

Y&G CORPORATION BHD. (6403-X)

(Incorporated in Malaysia)

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2020**

	----- INDIVIDUAL QUARTER -----		----- CUMULATIVE QUARTER -----	
	Current Year Quarter 30 Sep 2020 RM'000	Preceding Year Corresponding Quarter 30 Sep 2019 RM'000	Current Year To-date 30 Sep 2020 RM'000	Preceding Year Corresponding Period 30 Sep 2019 RM'000
Revenue	11,459	16,371	24,943	45,306
Operating expenses	(10,286)	(14,084)	(23,678)	(40,718)
Other operating income	153	15	201	615
Profit From Operations	1,326	2,302	1,466	5,203
Interest income	97	182	367	408
Interest expenses	(82)	(113)	(275)	(328)
Profit Before Tax	1,341	2,371	1,558	5,283
Taxation	(583)	(837)	(1,721)	(2,415)
Profit / (Loss) For The Period	758	1,534	(163)	2,868
Other Comprehensive Income	-	-	-	-
Total Comprehensive Income / (Loss)	758	1,534	(163)	2,868
Attributable to:				
Equity holders of the parent	758	1,531	(162)	2,873
Non-controlling interests	*	3	(1)	(5)
	758	1,534	(163)	2,868
Total Comprehensive Income / (Loss) attributable to equity holders of the parent :				
Basic (Loss) / Earnings per share (Sen)	0.35	0.77	(0.07)	1.44

(*) Less than RM1,000

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the Year Ended 31 Dec 2019 and the accompanying notes attached to the Interim Financial Statements.

Y&G CORPORATION BHD. (6403-X)

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CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2020

	As at end of Current Quarter 30 Sep 2020	As at Preceding Year Ended 31 Dec 2019
	RM'000	RM'000
ASSETS		
NON-CURRENT ASSETS		
Property, plant and equipment	1,406	1,194
Investment property	17,949	18,123
Land held for property development	161,349	151,627
Investment in associate	1,999	-
Deferred tax assets	648	928
	183,351	171,872
CURRENT ASSETS		
Inventories	67,975	77,491
Property development expenditure	32,012	22,124
Contract assets	5,843	2,305
Trade receivables	20,040	34,207
Other receivables, deposits and prepayments	2,977	1,638
Current tax assets	728	104
Cash and cash equivalents	72,114	66,391
	201,689	204,260
TOTAL ASSETS	385,040	376,132
EQUITY AND LIABILITIES		
Equity attributable to equity holders of parent -		
Share capital	218,478	218,478
Retained earnings	74,827	74,989
	293,305	293,467
NON-CONTROLLING INTEREST	482	482
TOTAL EQUITY	293,787	293,949
NON-CURRENT LIABILITIES		
Obligation under finance leases (Long Term)	417	190
Term Loan (Long Term)	38,071	5,840
Deferred tax liabilities	9,734	9,901
	48,222	15,931
CURRENT LIABILITIES		
Trade payables	31,276	22,946
Other payables and accruals	8,221	40,476
Amount due to directors	424	-
Obligation under finance leases (Short Term)	317	233
Term Loan (Short Term)	1,193	745
Current tax liabilities	1,600	1,852
	43,031	66,252
TOTAL LIABILITIES	91,253	82,183
TOTAL EQUITY AND LIABILITIES	385,040	376,132
Net assets / share attributable to ordinary equity holders of the parent (RM)	1.34	1.34

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the Year Ended 31 Dec 2019 and the accompanying notes attached to the Interim Financial Statements.

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**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2020**

	Share capital	Irredeem- able convertible preference shares	Warrant reserve	Retained earnings	Non - controlling interest	TOTAL EQUITY
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Current Quarter						
Balance as at 1 January 2020	218,478	-	-	74,989	482	293,949
Profit / (Loss) after tax	-	-	-	(162)	-	(162)
Other Comprehensive Income	-	-	-	-	-	-
Total Comprehensive Loss	-	-	-	(162)	-	(162)
Transaction with owners :						
Dividend paid	-	-	-	-	-	-
Total transactions with owners	-	-	-	-	-	-
Balance as at 30 Sep 2020	218,478	-	-	74,827	482	293,787
Preceding Year's Corresponding Quarter						
Balance as at 1 January 2019	199,384	19,094	2,584	68,378	477	289,917
Profit / (Loss) after tax	-	-	-	2,873	(5)	2,868
Other Comprehensive Income	-	-	-	-	-	-
Total Comprehensive Income	-	-	-	2,873	(5)	2,868
Transaction with owners :						
Dividend paid	-	-	-	-	-	-
Total transactions with owners	-	-	-	-	-	-
Balance as at 30 Sep 2019	199,384	19,094	2,584	71,251	472	292,785

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the Year Ended 31 Dec 2019 and the accompanying notes attached to the Interim Financial Statements.

