



1ST QUARTER  
INTERIM REPORT  
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2020

**Interim Report For The Financial Period Ended 30 September 2020**  
**(The figures have not been audited)**

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Interim Report for The Financial Period Ended 30 September 2020  
 (The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME  
 FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2020

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT PERIOD QUARTER 30.09.2020 RM'000	PRECEDING PERIOD CORRESPONDING QUARTER 30.09.2019 RM'000	CURRENT PERIOD TO-DATE 30.09.2020 RM'000	PRECEDING PERIOD CORRESPONDING PERIOD 30.09.2019 RM'000
Revenue	76,663	105,120	76,663	105,120
Operating expenses	(65,316)	(81,493)	(65,316)	(81,493)
Other operating income	932	2,224	932	2,224
Profit from operations	12,279	25,851	12,2789	25,851
Finance cost	(1,720)	(1,565)	(1,720)	(1,565)
Profit before taxation	10,559	24,286	10,559	24,286
Taxation	(2,534)	(4,390)	(2,534)	(4,390)
Profit after taxation	8,025	19,896	8,025	19,896
Other Comprehensive Income	-	-	-	-
<b>Total comprehensive income for the financial period</b>	<b>8,025</b>	<b>19,896</b>	<b>8,025</b>	<b>19,896</b>
<b>Profit attributable to:</b>				
Owners of the Company	5,915	13,549	5,915	13,549
Non-Controlling Interest	2,110	6,347	2,110	6,347
	<b>8,025</b>	<b>19,896</b>	<b>8,025</b>	<b>19,896</b>
<b>EPS - Basic (sen)</b>	<b>1.48</b>	<b>3.39</b>	<b>1.48</b>	<b>3.39</b>

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2020)

Interim Report for The Financial Period Ended 30 September 2020  
(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION  
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2020

	(UNAUDITED) AS AT 30.09.2020 RM'000	(AUDITED) AS AT 30.06.2020 RM'000
<b>Non-Current Assets</b>		
Property, plant, and equipment	57,139	55,989
Investment properties	54,176	54,647
Inventories	347,974	366,633
Deferred tax assets	3,215	3,215
<b>Current assets</b>		
Inventories	639,796	649,367
Tax recoverable	8,865	8,277
Trade and other receivables	149,095	123,196
Contract assets	23,460	17,488
Cash and bank balances	30,327	30,557
	851,543	828,885
<b>Current liabilities</b>		
Trade and other payables	269,255	263,542
Contract liabilities	137,507	136,242
Short term borrowings	173,637	184,983
Current tax liabilities	11,454	7,776
	591,853	592,543
Net current assets	259,690	236,342
<b>Total Assets</b>	722,194	716,826
<b>Shareholders' Funds</b>		
Share capital	206,250	206,250
Treasury shares	(3,373)	(3,373)
Revaluation reserves	6,788	6,788
Retained earnings	276,176	270,261
Non-Controlling Interest	50,140	48,030
	535,981	527,956
Long term borrowings	186,199	188,856
Deferred tax liabilities	14	14
<b>Total Equities and Liabilities</b>	722,194	716,826
Net assets per share (RM)	1.18	1.16

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2020)

**Interim Report for The Financial Period Ended 30 September 2020**  
**(The figures have not been audited)**

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
**FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2020**

	Non-distributable			Distributable		Non-Controlling Interest	Total Equity
	Share capital	Revaluation surplus	Treasury shares	Retained earnings	Total		
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
At 01.07.2020	206,250	6,788	(3,373)	270,261	479,926	48,030	527,956
Total comprehensive income	-	-	-	5,915	5,915	2,110	8,025
At 30.09.2020	206,250	6,788	(3,373)	276,176	485,841	50,140	535,981
At 01.07.2019	206,250	6,788	(3,371)	252,950	462,617	42,394	505,011
Share buy-back	-	-	(2)	4	2	(4)	(2)
Total comprehensive income	-	-	-	17,307	17,307	5,640	22,947
At 30.06.2020	206,250	6,788	(3,373)	270,261	479,926	48,030	527,956

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2020)

Interim Report for The Financial Period Ended 30 September 2020  
(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS  
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2020

