIM FINANCIAL STATEMENTS**  
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**PART A - EXPLANATORY NOTES PURSUANT TO THE FINANCIAL REPORTING STANDARD**  
**("MFRS") 134: INTERIM FINANCIAL REPORTING**

**A9 Material events subsequent to the end of interim financial year**

There were no material events subsequent to the end of the current quarter under review up to the date of issue of this report that were not reflected in the financial statements for the current quarter under review.

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

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

**A11 Changes in contingent liabilities and contingent assets**

Details of contingent liabilities of the Group as at end of the current quarter under review are as follows:

(a) Performance bond

	<b>As at 31-Mar-21 RM'000</b>	<b>As at 31-Dec-20 RM'000</b>
Performance bond provided in favour of third parties pursuant to the construction and/or development projects of the Group	<u>43,859</u>	<u>43,817</u>

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**NOTES TO INTERIM FINANCIAL STATEMENTS**  
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**PART A - EXPLANATORY NOTES PURSUANT TO THE FINANCIAL REPORTING STANDARD**  
**("MFRS") 134: INTERIM FINANCIAL REPORTING**

**A12 Commitments**

There were no commitments in the Group for the current quarter under review.

**A13 Significant related party transactions**

During the financial year, the significant related party transactions entered by the Group, which were determined based on negotiations agreed between the parties, are as follows:

	<b>YEAR TO DATE</b> <b>31-Mar-21</b> <b>RM'000</b>
Interest paid/payable to ultimate holding company	<u>8,047</u>

**A14 Seasonal or Cyclical Factors**

The Group's operations were not significantly affected by any seasonal or cyclical factors during the current quarter under review.

**A15 Fair Values**

The carrying amounts of the financial instruments approximate their fair values as these financial assets and financial liabilities have short-term maturity or are repayable on demand except for the following:

The fair value of long-term financial liabilities is determined by the present value of future cash flow estimated and discounted using the current interest rates for similar instruments at the end of the reporting period. There is no material difference between the fair values and carrying values of these liabilities as at the end of the reporting period.

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**B1 Performance Review**

For the current quarter under review

The Group recorded revenue of RM90 million for the current quarter ended 31 March 2021, compared to RM52 million in the corresponding quarter of the preceding year, representing a 73% increase in revenue. This was mainly due to the implementation of the first Movement Control Order (“MCO”) by the Government during the corresponding quarter of the preceding year which led to slower construction progress as all businesses grinded to a halt.

Expenses recorded for the current quarter under review was RM25 million which has reduced as compared to RM27 million in the corresponding quarter of the preceding year. The reduction in expenses was a result of our cost rationalisation program that we undertook in 2020, introducing measures to efficiently manage recurring operating cost.

Consequently, the Group recorded profit after tax of RM1 million for the current quarter under review as compared to a loss after tax of RM1 million for the corresponding quarter of the preceding year.

**B2 Material Changes for the Current Quarter as Compared to the Preceding Quarter**

The Group recorded revenue of RM90 million for the current quarter ended 31 March 2021, compared to RM207 million in the preceding quarter. The higher revenue recorded in the preceding quarter was mainly due to the higher construction progress pursuant to the delivery of vacant possession for Casa Bluebell @ Cybersouth and Casa Wood @ Cybersouth. The gross profit margin for the current quarter decreased to 27% as compared to 43% in the preceding quarter as the Group recognised savings in construction cost pursuant to the completion of the four projects in 2020.

Total expenses recorded for the preceding quarter was RM42 million which included impairment of RM14m on the Group’s assets. Excluding the impairment of RM14m recorded in the preceding quarter, the other expenses in the preceding quarter would be at RM28m which is higher than the total expenses for the current quarter of RM25 million which is in tandem with lower sales and construction activities in the current quarter.

Consequently, the Group recorded profit after tax of RM1 million for the current quarter under review as compared to RM29 million in the previous quarter.

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**B3 Prospects for the next financial year**

Owing to the persistently high number of COVID-19 cases, the Malaysian government reinstated the Full Movement Control Order ("FMCO") in June 2021, which has slowed the resumption of economic activities and disrupted the property market recovery. In view of the COVID-19 pandemic and ongoing geopolitical uncertainties, the global business climate remains challenging despite the mass rollout of the COVID-19 vaccine.

Nonetheless, the Group is optimistic that the Government's concerted efforts, combined with the historically low interest rate environment, will continue to fuel the property market's growth. The Group will maintain its prudent management strategy in the coming quarters to ensure a satisfactory performance while consolidating its market position and refining its competitive edge in order to seize any opportunities that will arise as the situation improves. The Group will also continue leveraging on digital platforms such as online marketing and sales campaigns during the FMCO in order to continue reaching out to potential customers. In addition, the Group is gearing up for new launches in the second half of 2021, coupled with the Group's continuous efforts to increase cost efficiency.

**B4 Variance of profit forecast**

No profit forecast has been issued by the Group previously in any public document.

