

CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the quarter ended 31 December 2020

CURRENT	QUARTER	CUMULATIVE	
2020 RM'000	2019 RM'000	2020 RM'000	2019 RM'000
181,712	187,634	538,316	683,60
(162,772)	(169,160)	(483,162)	(595,897
18,940	18,474	55,154	87,70
114	2	329	46
(4,826)	(4,910)	(16,438)	(17,352
14,228	13,566	39,045	70,82
1,212	1,348	5,358	4,48
(511)	(1,212)	(915)	(1,21
701	136	4,443	3,27
14,929	13,702	43,488	74,09
(4,518)	(3,559)	(10,650)	(18,82
10,411	10,143	32,838	55,27
(733)	-	(733)	
9,678	10,143	32,105	55,27
9,667 11	10,124 19	32,039 66	55,20 7
9,678	10,143	32,105	55,27
			10.0
	3 month 31 Dec 2020 RM'000 181,712 (162,772) 18,940 114 (4,826) 14,228 1,212 (511) 701 14,929 (4,518) 10,411 (733) 9,667 11	RM'000 RM'000 181,712 187,634 (162,772) (169,160) 18,940 18,474 114 2 (4,826) (4,910) 14,228 13,566 1,212 1,348 (511) (1,212) 701 136 14,929 13,702 (4,518) (3,559) 10,411 10,143 (733) - 9,678 10,143 9,667 10,124 19 10,124	3 months ended 31 December Year e 31 December 2020 RM'000 2019 RM'000 2020 RM'000 181,712 187,634 538,316 (162,772) (169,160) (483,162) 18,940 18,474 55,154 114 2 329 (4,826) (4,910) (16,438) 14,228 13,566 39,045 1,212 1,348 5,358 (511) (1,212) (915) 701 136 4,443 14,929 13,702 43,488 (4,518) (3,559) (10,650) 10,411 10,143 32,838 (733) - (733) 9,667 10,124 32,039 9,667 10,124 32,039 9,667 10,124 32,039

The notes set out on pages 5 to 10 form an integral part of, and should be read in conjunction with this interim financial report and the Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Report for the year ended 31 December 2019



CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

As at 31 December 2020

In thousands of RM

	31 December 2020 RM'000	31 December 2019 RM'00
ASSETS		
Property, plant and equipment	214,312	216,39
Investment properties	63,577	58,88
Inventories	185,606	182,26
Deferred tax assets	1,376	1,04
Total non-current assets	464,871	458,58
Inventories	146,241	160,17
Trade and other receivables	167,127	183,19
Contract assets	106,616	127,92
Deposits and prepayments	13,596	24,96
Current tax recoverable	155	
Other investments	38,856	27,99
Cash and cash equivalents	251,724	140,92
Total current assets	724,315	665,16
TOTAL ASSETS	1,189,186	1,123,75
EQUITY	140 700	110 70
Share capital	118,700	118,70
Retained earnings	762,188	737,10
Cash flow hedge	(733)	(07.05)
Treasury shares	(37,859)	(37,859
Total equity attributable to owners of the Company Non-controlling interest	842,296 3,349	817,95 3,28
TOTAL EQUITY	845,645	821,23
LIABILITIES		
Loans and borrowings	32,280	45,96
Deferred tax liabilities	17,637	16,33
Derivatives liabilities	733	
Total non-current liabilities	50,650	62,30
Loans and borrowings	14,687	13,68
Trade and other payables	116,701	94,06
Contract liabilities	159,944	129,11
Current tax payable	1,559	3,35
Total current liabilities	292,891	240,21
TOTAL LIABILITIES	343,541	302,52
TOTAL EQUITY AND LIABILITIES	1,189,186	1,123,75
Net Assets Per Share Attributable to Ordinary Equity	1.53	1.4

The notes set out on pages 5 to 10 form an integral part of, and should be read in conjunction with this interim financial report and the Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Financial Report for the year ended 31 December 2019



CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS

For the year ended 31 December 2020

	Year ended 31 E	December
In thousands of RM Cash flows from operating activities	2020 RM'000	201 RM'00
Profit before taxation from continuing operations	43,488	74,09
Adjustments for:-		
Non-cash items	14,858	17,73
Non-operating items	(3,585)	(2,29
Operating profit before changes in working capital	54,761	89,54
Change in inventories	10,593	35,79
Change in trade and other receivables, deposits and prepayments	77,186	73,36
Change in trade and other payables	(27,279)	(116,23
Change in contract assets	21,182	(39,58
Change in contract liabilities	30,959	64,10
Cash generated from/ (used in) operations	167,402	106,41
Interest received	5,331	4,05
Interest paid	(2,345)	(2,16
Income tax paid	(11,632)	(18,73
Income tax refunded	-	8,46
Net cash generated from /(used in) operating activities	158,756	98,04
Cash flows from investing activities		
Acquisition of property, plant & equipment	(11,572)	(23,83
Acquisition of investment properties	(5,312)	(13,04
Proceeds from disposal of property, plant & equipment	173	95
Net movements of deposits with original maturities exceeding three months	(10,863)	(17,06
Net cash used in investing activities	(27,574)	(52,98
Cash flows from financing activities		
Dividends paid to owners of the Company	(7,693)	(13,18
Net movements on loans and borrowings	(12,687)	(34,51
Net cash (used in)/generated from financing activities	(20,380)	(47,69
Net increase/(decrease) in cash and cash equivalents	110,802	(2,64
Cash and cash equivalents at 1 January 2020 / 1 January 2019	140,922	143,56
Cash and cash equivalents at 31 December 2020 / 31 December 2019	251,724	140,92

Cash and cash equivalents

Cash and cash equivalents included in the condensed consolidated statements of cash flows comprise the following amounts in condensed consolidated statements of financial position:

	Year ended 31 D	ecember
In thousands of RM	2020 RM'000	2019 RM'000
Cash and bank balances	61,354	34,652
Deposits placed with licensed banks	229,226	134,263
Total	290,580	168,915
Fixed deposits with original maturities exceeding three months	(38,856)	(27,993)
	251,724	140,922

The notes set out on pages 5 to 10 form an integral part of, and should be read in conjunction with this interim financial report and the Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Financial Report for the year ended 31 December 2019



CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

For the year ended 31 December 2020

	Non-distri	butable	Distrib	utable			
	SHARE CAPITAL	CASH FLOW HEDGE RESERVE	TREASURY SHARES	RETAINED EARNINGS	TOTAL	NON- CONTROLLING INTEREST	TOTAL EQUITY
In thousands of RM	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Year ended 31 December 2020							
At 1 January 2020	118,700	-	(37,859)	737,109	817,950	3,283	821,233
Profit and total comprehensive income for the year	-	-	-	32,772	32,772	66	32,838
Cash flow hedge	-	(733)	-	-	(733)	-	(733)
Dividends to owners – 2019 Final	-	-	-	(7,693)	(7,693)	-	(7,693)
At 31 December 2020	118,700	(733)	(37,859)	762,188	842,296	3,349	845,645
Year ended 31 December 2019							
At 1 January 2019	118,700		(37,859)	695,096	775,937	3,206	779,143
Profit and total comprehensive income for the year	-		-	55,201	55,201	77	55,278
Dividends to owners – 2018 Final	-		-	(7,693)	(7,693)	-	(7,693)
Dividends to owners – 2019 Interim	-		-	(5,495)	(5,495)	-	(5,495)
At 31 December 2019	118,700		(37,859)	737,109	817,950	3,283	821,233

The notes set out on pages 5 to 10 form an integral part of, and should be read in conjunction with this interim financial report and the Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended 31 December 2019



NOTES TO THE INTERIM FINANCIAL REPORT

For the quarter ended 31 December 2020

1. Basis of preparation

These condensed consolidated interim financial statements are unaudited and have been prepared in accordance with the applicable disclosure provisions of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad and Malaysian Financial Reporting Standard (MFRS) 134, Interim Financial Reporting issued by Malaysian Accounting Standard Board. They do not include all the information required for full annual financial statements, and should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2019.

2. Significant accounting policies

These condensed consolidated interim financial statements have been prepared in accordance with the same accounting policies applied in the 2019 financial statements except for the adoption of the amendments to MFRSs that are applicable to the Group for the financial period beginning 1 January 2020. The adoption of these amendments to MFRSs does not have any material impact on the financial statements of the Group.