	3MONTHS ENDED 30.09.2020 RM'000	3MONTHS ENDED 30.09.2019 RM'000
<b><u>Operating activities</u></b>		
Profit after taxation	8,025	19,896
Adjustments for non-cash items	3,174	6,547
Operating profit before working capital changes	<u>11,199</u>	<u>26,443</u>
Trade & other receivables	(25,899)	32,105
Contract asset	(16,411)	(15,928)
Inventories	9,898	5,236
Property development cost	18,332	(15,043)
Trade payables and Other payables	5,713	(6,976)
Contract liabilities	<u>11,704</u>	<u>19,393</u>
Net change in working capital	14,536	45,230
Net Interest	(1,720)	(1,565)
Tax refunds	555	3,446
<b>Net operating cashflow</b>	<b><u>13,371</u></b>	<b><u>47,111</u></b>
<b><u>Investing activities</u></b>		
Disposal of investment property	471	137
Purchase of property, plant, and equipment	(1,790)	-
<b>Net cash (used in) / generated from investing activities</b>	<b><u>(1,319)</u></b>	<b><u>137</u></b>
<b><u>Financing activities</u></b>		
Changes in bank borrowings	(11,959)	(34,822)
Purchase of treasury shares	-	(2)
Fixed deposits pledged to a licensed bank	(323)	(714)
<b>Net cash used in financing activities</b>	<b><u>(12,282)</u></b>	<b><u>(35,538)</u></b>
<b>Net (decrease) / increase in cash and cash equivalents for the financial Period</b>	<b>(230)</b>	<b>11,710</b>
<b>Cash and cash equivalents at beginning of financial Period</b>	<b>30,557</b>	<b>(27,058)</b>
<b>Cash and cash equivalents at end of financial Period</b>	<b><u>30,327</u></b>	<b><u>(15,348)</u></b>

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2020)

Notes to the Interim Report For The Financial Period Ended 30 September 2020  
(The figures have not been audited)

**A. EXPLANATORY NOTES**

**A1. Basis of Preparation**

The interim financial report is unaudited and has been prepared in accordance with Malaysia Financial Reporting Standards (“MFRS”) 134 - Interim Financial Reporting issued by the Malaysian Accounting Standards Board and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad. The interim financial report should be read in conjunction with the annual audited financial statements of the Group for the year ended 30 June 2020.

The following are Standards and Amendments of the MFRS Framework that have been issued by the MASB but have not been early adopted by the Group and the Company:

<i>Amendments to References to the Conceptual Framework in MFRS Standards</i>	1 January 2020
<i>Amendments to MFRS 3 Definition of a Business</i>	1 January 2020
<i>Amendments to MFRS 101 and MFRS 108 Definition of Material</i>	1 January 2020
<i>Amendments to MFRS 9, MFRS 139 and MFRS 7 Interest Rate Benchmark Reform</i>	1 January 2020
<i>Amendments to MFRS 4 Insurance Contract - Extension of the Temporary Exemption from Applying MFRS 9</i>	17 August 2020
<i>Interest Rate Benchmark Reform - Phase 2 (Amendments to MFRS 9, MFRS 139, MFRS 7, MFRS 4 and MFRS 16)</i>	1 January 2021

The Group and the Company are in the process of assessing the impact of implementing these Standards and Amendments since the effects would only be observable for future financial years.

**A2. Status of Audit Qualifications**

The audited financial statements of the Group for the year ended 30 June 2020 was not subject to any audit qualification.

**A3. Seasonal or Cyclical Factors**

The business operations of the Group during the financial Period under review have not been materially affected by any seasonal or cyclical factors.

**A4. Unusual Items**

There was no unusual item affecting assets, liabilities, equity, net income and cash flows during the financial quarter under review.

**A5. Material changes in past estimates and their effect on the current interim period.**

There was no material effect on the current interim period from estimates of amounts reported in prior interim periods of the current financial period or prior financial periods.

**A6. Issuances or Repayments of Debts and Equity Securities**

There was no issuance, cancellation, repurchases, resale and repayment of debts and equity securities in the financial quarter under review except for:

Share Buy-back

As at to-date, the Company has bought back a total of 12,879,200 shares from the open market at an average purchase price of RM0.26 per share. The total consideration paid for the share buy-back, inclusive of transaction costs amounted to RM3,373,365.

Notes to the Interim Report For The Financial Period Ended 30 September 2020  
(The figures have not been audited)

A. EXPLANATORY NOTES

A7. Dividend

The Board does not recommend any interim dividend for the financial quarter under review.