**B5 Profit forecast or profit guarantee**

The Group has not issued any profit forecast or profit guarantee for the current quarter under review.

**B6 Profit/(Loss) on sale of unquoted investments**

There was no sale of unquoted investments during the current quarter under review.

**B7 Quoted securities**

There was no other purchase or disposal of quoted and marketable securities during the current quarter under review.

**B8 Status of corporate proposals**

There were no material corporate proposals entered into during the current quarter under review.

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**B9 Group borrowings**

Total loans and borrowings as at 31 March 2021 were as follows:

	<b>Short-term RM'000</b>	<b>Long-term RM'000</b>	<b>Total RM'000</b>
Unsecured:			
Lease liabilities	38	94	132
Revolving credit	61,000	-	61,000
	<u>61,000</u>	<u>-</u>	<u>61,000</u>

Save for the advances from ultimate holding company and its related interest payable, there were no loans and borrowings denominated in foreign currency as at 31 March 2021.

Total loans and borrowings as at 31 December 2020 were as follows:

	<b>Short-term RM'000</b>	<b>Long-term RM'000</b>	<b>Total RM'000</b>
Unsecured:			
Lease liabilities	45	102	147
Revolving credit	25,000	-	25,000
	<u>25,000</u>	<u>-</u>	<u>25,000</u>

Save for the advances from ultimate holding company and its related interest payable, there were no loans and borrowings denominated in foreign currency as at 31 December 2020.

Weighted average interest rates per annum of borrowings effective as at reporting date are as follow:

	<b>31-Mar-21</b>
Lease liabilities	3.16%
Revolving credit	3.40%

The interest rate profile of the borrowings are:

	<b>31-Mar-21</b>	
	<b>RM'000</b>	<b>% to total borrowings</b>
Fixed rate	132	1%
Floating rate	61,000	99%
	<u>61,132</u>	<u>100%</u>

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**B10 Material litigation**

- (a) By virtue of an originating summons (“OS”) filed by Chellappa Kalimuthu, President of the Jawatankuasa Pengurusan Kuil (“Chellappa”) of the Sri Maha Mariamman Temple (“Temple”) in the High Court on 3 May 2019, Chellappa is seeking the following orders:
- i. A declaration that the affairs of the Temple are subject to a constructive trust for religious purposes;
  - ii. the administration and management of the Temple;
  - iii. the vesting of immovable property(ies) (if any) of the Temple or to be donated to the temple or to be acquired for the benefit of the Temple to the Court appointed Trustees;
  - iv. intervention of the Attorney General (“AG”) in respect of matters involving the Temple.
- (b) With the intervention of the AG in this suit granted, the Plaintiff’s Solicitors is arranging a meeting for all parties with the AG to resolve all pending issues so that a Consent Judgment can be recorded by the Court. The case management is scheduled on 21 July 2021.

**B11 Income Tax Expense/(Income)**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER 31-Mar-21 RM'000	PRECEEDING YEAR CORRESPONDING QUARTER 31-Mar-20 RM'000	CURRENT YEAR TO DATE 31-Mar-21 RM'000	PRECEEDING YEAR CORRESPONDING PERIOD 31-Mar-20 RM'000
Income tax expense/(income) comprises:				
Current tax	955	1,877	955	1,877
Deferred tax	(835)	(7,112)	(835)	(7,112)
	<u>120</u>	<u>(5,235)</u>	<u>120</u>	<u>(5,235)</u>

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**B12 Dividend Payable**

No interim dividends have been recommended in respect of the current quarter under review.

**B13 Earnings Per Share**

The calculation of the earnings per ordinary share of the Group has been calculated by dividing profit for the period attributable to owners of the Company by the weighted average number of ordinary shares in issue.

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER	PRECEEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEEDING YEAR CORRESPONDING PERIOD
	31-Mar-21 RM'000	31-Mar-20 RM'000	31-Mar-21 RM'000	31-Mar-20 RM'000
Basic earnings per share				
Profit attributable to owners of the parent (RM'000)	3,669	(21,369)	3,669	(21,369)
Weighted average number of ordinary shares ('000)	1,456,995	1,456,995	1,456,995	1,456,995
Basic earnings per share (sen)	<u>0.25</u>	<u>(1.47)</u>	<u>0.25</u>	<u>(1.47)</u>

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**B14 Trade Receivables**

The table below is the aging analysis of trade receivables at the end of the reporting period:

	<b>31-Mar-21</b> <b>RM'000</b>
Neither past due nor impaired	95,234
1 to 30 days past due	9,317
31 to 60 days past due	8,830
61 to 90 days past due	9,794
More than 90 days past due	22,700
	50,641
Less: Provision for doubtful debt for trade receivables	(11,445)
	<u>134,430</u>

Allowance for doubtful debt for trade receivables was provided for balances aged beyond 180 days as it is probable the Group will be unable to collect such debts after sending reminder letters and letter of demand.

On confirmation of insolvency of receivables, the balances will be written off.