3. Seasonality and Cyclicality of Operations

The business operations of the Group are not materially affected by any seasonal or cyclical factors except that the level of construction activities in the first quarter of the year and during rainy season is generally lower. However, the Group's business activities are affected by the Covid-19 pandemic and the Movement Control Order (MCO) which took effect since 18 March 2020 and the subsequent Conditional Movement Control Order (CMCO) followed by the Recovery Movement Control Order (RMCO) from 10 June 2020 until 31 December 2020. The second round of MCO were imposed on almost all parts of Malaysia in January 2021 while Sarawak remained under CMCO except central region of Sibu and its vicinity which was placed under MCO.

4. Unusual Items

There were no unusual items affecting assets, liabilities, equity, net income or cash flows for the current quarter and financial period to date except that the Group's business activities are affected by the Covid-19 pandemic and the Movement Control Order (MCO), the subsequent Conditional Movement Control Order (CMCO), the Recovery Movement Control Order (RMCO) and the re-imposition of MCO in January 2021 in many parts of Malaysia including the central region of Sarawak.

5. Changes in estimates

There were no changes in estimates reported in prior financial years that have a material effect in the current interim period.

6. Debt and Equity Securities etc

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities except for the following:

Share Buy Back

During the current quarter under review, the Company did not buy back any shares.

As at 31 December 2020, the number of treasury shares held were 33,158,781 shares at a total cost of RM37,858,954 and all the repurchase transactions were financed by internally generated funds. None of the shares purchased back was resold or cancelled during the quarter under review.



7. Operating Segment

The Group has two reportable segments, as described below, which are the Group's strategic units.

Construction Property development Marine and civil engineering works and constructionDevelopment of residential and commercial properties

	Construction	Property	Other non-	Inter-	Total
For the year ended 31 December 2020		Development	Reportable	Segment	
In thousands of RM			segment	elimination	
Segment profit	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue from external customers	481,029	56,866	421	-	538,316
Segment profit before tax, interest, depreciation					
and other material non-cash items	36,440	16,699	304	7	53,450
Depreciation and amortisation	(12,964)	(88)	(1,353)	-	(14,405)
Interest income from bank balances	3,747	1,271	321	-	5,339
Interest income from other financial assets	19	-	-	-	19
Interest expense on bank balances	-	(3)	(726)	-	(729)
Interest expense on other financial liabilities	(186)	-	-	-	(186)
Segment profit before tax	27,056	17,879	(1,454)	7	43,488
Income tax expense					(10,650)
Profit for the year					32,838
_					
Segment assets	654,430	418,305	116,661	(210)	1,189,186
	000 700	07.405	00.040	(5.4)	0.40 5.40
Segment liabilities	283,780	27,465	32,349	(54)	343,540

	Construction	Property	Other non-	Inter-	Total
For the year ended 31 December 2019		Development	Reportable	Segment	
In thousands of RM			segment	elimination	
Segment profit	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue from external customers	591,123	92,322	161	-	683,606
Segment profit before tax, interest, depreciation					
and other material non-cash items	58,833	27,529	(54)	9	86,317
Depreciation and amortisation	(14,986)	(75)	(430)	-	(15,491)
Interest income from bank balances	3,836	475	73	-	4,384
Interest income from other financial assets	101	-	-	-	101
Interest expense on bank balances	-	-	-	-	-
Interest expense on other financial liabilities	(1,212)	-	-	-	(1,212)
Segment profit before tax	46,572	27,929	(411)	9	74,099
Income tax expense					(18,821)
Profit for the year					55,278
Segment assets	593,574	410,283	120,114	(217)	1,123,754
Segment liabilities	242,377	26,604	33,595	(56)	302,520

The activities of the Group are carried out in Malaysia and as such, segmental reporting by geographical locations is not presented.

8. Dividend Paid

There was no dividend paid during the quarter ended 31 December 2020.

9. Subsequent Material Events

The business activities of the Group were significantly affected due to the Movement Control Order, Conditional Movement Control Order, the Recovery Movement Control Order and the re-imposition of MCO in many parts of Malaysia and central region of Sarawak in January 2021.



10. Changes in the Composition of the Group

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

11. Contingent Liabilities

There were no contingent liabilities in respect of the Group that have arisen since 31 December 2020 till the date of this quarterly report.