A8. Segment Information

Segmental information is presented in respect of the Group's business segments and they reflect the Group's internal reporting structures that are regularly reviewed for the purpose of allocating resources to the segment and assessing its performance. For management purposes, the Group has identified the following four reportable segments as follows:

- a) Property Development and others : Property Development, Letting of Properties and Project Management
- b) Construction : Project Construction Services, Manufacturing of Concrete Products and Trading of Building Materials
- c) Others : These are dormant companies for future use

	Property development and management activities RM'000	Construction and related activities RM'000	Others RM'000	Elimination RM'000	Total RM'000
<b>3 Months Ended 30.09.2020</b>					
Revenue					
External revenue	72,464	3,982	217	-	76,663
Inter-segment revenue	-	8,546	-	(8,546)	-
<b>Total</b>	<b>72,464</b>	<b>12,528</b>	<b>217</b>	<b>(8,546)</b>	<b>76,663</b>
Adjusted EBITDA	14,696	(1,633)	(144)	-	12,919
<b>3 Months Ended 30.09.2019</b>					
Revenue					
External revenue	102,029	2,665	426	-	105,120
Inter-segment revenue	-	8,742	-	(8,742)	-
<b>Total</b>	<b>102,029</b>	<b>11,407</b>	<b>426</b>	<b>(8,742)</b>	<b>105,120</b>
Adjusted EBITDA	31,665	502	442	(6,119)	26,490
<b>Total segment assets</b>					
30.09.2020	1,539,134	65,381	26,877	(317,345)	1,314,047
30.09.2019	1,386,475	75,965	31,614	(226,933)	1,267,121
<b>Total segment liabilities</b>					
30.09.2020	856,540	60,042	15,005	(153,521)	778,066
30.09.2019	760,080	66,316	16,402	(100,582)	742,216



**Notes to the Interim Report For The Financial Period Ended 30 September 2020**  
**(The figures have not been audited)**

**A. EXPLANATORY NOTES**

**A8. Segment Information (Cont.)**

	<b>30.09.2020</b>	<b>30.09.2019</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>A reconciliation of total adjusted EBITDA</b>		
Adjusted EBITDA	12,919	26,490
Finance income	324	44
Finance cost	(2,044)	(1,609)
Tax	(2,534)	(4,390)
Depreciation	(640)	(639)
Net profit for the financial period	<u>8,025</u>	<u>19,896</u>
Reportable segments assets are reconciled to total assets as follows:		
Total segment assets	1,305,182	1,255,319
Tax recoverable	8,865	11,802
Consolidated total assets (as per Statement of Financial Position)	<u>1,314,047</u>	<u>1,267,121</u>
Reportable segments liabilities are reconciled to total liabilities as follows:		
Total segment liabilities	766,612	742,216
Tax payable	11,454	-
Consolidated total liabilities (as per Statement of Financial Position)	<u>778,066</u>	<u>742,216</u>

**A9. Carrying Amount of Revalued Assets**

Property, plant and equipment, which are stated at revalued amounts, have been brought forward without amendments from the previous Annual Financial Statements.

**A10. Material events not reflected in interim period.**

The Group does not have any material events during the financial period under review.

**A11. Changes in the Composition of the Group**

There are no changes to the composition of the Group during the financial period under review.

**A12. Contingent Liabilities**

There were no significant changes in contingent liabilities in respect of the Group since the last Annual Statement of Financial Position date.

**A13. Capital Commitments**

The Group does not have any capital commitments outstanding during the financial period under review

**Notes to the Interim Report for The Financial Period Ended 30 September 2020**  
**(The figures have not been audited)**

