NOTES TO THE FINANCIAL STATEMENTS:-

1 Basis of Preparation

The interim financial report has been prepared in accordance with the applicable disclosure provisions of the Malaysian Financial Reporting Standard (MFRS) 134, *Interim Financial Reporting*, issued by the Malaysian Accounting Standards Board ("MASB") and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities").

The interim financial statements should read in conjunction with the audited financial statements as at and for the year ended 31 December 2022 which were prepared in compliance with MFRS. These explanatory notes attached to the interim financial statement explain events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the year ended 31 December 2022.

1.1 Adoption of Standards, Amendments and IC interpretations

The significant accounting policies adopted in the interim financial report are consistent with those adopted in the financial statements for the year ended 31 December 2022 except for the adoption of the following standards which are effective for annual periods beginning on and after 1 January 2023:

	Effective for Periods
Description	beginning on or after

Amendments to MFRS 101, Presentation of	1 January 2023
Financial Statements - Classification of Liabilities	
as Current or Non-current and Disclosures	
of Accounting Policies	
Amendments to MFRS 108, Accounting Policies,	1 January 2023
Changes in Accounting Estimates and Errors -	
Definition of Accounting Estimates	
Amendments to MFRS 112, <i>Income Taxes – Deferred Tax</i>	1 January 2023
related to Assets and Liabilities arising from a Single	
Transaction	

The adoption of the above standards does not have a significant impact to the current financial period.

2 Auditors' Report on Preceding Annual Financial Statements

The audited financial statements of the Group for the year ended 31 December 2022 were reported without any qualification.

3 Seasonality or Cyclicality of interim operations

The Group's operations are not subject to seasonal or cyclical factors.

NOTES TO THE FINANCIAL STATEMENTS:-

4 Nature and amount of items affecting assets, liabilities, equity, net income, or cash flows that are unusual because of their nature, size or incidence

There were no items affecting assets, liabilities, equity, net income, or cash flows that are unusual because of their nature, size and incidence during the quarter under review.

Nature and amount of changes in estimates of amounts reported in prior interim periods of the current financial year, which give a material effect in the current interim period

There were no changes in estimates that have had a material effect on the current quarter's results.

6 Issuances, cancellations, repurchases, resale and repayments of debt and equity securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities during the quarter under review.

7 Dividends

There were no dividends paid during the financial quarter.

8 Segmental reporting

Segmental information for the Group's business segments is as follows:

Continuing operation	East	West	Inter-	Total
	Malaysia RM'000	Malaysia RM'000	segment RM'000	RM'000
4th Quarter 2023				
Revenue from				
external customers	48,059	20,973	-	69,032
Inter-segment	1,441	799	(2,239)	-
	49,500	21,771	(2,239)	69,032

NOTES TO THE FINANCIAL STATEMENTS:-

	East	West	Inter-	Total
	Malaysia	Malaysia	Segment	
4th Quarter 2022	RM'000	RM'000	RM'000	RM'000
Revenue from				
external customers	55,052	19,238	-	74,290
Inter-segment	434	1	(435)	-
	55,486	19,239	(435)	74,290

East Malaysia: Manufacture and sale of Pre-painted, Galvanised Iron, Roll-formed

products and trading in hardware and building materials in East

Malaysia.

West Malaysia: Manufacture and sale of roll-formed products, trading of coated and

non-coated coils, hardware and building materials.

For decision making and resources allocation, the Executive Deputy Chairman together with the Group Managing Director review the statements of financial position of the respective subsidiaries.

9 Valuation of property, plant and equipment

The valuation of land and building was brought forward without amendment from the revaluation made in the previous quarter period.

10 Material events subsequent to the end of the financial period

There were no material events subsequent to the end of the financial period.

11 Changes in the composition of the Group

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

12 Changes in contingent liabilities or contingent assets

There are no contingent liabilities or assets for the current financial period.

NOTES TO THE FINANCIAL STATEMENTS:-

13 Review of performance

Financial review for the current quarter and financial year to date

	Individu	Individual Period		Changes		tive Period	Chai	nges
Continuing operations	Current Year Quarter 31 Dec 2023	Preceding Year Correspon ding Quarter 31 Dec			Current Year To-date	Preceding Year Correspo nding Period 31 Dec		
	RM'000	RM'000	RM'000	%	RM'000	RM'000	RM'000	%
Revenue	69,032	74,290	(5,259)	-7.1%	253,306	276,698	(23,392)	-8%
Operating profit	71	1,670	(1,599)	-96%	8,439	9,130	(691)	-8%
(Loss)/Profit Before Interest and Tax	(2,125)	(639)	(1,486)	-232%	(1,096)	65	(1,161)	-1794%
Loss Before Tax	(3,764)	(1,552)	(2,212)	-143%	(7,592)	(4,583)	(3,009)	-66%
Loss After Tax	(4,181)	(1,879)	(2,302)	-122%	(7,847)	(5,218)	(2,629)	-50%
Loss Attributable to Ordinary owner of the Company	(3,367)	(2,238)	(1,129)	-50%	(6,803)	(5,914)	(889)	-15%

The Group's total revenue for the current quarter decreased by RM5.3 million or 7.1% to RM69.0 million as compared to RM74.3 million in the corresponding quarter last year ("4Q22"). The lower sales revenue was due to weak market sentiment and competition from imported materials.

The Group reported loss before tax of RM3.76 million compared to loss before tax of RM1.55 million in 4Q22, a deterioration of 143%. The higher losses in 4Q23 was due to lower GP margin of 10% achieved during the quarter under review as compared to 11% recorded in the corresponding quarter.