12. Property, plant and equipment

The acquisitions and disposals of property, plant and equipment for the year ended 31 December 2020 were as follows:-

	year ende	d 31 December
	2020	2019
In thousands of RM	RM'000	RM'000
Acquisitions of property, plant and equipment, at cost	11,572	23,257
Disposals of property, plant and equipment, at carrying amount	451	1,450

13. Commitment

The amounts of commitment not provided for in the interim financial report as at 31 December 2020 were as follows:-

	As at 31 Dec	ember
In thousands of RM	2020	2019
	RM'000	RM'000
Property, plant and equipment		
Contracted but not provided for	2,139	9,708
Authorised but not contracted for	957	1,049
	3,096	10,757
Investment property		
Contracted but not provided for	-	3,638
Authorised but not contracted for	-	184
	-	3,822

14. Recurrent Related Party Transactions

The aggregate gross value of significant recurrent related party transactions for the year ended 31 December 2020 were as follows:-

2020 201	\$
	1
In thousands of RM RM'000 RM'00)
Aggregate gross value of	
significant recurrent related party transactions 128,146 174,82)

The significant related party transactions comprise transactions with companies controlled by or connected to certain substantial shareholders and/or Directors of the Company, namely Yu Chee Hoe, Tony Yu Yuong Wee, Lau Kiing Kang and Lau Kiing Yiing.

The above transactions have been entered into in the ordinary course of business and are on terms not more favourable to the Related Party than those generally available to the public.

15. Key Management Personnel Compensation

	year ended 3	1 December
	2020	2019
In thousands of RM	RM'000	RM'000
Directors' compensation	3,345	4,103
Other key management personnel compensation	4,376	4,455



ADDITIONAL INFORMATION REQUIRED BY BURSA MALAYSIA'S LISTING REQUIREMENTS

For the quarter ended 31 December 2020

16. Review of Performance

The Group derives revenue from construction and property development activities.

The Group achieved revenue of RM538.32 million and net profit before tax of RM43.49 million for the year ended 31 December 2020 as compared to previous year's figures of RM683.61 million and RM74.10 million respectively.

Revenue for the quarter under review is RM181.71 million as compared to the preceding year corresponding quarter's figure of RM187.63 million. The construction segment contributed RM158.61 million (87%) whilst the property development segment registered a contribution of RM23.10 million (13%) to the Group's revenue during the quarter.

The net profit before tax of the Group for the current quarter is RM14.93 million as compared to RM13.70 million for the preceding year's corresponding quarter.

The changes in revenue and net profit before tax were contributed by the following segments:

Construction segment: For the 3-month period ended 31 December 2020, the revenue and net profit before tax are RM158.61 million and RM7.16 million compared to the previous year's corresponding quarter figures of RM164.83 million and RM7.73 million respectively.

Property development segment: For the 3-month period ended 31 December 2020, the revenue and net profit before tax are RM23.10 million and RM7.77 million compared to the previous year's corresponding quarter figures of RM22.80 million and RM5.97 million respectively.

17. Variation of Results against Immediate Preceding Quarter

The net profit before tax of the Group for the current quarter is RM14.93 million compared to RM13.03 million for the immediate preceding quarter on the back of the Group's revenue of RM181.71 million and RM161.16 million respectively showing some recoveries during RMCO and CMCO.

18. Current Year Prospects

The Covid-19 pandemic has swept across the world in an unprecedented manner and hit hard on world and regional economy. To-date, many countries have started their national mass vaccination programme and Malaysia is following suit to contain the threat of Covid-19. Following the change in the leadership in USA, the USA-China trade tensions have somewhat eased momentarily but remained volatile and uncertain. The Malaysian economy is forecasted to grow positively in 2021 versus a contraction of 5%-6% in 2020 thus providing opportunities for businesses.

We have completed some substantial value of projects in 2020. The mega project of Miri Wastewater Project is at the tail end while two-third of the Package 7 of Pan Borneo Highway Project has been completed. The challenge now is to work on replenishing our order book and at the same time manage our project execution efficiently under the present circumstances and constraint where there is acute labour shortage, travel movement restriction and disruption to material supplies. There will be an inevitable increase in operating costs and the fixed overheads incurred during Movement Control Order and Conditional Movement Control Order have impacted our margins.

The Group resumed work under strict compliance with our Safe Operating Procedure. Activities have picked up as compared to third quarter of 2020 but such momentum has been interrupted by the re-imposition of MCO in many parts of Malaysia and in central regions of Sarawak.

