



2nd QUARTER  
INTERIM REPORT  
FOR THE FINANCIAL PERIOD ENDED 31 December 2020

**Interim Report For The Financial Period Ended 31 December 2020**  
**(The figures have not been audited)**

<b>CONTENTS</b>	<b>PAGES</b>
CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME	1
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION	2
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY	3
CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS	4
EXPLANATORY NOTES TO THE INTERIM REPORT	5-12

Interim Report for The Financial Period Ended 31 December 2020  
(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE  
FINANCIAL PERIOD ENDED 31 DECEMBER 2020

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT PERIOD 31.12.2020 RM'000	PRECEDING PERIOD CORRESPONDING QUARTER 31.12.2019 RM'000	CURRENT PERIOD TO-DATE 31.12.2020 RM'000	PRECEDING PERIOD CORRESPONDING PERIOD 31.12.2019 RM'000
Revenue	67,286	105,707	143,949	210,827
Operating expenses	(56,134)	(89,261)	(121,450)	(170,753)
Other operating income	1,276	622	2,208	2,846
Profit from operations	12,428	17,068	24,707	42,920
Finance income	-	87	58	131
Finance cost	(8,163)	(2,950)	(9,941)	(4,559)
Profit before taxation	4,265	14,205	14,824	38,492
Taxation	(1,024)	(2,437)	(3,558)	(6,827)
Profit after taxation	3,241	11,768	11,266	31,665
Other Comprehensive Income	-	-	-	-
<b>Total comprehensive income for the financial period</b>	<b>3,241</b>	<b>11,768</b>	<b>11,266</b>	<b>31,665</b>
<b>Profit attributable to:</b>				
Owners of the Company	3,827	8,284	9,742	21,833
Non-Controlling Interest	(586)	3,484	1,524	9,832
	<b>3,241</b>	<b>11,768</b>	<b>11,266</b>	<b>31,665</b>
<b>EPS - Basic (sen)</b>	<b>0.96</b>	<b>2.07</b>	<b>2.44</b>	<b>5.46</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 31 December 2020  
(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION FOR THE  
FINANCIAL PERIOD ENDED 31 DECEMBER 2020

	(UNAUDITED) AS AT 31.12.2020 RM'000	(AUDITED) AS AT 30.06.2020 RM'000
<b>Non-Current Assets</b>		
Property, plant, and equipment	58,426	55,989
Investment properties	54,176	54,647
Inventories	302,148	366,633
Deferred tax assets	3,215	3,215
	<b>417,965</b>	<b>480,484</b>
<b>Current assets</b>		
Inventories	679,150	649,367
Tax recoverable	9,571	8,277
Trade and other receivables	131,260	123,196
Contract assets	36,837	17,488
Cash and bank balances	21,535	30,557
	<b>878,353</b>	<b>828,885</b>
<b>Total Assets</b>	<b>1,296,318</b>	<b>1,309,369</b>
<b>Equity and liabilities</b>		
<b>Equity</b>		
Share capital	206,250	206,250
Treasury shares	(3,373)	(3,373)
Revaluation reserves	6,788	6,788
Retained earnings	280,002	270,261
<b>Equity attributable to owners of the Parent</b>	<b>489,667</b>	<b>479,926</b>
Non-Controlling Interest	49,554	48,030
	<b>539,221</b>	<b>527,956</b>
<b>Non-current liabilities</b>		
Borrowings	175,518	185,196
Lease liabilities	4,480	3,660
Deferred tax liabilities	14	14
	<b>180,012</b>	<b>188,870</b>
<b>Current liabilities</b>		
Trade and other payables	250,827	263,543
Contract liabilities	151,936	136,242
Borrowings	158,266	183,555
Lease liabilities	5,262	1,427
Current tax liabilities	10,794	7,776
	<b>577,085</b>	<b>592,543</b>
<b>Total liabilities</b>	<b>757,097</b>	<b>781,413</b>
<b>Total equity and liabilities</b>	<b>1,296,318</b>	<b>1,309,369</b>
Net assets per share (RM)	1.19	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 31 December 2020**  
(The figures have not been audited)