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**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2020**

	Current Quarter Ended 30 Sep 2020	Preceding Year Quarter 30 Sep 2019
	RM'000	RM'000
PROFIT BEFORE TAX	1,558	5,283
Depreciation on property, plant and equipment	335	309
Amortisation of investment property	174	174
Written off - Others	-	70
Written Off - Goodwill on conso	-	555
Loss on disposal of property, plant and equipment		
- current year	-	234
- over recognition in previous year	-	(530)
Interest on obligation under finance leases	22	22
Term loan interest	253	306
Interest income	(367)	(408)
Operating Profit Before Working Capital Changes	1,975	6,015
CHANGES IN WORKING CAPITAL :		
Decrease/(Increase) in inventories	9,516	(6,194)
Decrease/(Increase) in property development costs	(9,888)	41,394
Decrease/(Increase) in contract assets/liabilities	(3,538)	24,355
Decrease/(Increase) in receivables	12,828	(11,138)
(Decrease)/Increase in payables	(23,925)	38,377
Cash Flows (Used In) / Generated From Operations	(13,032)	92,809
Taxes paid	(2,484)	(2,642)
Net Cash Flows (Used In) / Generated From Operating Activities	(15,516)	90,167
INVESTING ACTIVITIES		
Acquisition of property, plant and equipment	(546)	-
Addition of land held for property development	(9,722)	(46,623)
Investment in associate	(1,999)	-
Interest income	367	408
Net Cash Flows Used In Investing Activities	(11,900)	(46,215)

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**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS (Cont'd)
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2020**

	Current Quarter Ended 30 Sep 2020	Preceding Year Quarter 30 Sep 2019
	RM'000	RM'000
FINANCING ACTIVITIES		
Net Drawdown of loans and borrowings	38,238	-
Repayment of obligation under finance lease	(177)	(223)
Repayment of term loan	(5,071)	(566)
Interest on obligation under finance leases	(22)	(22)
Term loan interest	(253)	(306)
Advance from / (Repayment to) directors	424	(298)
Net Cash Flows Generated From / (Used In) Financing Activities	33,139	(1,415)
NET CHANGE IN CASH AND CASH EQUIVALENTS	5,723	42,537
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	66,391	5,604
CASH AND CASH EQUIVALENTS AT END OF PERIOD	72,114	48,141
<u>Cash and cash equivalents comprise the followings :</u>		
Cash and bank balances	56,475	37,674
Fixed deposits with licensed banks (*)	15,639	10,467
	72,114	48,141

(*) : Included in the fixed deposits with licensed banks are deposits amounting to RM5.930M (2019 : Nil) pledged to licensed banks as securities for banking facilities granted to certain subsidiaries

(The Condensed Consolidated Statement of Cash Flow should be read in conjunction with the Audited Financial Statements for the Year Ended 31 Dec 2019 and the accompanying notes attached to the Interim Financial Statements)

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NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2020

1. BASIS OF PREPARATION

The Interim Financial Statements for the third quarter ended 30 September 2020 are unaudited and have been prepared in accordance with the requirements of MFRS 134 – "Interim Financial Reporting" issued by the Malaysian Accounting Standards Board ("MASB") and Paragraph 9.22 of the Main Market Listing Requirements ("MMLR") of Bursa Malaysia Securities Berhad ("Bursa Securities"). The Interim Financial Statements should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2019.

These explanatory notes attached to the Interim Financial Statements provide an explanation of events and transactions that are significant for an understanding of the changes in the financial position and performance of the Group since the year ended 31 December 2019.

2. CHANGES IN ACCOUNTING POLICIES

The accounting policies and methods of computation adopted by the Group in preparing this Interim Financial Statements are consistent with those adopted in the Audited Financial Statements for the year ended 31 December 2019.

On 1 January 2020, the Group has adopted the following new and amended Malaysian Financial Reporting Standards ("MFRSs") and Issues Committee ("IC") Interpretation mandatory for annual financial periods beginning on or after 1 January 2020 :

Amendments to MFRS 2, MFRS 3, MFRS 6, MFRS 14, MFRS 101, MFRS 108, MFRS 134, MFRS 137 and MFRS 138	Amendments to References to the Conceptual Framework in MFRS Standards
Amendments to MFRS 7, MFRS 9 and MFRS 139	Interest Rate Benchmark Reform
Amendments to IC Interpretation 12, IC Interpretation 19, IC Interpretation 20, IC Interpretation 22 and IC Interpretation 132	Amendments to References to the Conceptual Framework in MFRS Standards

The adoption of the new and amended MFRSs that came into effect during the financial quarter under review do not have any material effect on the financial performance or position of the Group.