**A. EXPLANATORY NOTES**

**A14. Recurrent Related Party Transactions**

- a) Nature of relationships of BCB Group with the interested related parties
- (i) Tan Sri Dato' Tan Seng Leong is a director of BCB Berhad and all its subsidiary companies. He is a major shareholder of BCB Berhad via his family-controlled company called Evergreen Ratio Sdn Bhd. He is deemed to have an interest with the interested related parties by virtue of his relationship with his spouse and his children namely Puan Sri Datin Lim Sui Yong, Tan Vin Sern and Tan Lindy, who are directors of Marvel Plus Development Sdn Bhd ("MPDSB"), whilst Puan Sri Datin Lim Sui Yong and Tan Vin Sern are also shareholders of MPDSB. Tan Sri Dato' Tan Seng Leong is also a director of Ju-Ichi Enterprise Sdn Bhd ("JIESB") as well as a major shareholder of IBZI Development (Johor) Sdn Bhd ("IBZI").
  - (ii) Tan Vin Sern is a director of BCB Berhad and all its subsidiary companies. He is the son of Tan Sri Dato' Tan Seng Leong and brother of Tan Lindy. He is also a director of MPDSB, JIESB and IBZI.
  - (iii) Tan Lindy is a Director of BCB Berhad and all its subsidiary companies. She is the daughter of Tan Sri Dato' Tan Seng Leong and the sister of Tan Vin Sern. She is also a director of MPDSB and JIESB.
  - (iv) Tan Lay Hiang is a Director of BCB Berhad and most of its subsidiary companies. She is the sister of Tan Sri Dato' Tan Seng Leong.
  - (v) Chang Shao-Yu is a Director of MPDSB. He is the spouse of Tan Lindy and son-in-law of Tan Sri Dato' Tan Seng Leong and Puan Sri Datin Lim Sui Yong.
  - (vi) Puan Sri Datin Lim Sui Yong is a major shareholder of BCB Berhad via her family-controlled company called Evergreen Ratio Sdn Bhd. She is also a director and shareholder of MPDSB.
- b) The recurrent related party transactions between BCB Group and the interested related parties are as follows:

		<b>Quarterly Period Ended 30.09.2020 RM'000</b>	<b>Quarterly Period Ended 30.09.2019 RM'000</b>
<b><u>Marvel Plus Development Sdn Bhd</u></b>			
BCB Construction Sdn Bhd	- Building construction services	2,080	3,581
BCB Resources Sdn Bhd	- Hiring of machinery	-	-
<b><u>Ju-Ichi Enterprise Sdn Bhd</u></b>			
BCB Berhad	- Rental of office space	75	75
BCB Construction Sdn Bhd	- Building construction services	1,452	3,224
<b><u>IBZI Development (Johor) Sdn Bhd</u></b>			
BCB Construction Sdn Bhd	- Building construction services	-	-

Notes to the Interim Report for The Financial Period Ended 30 September 2020  
(The figures have not been audited)

**B. ADDITIONAL INFORMATION AS REQUIRED BY APPENDIX 9B OF BMSB LISTING REQUIREMENTS**

**B1. Review of Performance of the Group for the Current Quarter and Cumulative Quarter**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT PERIOD QUARTER	PRECEDING PERIOD CORRESPONDING QUARTER	CURRENT PERIOD TO DATE	PRECEDING PERIOD CORRESPONDING PERIOD
	30.09.2020 RM'000	30.09.2019 RM'000	30.09.2020 RM'000	30.09.2019 RM'000
<b>Revenue</b>				
Property Development and others	72,464	102,029	72,464	102,029
Construction	3,982	2,665	3,982	2,665
Others	217	426	217	426
	<u>76,663</u>	<u>105,120</u>	<u>76,663</u>	<u>105,120</u>
<b>Profit /(loss) Before Tax</b>				
Property Development and others	12,601	23,630	12,601	23,630
Construction	(1,899)	216	(1,899)	216
Others	(143)	440	(143)	440
	<u>10,559</u>	<u>24,286</u>	<u>10,559</u>	<u>24,286</u>

- a) During the quarter under review, The Group recorded a decrease in revenue and profit before tax amounting to RM 28.46 million and RM 13.73 million compared to previous corresponding quarter. Segments performance for the current quarter under review are as follow: -

**Property Development and others**

The Group reported a decrease in revenue amounting to RM 29.56 million from RM 102.03 million to RM 72.460 million compared to previous corresponding quarter. The Group's revenue for the quarter mainly attributed to the project progress recognition from project Broadleaf @ HomeTree at Kota Kemuning and Versis at Batu Pahat amounting to RM 29 million and RM 8.8 million respectively. The decrease in revenue was impacted by lacklustre sales and additional time required to complete the projects during MCO period. In line with the decrease in revenue, the Group registered a decrease in profit before tax of RM 11.03 million.

**Construction**

The construction division reported an increase in revenue of RM 1.32 million compared to previous corresponding period. However, the division incurred a loss of RM1.9 million. The decrease in profit before tax was due to the additional cost provision in respect of the current Covid 19 pandemic.

**Others**

Others division mainly involved in hotel leasing business. The current quarter revenue was mainly generated from the leasing income received from hotel operator. However, amid the current Covid -19 pandemic, the Group has granted some discount on rental to the lessee which resulted a loss in leasing business.