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
**FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 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)	270,260	479,925	48,030	527,955
Total comprehensive income	-	-	-	9,742	9,742	1,524	11,266
At 31.12.2020	206,250	6,788	(3,373)	280,002	489,667	49,554	539,221
At 01.07.2019	206,250	6,788	(3,371)	252,950	462,617	42,394	505,011
Share buy-back	-	-	(2)	-	(2)	-	(2)
Total comprehensive income	-	-	-	21,833	21,833	9,832	31,665
At 31.12.2019	206,250	6,788	(3,373)	274,783	484,448	52,226	536,674

(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 31 December 2020  
(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS  
FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2020

	6MONTHS ENDED 31.12.2020 RM'000	6MONTHS ENDED 31.12.2019 RM'000
<b><u>Operating activities</u></b>		
Profit before taxation	14,824	38,492
Adjustments for non-cash items	11,134	4,592
Operating profit before working capital changes	25,958	43,084
Trade & other receivables	(8,064)	(62,414)
Contract asset	(19,349)	(118,387)
Inventories	18,656	(625)
Property development cost	16,046	137,906
Trade payables and Other payables	(12,716)	(41,557)
Contract liabilities	15,694	111,462
Net change in working capital	36,225	69,469
Tax (paid)/refunds	(1,834)	3,158
<b>Net operating cashflow</b>	<b>34,391</b>	<b>72,627</b>
<b><u>Investing activities</u></b>		
Interest received	58	131
Proceeds from disposal of investment property	459	471
Purchase of property, plant, and equipment	(3,676)	(133)
<b>Net cash (used in) / generated from investing activities</b>	<b>(3,159)</b>	<b>469</b>
<b><u>Financing activities</u></b>		
Interest paid	(9,941)	(4,559)
Repayments of borrowings	(28,739)	(54,814)
Purchase of treasury shares	-	(2)
Fixed deposits pledged to a licensed bank	-	(567)
<b>Net cash used in financing activities</b>	<b>(38,680)</b>	<b>(59,942)</b>
<b>Net (decrease) / increase in cash and cash equivalents for the financial Period</b>	<b>(7,448)</b>	<b>13,154</b>
<b>Cash and cash equivalents at beginning of financial Period</b>	<b>(16,811)</b>	<b>(27,223)</b>
<b>Cash and cash equivalents at end of financial Period</b>	<b>(24,259)</b>	<b>(14,069)</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 31 December 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 have been 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

The adoption of the above amendments of MFRS did not have any material impact to the condensed financial statement.

**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 31 December 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 Materials : Project Construction Services, Manufacturing of Concrete Products and Trading of Building
- c) Others : These are dormant companies for future use

	<b>Property development and management activities</b>	<b>Construction and related activities</b>	<b>Others</b>	<b>Elimination</b>	<b>Total</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
<b><u>6 Months Ended 31.12.2020</u></b>					
Revenue					
External revenue	137,117	8,621	328	(2,117)	143,949
Inter-segment revenue	-	19,514	-	(19,514)	-
<b>Total</b>	<b>137,117</b>	<b>28,135</b>	<b>328</b>	<b>(21,631)</b>	<b>143,949</b>
Adjusted EBITDA	29,957	(1,791)	(133)	(2,077)	25,956
<b><u>6 Months Ended 31.12.2019</u></b>					
Revenue					
External revenue	204,020	5,954	853	-	210,827
Inter-segment revenue	-	17,492	-	(17,492)	-
<b>Total</b>	<b>204,020</b>	<b>23,446</b>	<b>853</b>	<b>(17,492)</b>	<b>210,827</b>
Adjusted EBITDA	56,379	(1,120)	729	(12,245)	43,743
<b><u>Total segment assets</u></b>					
31.12.2020	1,610,494	71,671	28,836	(427,469)	1,283,532
31.12.2019	1,468,092	76,900	31,053	(257,282)	1,318,763
<b><u>Total segment liabilities</u></b>					
31.12.2020	878,132	60,057	13,466	(205,366)	746,289
31.12.2019	828,305	69,056	15,660	(130,932)	782,089



