



3rd QUARTER
INTERIM REPORT
FOR THE FINANCIAL PERIOD ENDED 31 March 2021

Interim Report For The Financial Period Ended 31 March 2021
(The figures have not been audited)

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Interim Report for The Financial Period Ended 31 March 2021
(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE
FINANCIAL PERIOD ENDED 31 MARCH 2021

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT PERIOD QUARTER 31.03.2021 RM'000	PRECEDING PERIOD CORRESPONDING QUARTER 31.03.2020 RM'000	CURRENT PERIOD TO-DATE 31.03.2021 RM'000	PRECEDING PERIOD CORRESPONDING PERIOD 31.03.2020 RM'000
Revenue	37,828	18,503	181,777	229,330
Operating expenses	(33,504)	(22,224)	(154,954)	(192,977)
Other operating income	489	1,769	2,697	4,615
Profit/(Loss) from operations	4,813	(1,952)	29,520	40,968
Finance income	15	-	73	-
Finance cost	(4,958)	(1,401)	(14,899)	(5,829)
(Loss)/Profit before taxation	(130)	(3,353)	14,694	35,139
Taxation	81	-	(3,477)	(6,827)
(Loss)/Profit after taxation	(49)	(3,353)	11,217	28,312
Other Comprehensive Income	-	-	-	-
Total comprehensive income for the financial period	(49)	(3,353)	11,217	28,312
(Loss)/Profit attributable to:				
Owners of the Company	583	(1,921)	10,325	19,912
Non-Controlling Interest	(632)	(1,432)	892	8,400
	(49)	(3,353)	11,217	28,312
EPS - Basic (sen)	0.15	(0.48)	2.58	4.98

(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 March 2021
(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION FOR THE
FINANCIAL PERIOD ENDED 31 MARCH 2021

	(UNAUDITED) AS AT 31.03.2021 RM'000	(AUDITED) AS AT 30.06.2020 RM'000
Non-Current Assets		
Property, plant, and equipment	60,996	55,989
Investment properties	53,530	54,647
Inventories	304,154	366,633
Deferred tax assets	3,215	3,215
	421,895	480,484
Current assets		
Inventories	665,340	649,367
Tax recoverable	10,269	8,277
Trade and other receivables	127,489	123,196
Contract assets	37,593	17,488
Cash and bank balances	13,443	30,557
	854,134	828,885
Total Assets	1,276,029	1,309,369
Equity and liabilities		
Equity		
Share capital	206,250	206,250
Treasury shares	(3,373)	(3,373)
Revaluation reserves	6,788	6,788
Retained earnings	280,585	270,260
Equity attributable to owners of the Parent	490,250	479,925
Non-Controlling Interest	48,922	48,030
	539,172	527,955
Non-current liabilities		
Borrowings	175,264	185,196
Lease liabilities	6,124	3,661
Deferred tax liabilities	14	14
	181,402	188,871
Current liabilities		
Trade and other payables	240,320	263,543
Contract liabilities	151,649	136,242
Borrowings	150,412	183,555
Lease liabilities	5,731	1,427
Current tax liabilities	7,343	7,776
	555,455	592,543
Total liabilities	736,857	781,414
Total equity and liabilities	1,276,029	1,309,369
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 March 2021
(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2021

	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	-	-	-	10,325	10,325	892	11,217
At 31.03.2021	206,250	6,788	(3,373)	280,585	490,250	48,922	539,172
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	-	-	-	19,912	19,912	8,400	28,312
At 31.03.2020	206,250	6,788	(3,373)	272,862	482,527	50,794	533,321

(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 March 2021
(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2021