**B2. Material Changes in Profit Before Taxation for the Quarter Reported On as Compared with the Immediate Preceding Quarter**

The Group registered an improvement of profit before tax amounting to RM 10.6 million during the quarter under review as compared with immediately preceding quarter. This is resulted from the improvement of project progress during early September 2020 after the easing of MCO. For current quarter under review, the profit before tax was mainly contributed from project Broadleaf @ HomeTree, at Kota Kemuning and Versis at Batu Pahat.

**Notes to the Interim Report for The Financial Period Ended 30 September 2020**  
**(The figures have not been audited)**

**B. ADDITIONAL INFORMATION**

**B3. Prospects for the Financial Year**

The unprecedented pandemic has adversely impacted the property market. With the imposition on border travel restriction, the economic activities have been affected significantly and the duration of the outbreak are highly unpredictable in the absence of safe and effective vaccine. Despite the various measures taken by the Government to contain and defeat the pandemic, consumer sentiments remain weak and fragile as the pandemic is still evolving with all the attendant uncertainties.

For financial year 2021, the Group will remain vigilant by taking cautious approach in launching new product. Meantime, the Group will be continuing to enhance property quality to be more competitive and implement a strict cost control measures to contain the operation cost.

**B4. Variance on Profit Forecast**

The Group did not issue any profit forecast or profit guarantee.

**B5. Profit for the financial Period**

Profit before taxation is derived after taking into consideration of the following:

	<b>Current Quarter 30.09.2020 RM'000</b>	<b>Cumulative Period to-date 30.09.2020 RM'000</b>
Interest Income	324	324
Other Income	932	932
Interest expenses	2,044	2,044
Depreciation and amortisation	640	640

Other than the above, there were no disposal of quoted or unquoted investment or properties and amortisation of assets for the financial quarter under review.

**B6. Taxation**

Taxation consists of the followings:

	<b>INDIVIDUAL QUARTER</b>		<b>CUMULATIVE QUARTER</b>	
	<b>CURRENT QUARTER 30.09.2020 RM'000</b>	<b>PRECEDING CORRESPONDING QUARTER 30.09.2019 RM'000</b>	<b>CURRENT PERIOD TO DATE 30.09.2020 RM'000</b>	<b>PRECEDING PERIOD CORRESPONDING PERIOD 30.09.2019 RM'000</b>
Income tax				
- current financial period	2,534	4,390	2,534	4,390

The effective tax rate for current quarter is as per statutory tax rate of 24%.

Notes to the Interim Report For The Financial Period Ended 30 September 2020  
(The figures have not been audited)

**B. ADDITIONAL INFORMATION AS REQUIRED BY APPENDIX 9B OF BMSB LISTING REQUIREMENTS**

**B7. Profit or loss on sale of unquoted investments and / or properties.**

There was no disposal of unquoted investment or property during the financial period under review other than in the ordinary course of the Group's business.

**B8. Quoted Securities**

There was no purchase and disposal of quoted securities for the financial period under review.

**B9. Status of Corporate Proposal**

There were no corporate proposals during the financial period under review.

**B10. Dividend**

The Board of Directors has not recommended any interim dividend for the current quarter or financial Period to-date.

**B11. Group Borrowings**

The tenure of Group borrowings classified as short- and long-term categories are as follows: -

	<b>RM'000</b>
<b>Short term borrowings</b>	
- Secured	173,637
- Unsecured	-
	<u>173,637</u>
<b>Long-term borrowings</b>	
- Secured	186,199
- Unsecured	-
	<u>186,199</u>
<b>Total Borrowing</b>	<u><u>359,836</u></u>

**B12. Financial instruments with off balance sheet risk**

There was no off-balance sheet financial instrument during the financial period under review.

**B13. Material litigation**

The Group does not have any material litigation during the financial period under review.

Notes to the Interim Report for The Financial Period Ended 30 September 2020  
 (The figures have not been audited)

B. ADDITIONAL INFORMATION AS REQUIRED BY APPENDIX 9B OF BMSB LISTING REQUIREMENTS

B14. Earnings per share

	Individual		Cumulative	
	Current Period quarter RM'000	Preceding Period corresponding quarter RM'000	Current Period To-date RM'000	Preceding Period corresponding quarter RM'000
<b>a) Basic earnings per share</b>				
Net profit attributable to owners for the period	5,915	13,549	5,915	13,549
Weighted average number of ordinary shares in issue	399,621	399,621	399,621	399,621
Basic earnings per share (sen)	1.48	3.39	1.48	3.39
<b>b) Diluted earnings per share</b>				
Diluted earnings per share (sen)	N/A	N/A	N/A	N/A