**Notes to the Interim Report For The Financial Period Ended 31 December 2020**  
(The figures have not been audited)

**A. EXPLANATORY NOTES**

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

	<b>31.12.2020</b>	<b>31.12.2019</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>A reconciliation of total adjusted EBITDA</b>		
Adjusted EBITDA	25,956	43,743
Finance income	58	131
Finance cost	(9,941)	(4,559)
Tax	(3,558)	(6,827)
Depreciation	(1,249)	(823)
Net profit for the financial period	<u>11,266</u>	<u>31,665</u>
Reportable segments assets are reconciled to total assets as follows:		
Total segment assets	1,283,532	1,304,862
Tax recoverable	12,786	13,901
Consolidated total assets (as per Statement of Financial Position)	<u>1,296,318</u>	<u>1,318,763</u>
Reportable segments liabilities are reconciled to total liabilities as follows:		
Total segment liabilities	746,289	782,089
Tax payable	10,808	-
Consolidated total liabilities (as per Statement of Financial Position)	<u>757,097</u>	<u>782,089</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 31 December 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>Current Period Quarter 31.12.2020 RM'000</b>	<b>Current Period Quarter 31.12.2019 RM'000</b>
<b><u>Marvel Plus Development Sdn Bhd</u></b>			
BCB Construction Sdn Bhd	- Building construction services	4,640	2,233
	- Hiring of machinery	3	-
BCB Resources Sdn Bhd	- Hiring of machinery	6	5
<b><u>Ju-Ichi Enterprise Sdn Bhd</u></b>			
BCB Berhad	- Rental of office space	75	75
BCB Construction Sdn Bhd	- Building construction services	-	-
<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 31 December 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
	31.12.2020	31.12.2019	31.12.2020	31.12.2019
	RM'000	RM'000	RM'000	RM'000
<b>Revenue</b>				
Property Development and others	62,536	101,990	135,000	204,020
Construction	4,639	3,289	8,621	5,954
Others	111	428	328	853
	<u>67,286</u>	<u>105,707</u>	<u>143,949</u>	<u>210,827</u>
<b>Profit Before Tax</b>				
Property Development and others	4,580	15,796	17,181	39,425
Construction	(322)	(1,876)	(2,221)	(1,659)
Others	7	285	(136)	726
	<u>4,265</u>	<u>14,205</u>	<u>14,824</u>	<u>38,492</u>

During the quarter under review, The Group recorded a decrease in revenue and profit before tax amounting to RM 38.42 million and RM 9.94 million compared to previous corresponding quarter. Segments performance for the current quarter under review are as follows:

**Property Development and others**

The Group reported a decrease in revenue amounting to RM 39.45 million from RM 101.99 million to RM 62.54 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 Bandar Puteri Indah at Batu Pahat amounting to RM 56 million and RM 30 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 11.22 million.

**Construction**

The construction division reported an increase in revenue of RM 1.35 million compared to previous corresponding period. However, the division incurred a loss of RM0.32 million. The decrease in loss before tax was due to more active project is on-going in the current quarter compare to the prior year quarter.

**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 a decreased of profit before tax amounting to RM 4.26 million during the quarter under review as compared with immediately preceding quarter amounted to RM14.2 million. This is resulted from decrease in purchaser due to the Covid-19 pandemic where buyer is more reserve in this period. For current quarter under review, the profit before tax was mainly contributed from project Broadleaf @ HomeTree, at Kota Kemuning and Bandar Puteri Indah at Batu Pahat.

**Notes to the Interim Report for The Financial Period Ended 31 December 2020**  
(The figures have not been audited)

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

**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 31.12.2020 RM'000</b>	<b>Cumulative Period to-date 31.12.2020 RM'000</b>
Interest Income	-	58
Other Income	1,276	2,208
Interest expenses	8,163	9,941
Depreciation and amortisation	609	1,249

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 31.12.2020 RM'000</b>	<b>PRECEDING CORRESPONDING QUARTER 31.12.2019 RM'000</b>	<b>CURRENT PERIOD TO DATE 31.12.2020 RM'000</b>	<b>PRECEDING PERIOD CORRESPONDING PERIOD 31.12.2019 RM'000</b>
Income tax				
- current financial period	1,024	2,437	3,558	6,827

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 31 December 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 current and non-current liabilities categories are as follows: -

<b>Current liabilities</b>	<b>RM'000</b>
- Secured	158,266
- Unsecured	-
	<u>158,266</u>
<b>Non-current liabilities</b>	
- Secured	175,518
- Unsecured	-
	<u>175,518</u>
<b>Total Borrowing</b>	<u><u>333,784</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 31 December 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	3,827	8,284	9,742	21,833
Weighted average number of ordinary shares in issue	399,621	399,621	399,621	399,621
Basic earnings per share (sen)	0.96	2.07	2.44	5.46
<b>b) Diluted earnings per share</b>				
Diluted earnings per share (sen)	N/A	N/A	N/A	N/A