3. AUDITORS' REPORT ON PRECEDING AUDITED FINANCIAL STATEMENTS

The auditors' report on the Audited Financial Statements for the year ended 31 December 2019 was not subject to any qualification.

4. SEASONAL OR CYCLICAL FACTORS

The business operations of the Group for the current financial quarter and year-to-date were not subject to any seasonal or cyclical factors.

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**NOTES TO THE INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2020****5. UNUSUAL ITEMS**

There were no unusual items which have a material effect on the assets, liabilities, equity, net income or cash flow of the Group for the current financial quarter and year-to-date.

6. CHANGES IN ESTIMATES

There were no changes in estimates of amounts reported in prior financial years which may have a material effect in the current financial quarter.

7. DEBT, EQUITY AND CONVERTIBLE SECURITIES

There were no issuance, cancellation, repurchase, resale and repayment of debt and equity securities for the current financial quarter.

8. DIVIDEND PAID

The Company did not make any payment of dividends during the current financial quarter.

9. PROFIT BEFORE TAX

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

	----- Individual Quarter -----		----- Cumulative Quarter -----	
	30 Sep 2020	30 Sep 2019	30 Sep 2020	30 Sep 2019
	RM'000	RM'000	RM'000	RM'000
Depreciation on property, plant and equipment	113	103	335	309
Amortisation of investment property	58	58	174	174
Written Off - Others	-	70	-	70
Written Off - Goodwill on conso	-	-	-	555
Loss on disposal of property, plant and equipment				
- current year	-	-	-	234
- over recognition in previous year	-	-	-	(530)
Liquidated damages on late completion	-	-	-	666
Realised loss on foreign exchange	62	-	62	-
Unrealised gain on foreign exchange	(12)	-	(12)	-

Save for the items disclosed in the Statement of Comprehensive Income and the note above, other items pursuant to Appendix 9B Note 16 of the MMLR are not applicable.

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**NOTES TO THE INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2020****10. SEGMENTAL INFORMATION**

The analysis of the Group's operations for the current financial year-to-date ended 30 September 2020 are as follows :

	<u>Property Investment & Others</u> RM'000	<u>Property Development</u> RM'000	<u>GROUP</u> RM'000
Segment Revenue - External	519	24,424	24,943
Segment Results	(1,397)	2,863	1,466
Interest Income			367
Interest Expenses			(275)
Profit Before Tax			1,558
Taxation			(1,721)
Loss for the Period			(163)

11. VALUATION OF PROPERTY, PLANT AND EQUIPMENT

The valuation of property, plant and equipment has been brought forward without any amendments from the Audited Financial Statements for the year ended 31 December 2019.

12. MATERIAL EVENTS SUBSEQUENT TO THE END OF THE PERIOD UNDER REVIEW

There were no material events subsequent to the end of the current financial quarter that have not been reflected in the Interim Financial Statements as at the date of this Quarterly Report.

13. CHANGES IN COMPOSITION OF THE GROUP

There was no material change in the composition of the Group for the current financial quarter and year to-date.

14. CHANGES IN CONTINGENT LIABILITIES AND CONTINGENT ASSETS

There was no material contingent liabilities and/or contingent assets as at the date of this Quarterly Report.

15. CAPITAL COMMITMENTS

There was no material capital commitments which are not provided for in the Interim Financial Statements as at the date of this Quarterly Report.

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**NOTES TO THE INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2020****16. FINANCIAL REVIEW FOR CURRENT QUARTER AND FINANCIAL YEAR-TO-DATE**

The Group's revenue was mainly derived from the development activities for the current financial quarter and year-to-date ended 30 September 2020.