	9 MONTHS ENDED 31.03.2021	9 MONTHS ENDED 31.03.2020
	RM'000	RM'000
<u>Operating activities</u>		
Profit before taxation	14,694	35,139
Adjustments for non-cash items	16,068	(6,345)
Operating profit before working capital changes	<u>30,762</u>	<u>28,794</u>
Trade & other receivables	(4,293)	(22,905)
Contract asset	(20,105)	(103,285)
Inventories	24,059	(1,674)
Property development cost	22,447	120,753
Trade payables and Other payables	(23,223)	(27,066)
Contract liabilities	15,407	88,184
Net change in working capital	<u>45,054</u>	<u>82,801</u>
Tax (paid)/refunds	(5,902)	382
Net operating cashflow	<u>39,152</u>	<u>83,183</u>
<u>Investing activities</u>		
Interest received	73	-
Proceeds from disposal of investment property	1,092	471
Purchase of property, plant, and equipment	(6,224)	-
Net cash (used in) / generated from investing activities	<u>(5,059)</u>	<u>471</u>
<u>Financing activities</u>		
Interest paid	(14,899)	(5,829)
Repayments of borrowings	(33,408)	(76,339)
Purchase of treasury shares	-	(2)
Fixed deposits pledged to a licensed bank	-	(567)
Net cash used in financing activities	<u>(48,307)</u>	<u>(82,737)</u>
Net (decrease) / increase in cash and cash equivalents for the financial period	(14,214)	917
Cash and cash equivalents at beginning of financial period	(16,811)	(27,058)
Cash and cash equivalents at end of financial period	<u>(31,025)</u>	<u>(26,141)</u>

(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 March 2021
(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 March 2021
(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

	Property development and management activities RM'000	Construction and related activities RM'000	Others RM'000	Elimination RM'000	Total RM'000
<u>9 Months Ended 31.03.2021</u>					
Revenue					
External revenue	172,252	11,581	450	(2,506)	181,777
Inter-segment revenue	-	32,822	-	(32,822)	-
Total	172,252	44,403	450	(35,328)	181,777
Adjusted EBITDA	32,904	(945)	(275)	(702)	30,982
<u>9 Months Ended 31.03.2020</u>					
Revenue					
External revenue	215,780	12,248	1,302	-	229,330
Inter-segment revenue	-	23,764	-	(23,764)	-
Total	215,780	36,012	1,302	(23,764)	229,330
Adjusted EBITDA	55,719	(2,258)	1,095	(11,882)	42,674
<u>Total segment assets</u>					
31.03.2021	1,602,787	69,214	28,242	(437,697)	1,262,546
31.03.2020	1,461,300	72,900	30,103	(296,282)	1,268,021
<u>Total segment liabilities</u>					
31.03.2021	875,902	57,187	13,320	(216,909)	729,500
31.03.2020	816,716	66,458	15,100	(153,523)	744,751

Notes to the Interim Report For The Financial Period Ended 31 March 2021
 (The figures have not been audited)

A. EXPLANATORY NOTES

A8. Segment Information (Cont.)

	31.03.2021	31.03.2020
	RM'000	RM'000
A reconciliation of total adjusted EBITDA		
Adjusted EBITDA	30,982	42,674
Finance income	73	-
Finance cost	(14,899)	(5,829)
Tax	(3,477)	(6,827)
Depreciation	(1,462)	(1,706)
Net profit for the financial period	<u>11,217</u>	<u>28,312</u>
Reportable segments assets are reconciled to total assets as follows:		
Total segment assets	1,262,546	1,268,021
Tax recoverable	13,483	10,052
Consolidated total assets (as per Statement of Financial Position)	<u>1,276,029</u>	<u>1,278,073</u>
Reportable segments liabilities are reconciled to total liabilities as follows:		
Total segment liabilities	729,500	744,751
Tax payable	7,357	-
Consolidated total liabilities (as per Statement of Financial Position)	<u>736,857</u>	<u>744,751</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 March 2021
(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:

		Current Period Quarter 31.03.2021 RM'000	Current Period Quarter 31.03.2020 RM'000
<u>Marvel Plus Development Sdn Bhd</u>			
BCB Construction Sdn Bhd	- Building construction services	2,762	1,136
	- Hiring of machinery	3	-
BCB Resources Sdn Bhd	- Hiring of machinery	5	-
<u>Ju-Ichi Enterprise Sdn Bhd</u>			
BCB Berhad	- Rental of office space	75	75
BCB Construction Sdn Bhd	- Building construction services	190	3,805
<u>IBZI Development (Johor) Sdn Bhd</u>			
BCB Construction Sdn Bhd	- Building construction services	-	-