NOTES TO THE FINANCIAL STATEMENTS:-

14 Variation of results against preceding quarter

<u>Financial review for the current quarter compared with the immediately preceding quarter</u>

Continuing operations	Current Quarter	Immediate Preceding Quarter	Changes	
Continuing operations	31 December 2023	30 September 2023		
	RM'000	RM'000	RM'000	%
Revenue	69,032	65,661	3,371	5.1%
Operating profit	71	559	(488)	-87%
(Loss)/Profit Before Interest and Tax	(2,125)	(1,882)	(243)	-13%
Loss Before Tax	(3,764)	(3,435)	(330)	-10%
Loss After Tax	(4,181)	(3,338)	(843)	-25%
Loss Attributable to Ordinary Owner of the Company	(3,367)	(2,865)	(502)	-18%

For the quarter under review, the Group's revenue increased by 5.1% or RM3.4 million as compared to RM65.7 million recorded in the previous quarter. The higher sales revenue was contributed by revenue from projects and improved sales of products. Although sales volume increased, average selling prices were lower, thereby eroding GP margin and resulted in operating profit being reduced by 87% from RM0.6 million in the preceding quarter to RM0.1 million in the current quarter. Loss before tax was RM3.76 million as compared to loss before tax of RM3.44 million in the preceding quarter.

15 Prospects

Malaysia achieved Gross Domestic Product (GDP) growth rate of 3.7% for 2023, supported by strong private consumption. The Prime Minister also announced that Malaysia generated total approved investments of RM329.5 billion in 2023, being the highest ever recorded in history. The country's economy is poised towards positive recovery in 2024 and that will augur well for property and construction sectors. In view of these positive factors, we anticipate favourable results for financial year 2024.

16 Statement of the Board of Directors' opinion on the achievement of forecast

The Group did not make any announcement or disclosure in any public document on any revenue or financial estimate, forecast, projection or profit guarantee as at the date of this announcement.

17 Profit forecast

No profit forecast was published.

NOTES TO THE FINANCIAL STATEMENTS:-

18 Income tax expense

		Financial
The income tax expense derived as	Current Quarter	Year-To-Date
below:	RM'000	RM'000
Current tax expense		
- Current year	364	478
- Prior years	(204)	(204)
Deferred tax expense		
- Current year	(253)	(530)
- Prior years	511	511
Total	417	255

The effective tax rate for the current quarter was lower than the statutory tax rate due to non-tax-deductible expenses and non-recognition of deferred tax assets by certain loss-making subsidiaries.

19 Results for the period

-	Current quarter ended 31 December		The cumulate ended 31 E	-
	2023	2022	2023	2022
	RM'000	RM'000	RM'000	RM'000
Results for the period is				
arrived at after charging:				
Depreciation of property,				
plant and equipment	2,196	2,309	9,535	9,065
Impairment on trade				
receivables	(141)	455	840	802
Impairment on inventories	-	1,352	-	1,352
Property, plant & equipment				
Written off	-	23	-	23
Net foreign exchange				
(gain)/loss				
- Realised	-	59	(29)	80
- Unrealised	-	-	-	-
_				
_				
And after crediting:				
Gain on disposal of property,				
plant and equipment	118	-	118	31
Finance income	380	299	578	604
Reversal of impairment on				
trade receivables	-	-	-	-
<u>-</u>				

NOTES TO THE FINANCIAL STATEMENTS:-

20 Status of the corporate proposal announced

There was no corporate proposal announced and pending completion during the quarter under review.

21 Borrowing and debt securities

The Group's borrowings from lending institutions as at 31 December 2023, which are denominated entirely in Ringgit Malaysia, are as follows:-

Denominated in	As at 31 December 2023				
Ringgit Malaysia	Long Term Short Term Total Borrow				
	RM'000	RM'000	RM'000		
Secured	16,919	94,562	111,481		
Unsecured	-	4,900	4,900		
Total	16,919	99,462	116,381		

Based on the above, the Group's bank-gearing ratio is around 1.45 times.

22 Financial derivative instruments

Forward foreign exchange contracts are used to hedge foreign exchange risks associated with certain purchase transactions.

As at the end of the current quarter under review, there was no outstanding forward foreign currency exchange contracts.

23 Changes in material litigation

There was no material litigation during the quarter under review.

24 Proposed dividend

The Board of Directors has not recommended any interim dividend for the financial quarter ended 31 December 2023.

NOTES TO THE FINANCIAL STATEMENTS:-

25 Earnings per share

	Quarter ended 31 Dec		Year ende	d 31 Dec	
	2023	2022	2023	2022	
	('000')	('000')	('000')	('000')	
Basic Loss per ordinary share					
Loss attributable to					
owners of the Company	(3,367)	(2,238)	(6,803)	(5,914)	
(RM'000)					
Number of ordinary shares in					
issue at the beginning period	484,869.5	449,794.5	484,869.5	440,794.5	
Effect of shares issued during					
the quarter	-	23,383.3	-	9,595.9	
Weighted average number of					
ordinary shares issued as					
at end of period	484,869.5	473,177.8	484,869.5	450,390.3	
Basic loss per ordinary share					
(sen)	(0.69)	(0.47)	(1.40)	(1.31)	

The exercise price of the outstanding ESOS is higher than the average market price of the ordinary shares of the Company for the period under review. As the ESOS are anti-dilutive in nature, they have been ignored for the purposes of the computation of the diluted earnings per share.