	Individual Quarter		Changes RM'000
	Current Year Current Quarter 30 Sep 2020 ("Q3FY20") RM'000	Preceding Year Corresponding Quarter 30 Sep 2019 ("Q3FY19") RM'000	
Revenue	11,459	16,371	(4,912)
Operating Profit	1,500	2,533	(1,033)
Profit Before Interest and Tax	1,423	2,484	(1,061)
Profit Before Tax ("PBT")	1,341	2,371	(1,030)
Profit After Tax ("PAT")	758	1,534	(776)
Profit Attributable to Ordinary Equity Holders of the Parent	758	1,531	(773)

The Group reported a lower revenue of RM11.46 million for the current Q3FY20 as compared to RM16.37 million reported in the preceding year's corresponding Q3FY19, which was primarily due to the continuing weak market sentiments following the Government's implementation of Movement Control Order ("MCO"), Conditional MCO ("CMCO") and subsequent Recovery MCO ("RMCO") since mid-March 2020 as a result of COVID-19 pandemic. Although the operations had resumed during the CMCO, the site development activities was generally lower and came to operational interruption / halt due to adoption of strict standard operating procedures in compliance with relevant regulatory requirements during CMCO and subsequent RMCO periods.

The Group's PAT for the current Q3FY20 was also lower at RM0.76 million as compared to RM1.53 million in the preceding year's corresponding Q3FY19, which was in line with the lower revenue as above-mentioned.

	Cumulative Quarter (Year-To-Date)		Changes RM'000
	Current Year Current Year-To-Date 30 Sep 2020 ("YTD2020") RM'000	Preceding Year Corresponding Quarter 30 Sep 2019 ("YTD2019") RM'000	
Revenue	24,943	45,306	(20,363)
Operating Profit	1,978	6,015	(4,037)
Profit Before Interest and Tax	1,833	5,611	(3,778)
Profit Before Tax ("PBT")	1,558	5,283	(3,725)
(Loss)/Profit After Tax ("PAT"/("LAT"))	(163)	2,868	(3,031)
(Loss)/Profit Attributable to Ordinary Equity Holders of the Parent	(162)	2,873	(3,035)

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**NOTES TO THE INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2020****16. FINANCIAL REVIEW FOR CURRENT QUARTER AND FINANCIAL YEAR-TO-DATE (Cont'd)**

The Group's revenue for the current YTD2020 was significantly lower at RM24.94 million, a decrease of RM20.36 million as compared to the preceding year's corresponding YTD2019 of RM45.31 million. The significant decrease in revenue was primarily due to lesser on-going development projects and the continuing weak market condition and the operational interruption / halt (affecting both sales and site development activities) following the Government's implementation of several phases/types of MCOs in containing the COVID-19 pandemic since mid-March 2020.

The Group posted a LAT of RM0.16 million in the current YTD2020 as compared to a PAT of RM2.87 million reported in the preceding year's corresponding YTD2019 mainly due to the significant decrease in revenue as above-mentioned.

Under the new accounting standard MFRS15, the revenues generated from the new PPAM Scheme Project amounting to RM2.67 million and RM5.09 million for the current Q3FY20 and YTD2020 respectively, could not be recognised until the Project has been fully completed and handed-over to the Purchasers. Had these revenues been recognised, the Group's revenues for the current Q3FY20 and YTD2020 would have been RM14.13 million and RM30.03 million respectively.

17. FINANCIAL REVIEW FOR CURRENT QUARTER COMPARED WITH IMMEDIATE PRECEDING QUARTER

	Current Quarter 30 Sep 2020 ("Q3FY20") RM'000	Immediate Preceding Quarter 30 Jun 2020 ("Q2FY20") RM'000	Changes RM'000
Revenue	11,459	6,037	5,422
Operating Profit	1,500	417	1,083
Profit Before Interest and Tax	1,423	413	1,010
Profit Before Tax ("PBT")	1,341	301	1,040
Profit After Tax ("PAT")	758	106	652
Profit Attributable to Ordinary Equity Holders of the Parent	758	107	651

The Group recorded higher revenue of RM11.46 million for the current Q3FY20 as compared to RM6.04 million reported in the immediate preceding Q2FY20 despite the challenging market conditions due to COVID-19 pandemic and the Government's implementation of several phases/types of MCOs.

The increase in revenue was mainly driven by better sales take-up rate of our inventories arising from attractive sales promotion packages offered coupled with the Government's efforts in re-introducing the National Home Ownership Campaign ("HOC") 2020/2021, besides relatively higher operational activities as compared to the immediate preceding Q2FY20 under MCO.

The Group's PBT for the current Q3FY20 was higher at RM1.34 million as compared to RM0.30 million in the immediate preceding Q2FY20 mainly due to the higher revenue as above-mentioned.

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NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2020

18. PROSPECTS

Since the outbreak of COVID-19 pandemic, the market environment is expected to remain challenging for the financial year ending 31 December 2020. Currently, the Group is focused in catching up with construction progress delay of the on-going project, converting sales bookings to real sales besides reducing its inventories level.