19. Actual profit vs forecast profit / Profit guarantee

This note is not applicable, as no profit forecast was published and the Group is not required to give any profit guarantee.



20. Income Tax Expense

	Individual C	Individual Quarter		Quarter
	3 months ended 31 December		year end 31 Decem	
	2020	2019	2020	2019
In thousands of RM	RM'000	RM'000	RM'000	RM'000
Current Tax Expense - Malaysian				
Current quarter/year	4,400	3,767	10,147	18,585
(Over)/Under provision in prior year	-	-	(465)	357
Deferred Tax Expense - Malaysian				
Current quarter/year	165	260	997	347
Over provision in prior year	(47)	(468)	(29)	(468)
Income tax expense	4,518	3,559	10,650	18,821

Reconciliation of effective tax expense

Profit for the quarter/year	10,411	10,143	32,838	55,278
Total income tax expense	4,518	3,559	10,650	18,821
Profit before taxation	14,929	13,702	43,488	74,099
Income tax using Malaysian tax rates	3,581	3,286	10,435	17,781
Non-deductible expenses	897	741	622	1,151
Movement in unrecognised deferred tax assets	87	-	87	-
Over provision in prior year	(47)	(468)	(494)	(111)
Income tax expense	4,518	3,559	10,650	18,821

21. Status of Corporate Proposals

There was no corporate proposal announced but not completed at the date of this quarterly report.

22. Group Borrowings and Debt Securities

The Group has loans and borrowings as at 31 December 2020 as follows:-

	As at 31 December		
	2020	2019	
In thousands of RM	RM'000	RM'000	
Non-current			
Term Loan – Secured	22,280	25,966	
Term Loan – Unsecured	10,000	20,000	
	32,280	45,966	
Current			
Term Loan – Secured	3,687	3,687	
Term Loan – Unsecured	10,000	10,000	
Revolving Credit – Secured	1,000	-	
	14,687	13,687	
Total	46,967	59,653	

23. Material Litigation

There was no material litigation pending since 31 December 2020 till the date of this Quarterly Report.

24. Dividend

The Board has decided not to declare any dividend as a prudent measure in view of the pandemic to preserve our cash reserves to sustain on-going operations.



25. Earnings per ordinary share

	Individual Quarter 3 months ended 31 December		Cumulative Quarter	
			year ended 31 December	
	2020	2019	2020	2019
Net profit attributable to ordinary owners of the Company (RM'000)	9,667	10,124	32,039	55,201
Weighted average number of ordinary shares ('000)	549,517	549,517	549,517	549,517
Basic earnings per ordinary share (sen)	1.76	1.85	5.83	10.05

26. Profit before tax

Profit before tax is arrived at after charging/(crediting) the followings:

	Individual Quarter		Cumulative Quarter	
	3 months ended 31 December 2020 2019		year ended 31 December 2020 2019	
In thousands of RM	RM,000	RM,000	RM,000	RM,000
Interest income from bank balances	1,195	1,248	5,339	4,384
Interest income from other financial assets	16	100	19	101
Other income including investment income	58	70	214	266
Interest expense on bank balances	522	378	1,763	2,162
Interest expense on other financial liabilities	185	1,212	185	1,212
Depreciation and amortisation	4,270	3,634	14,405	15,491
Provision for and write off of receivables	-	-	-	-
Provision for and write off of inventories	-	-	-	-
Gain/(loss) on disposal of property, plant and equipment	-	22	5	69
Gain/(loss) on disposal of investments	-	-	-	-
Impairment/(Reversal of impairment) of financial assets	-	(673)	-	-
Foreign exchange gain/(loss)	-	-	19	3
Gain/(loss) on derivatives	-	-	-	-
Exceptional item	-	-	-	-

27. Derivative Financial Instruments

There were no derivative financial instruments as at 31 December 2020.

28. Gains/Losses arising from fair value changes of financial liabilities

There were no gains or losses arising from fair value changes of the financial liabilities for the current quarter and financial year ended 31 December 2020.

29. Audit Report

The auditors have expressed an unqualified opinion on the Group's and Company's statutory financial statements for the year ended 31 December 2019 in their report dated 18 May 2020.

30. Authorisation for Issue

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the directors on 25 February 2021.

Issue Date: 25 February 2021