Notes to the Interim Report for The Financial Period Ended 31 March 2021
(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 31.03.2021 RM'000	PRECEDING PERIOD CORRESPONDING QUARTER 31.03.2020 RM'000	CURRENT PERIOD TO DATE 31.03.2021 RM'000	PRECEDING PERIOD CORRESPONDING PERIOD 31.03.2020 RM'000
Revenue				
Property Development and others	34,746	11,760	169,746	215,780
Construction	2,960	6,294	11,581	12,248
Others	122	449	450	1,302
	<u>37,828</u>	<u>18,503</u>	<u>181,777</u>	<u>229,330</u>
(Loss)/Profit Before Tax				
Property Development and others	(64)	(1,636)	17,117	39,425
Construction	644	(1,326)	(1,577)	(1,659)
Others	(710)	(391)	(846)	726
	<u>(130)</u>	<u>(3,353)</u>	<u>14,694</u>	<u>38,492</u>

During the quarter under review, The Group recorded an increase in revenue and decrease in loss before tax amounting to RM 19.32 million and RM 3.22 million compared to previous corresponding quarter. Segments performance for the current quarter under review are as follows:

Property Development and others

The Group reported an increase in revenue amounting to RM 22.99 million from RM 11.76 million to RM 34.75 million compared to previous corresponding quarter. The Group's revenue for the quarter was mainly attributed to the project progress recognition from Broadleaf @ HomeTree at Kota Kemuning and Bandar Puteri Indah at Batu Pahat amounting to RM 12 million and RM 11.32 million respectively. The Group registered a decrease in loss before tax of RM 1.57 million in line with the increase in revenue

Construction

The construction division reported a decrease in revenue of RM 3.33 million compared to previous corresponding period. However, the division generated a profit of RM0.64 million. The increase in profit before tax was due to lower operating expenses compared to 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 in 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 decrease of RM 4.39 million, from profit before tax of RM 4.26 million reported in the immediate preceding quarter to loss before tax of RM 0.13 million reported during the quarter under review. The drop was resulted from a decrease of revenue in the current quarter mainly from Broadleaf @ Home tree at Kota Kemuning by RM 14.8 million and Bandar Puteri Indah at Batu Pahat by RM 4.22 million.

Notes to the Interim Report for The Financial Period Ended 31 March 2021
 (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. 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 while waiting for the full rollout of the vaccine. 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:

	Current Quarter 31.03.2021 RM'000	Cumulative Period to-date 31.03.2021 RM'000
Interest Income	15	73
Other Income	489	2,697
Interest expenses	4,958	14,899
Depreciation and amortisation	213	1,462

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:

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT QUARTER 31.03.2021 RM'000	PRECEDING CORRESPONDING QUARTER 31.03.2020 RM'000	CURRENT PERIOD TO DATE 31.03.2021 RM'000	PRECEDING PERIOD CORRESPONDING PERIOD 31.03.2020 RM'000
Income tax				
- current financial period	(81)	-	3,477	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 March 2021
(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: -

Current liabilities	RM'000
- Secured	150,412
- Unsecured	-
	<u>150,412</u>
Non-current liabilities	
- Secured	175,264
- Unsecured	-
	<u>175,264</u>
Total Borrowing	<u><u>325,676</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 March 2021
 (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
a) Basic earnings per share				
Net profit attributable to owners for the period	583	(1,921)	10,325	19,912
Weighted average number of ordinary shares in issue	399,621	399,621	399,621	399,621
Basic earnings per share (sen)	0.15	(0.48)	2.58	4.98
b) Diluted earnings per share				
Diluted earnings per share (sen)	N/A	N/A	N/A	N/A