Bank Negara Malaysia has reduced the Overnight Policy Rate to a historic low rate of 1.75% in July 2020 and National Economy Recovery Plan (PENJANA) 2020 which has also lined up several friendly initiatives to rejuvenate the property market industry which includes stamp duty exemption under HOC 2020/2021 and exemption of Real Property Gain Tax upon disposal of residential properties for the period between 1 June 2020 to 31 Dec 2021 hence, will expect to have a positive impact on the overall property market industry sentiment.

Moving forward, besides monetizing its unsold completed units, the Group will remain prudent with its spending (to conserve cash where appropriate), postponing new property launches (depending on the prevailing market conditions) and be more focused in developing affordable properties.

The Group's unbilled sales stood at RM98.27 million as at 30 September 2020, which is expected to continue to contribute positively to the Group's earnings in the near future.

19. PROFIT FORECAST AND PROFIT GUARANTEE

Not applicable as the Company did not issue any profit forecast and/or profit guarantee.

20. TAXATION

The taxation charge for the Group are as follows :

	Current Quarter RM'000	Current Year-To-Date RM'000
Income tax expense :-		
Estimated current year tax	(1,150)	(1,598)
Under provision in prior year	(10)	(10)
	(1,160)	(1,608)
Deferred tax :-		
Reversal of deferred tax liabilities	87	167
Recognition / (Reversal) of deferred tax assets	490	(280)
	577	(113)
	(583)	(1,721)

The Group's effective tax rates for both the current financial quarter and year-to-date are higher than the Malaysian statutory tax rate of 24% primarily due to the progressive amortization (through charging out as part of development costs) of the development projects' revaluation surplus, which is not deductible for tax purposes coupled with the non-group tax relief to the Group. In addition, the reversal of deferred tax assets in connection with the unabsorbed tax losses brought forward from previous years has further increased the taxation charge for the current financial year-to-date.

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**NOTES TO THE INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2020****21. SALE OF UNQUOTED INVESTMENTS AND PROPERTIES**

There was no sale of unquoted investments and/or properties for the current financial quarter and year-to-date.

22. QUOTED SECURITIES

There was no purchase or disposal of quoted securities for the current financial quarter and year-to-date.

23. TRADE RECEIVABLES

	----- GROUP -----	
	As At 30 Sep 2020	As At 31 Dec 2019
	RM'000	RM'000
Property Development	17,917	31,946
Management Fee	2,123	2,261
	20,040	34,207

Trade receivables comprise receivables from property development and management fee.

The trade receivables from property development comprises progress billings receivable from on-going development projects and received retention sums of completed development projects held by the solicitors as stakeholder in pursuant to the sale and purchase agreements. The progress billings are due within 21 days while, the retention sums are due upon the expiry of the defect liability period of 12 to 24 months. Other credit terms are assessed and approved on a case-to-case basis.

The trade receivables from the progress billings are creditworthy debtors with mainly good payment records and have obtained and/or in the process of obtaining end financing to fund their purchase of the Group's development properties.

24. GROUP BORROWINGS AND DEBT SECURITIES

The Group's borrowings and debts securities as at 30 September 2020 are analysed as follows :

	<u>Short Term</u>	<u>Long Term</u>	<u>TOTAL</u>
<u>Secured</u>	RM'000	RM'000	BORROWINGS
			RM'000
Term Loan	1,193	38,071	39,264
Hire Purchase	317	417	734
TOTAL	1,510	38,488	39,998

There was no borrowing or debt security denominated in foreign currencies.

25. OFF BALANCE SHEET FINANCIAL INSTRUMENTS

There was no financial instrument with off balance sheet risk as at the date of this Quarterly Report.

26. MATERIAL LITIGATION

There was no material litigation as at the date of this Quarterly Report.

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**NOTES TO THE INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 30 SEPTEMBER 2020**

27. DIVIDEND

The Board of Directors does not recommend any dividend for the current financial quarter and year-to-date.

28. EARNINGS / (LOSS) PER SHARE

Basic earnings / (loss) per share is calculated by dividing the comprehensive income / (loss) attributable to equity holders of the parent for the current financial quarter and year-to-date by the weighted average of ordinary shares in issue during the said quarter and year-to-date.

	Individual Quarter	Cumulative Quarter
Total comprehensive income / (loss) attributable to equity holders of the parent	758	(162)
Weighted average number of ordinary share in issue ('000)	218,478	218,478
Earnings / (Loss) per share (sen)	0.35	(0.07)

By Order of the Board

Chen Wee Sam (LS 0009709)
Secretary
Kuala Lumpur

Date : 26 November 2020